

PUBLIC COPY (COUNTY)

**BOARD OF COUNTY COMMISSIONERS
WORKSHOP & PUBLIC HEARING
Comprehensive Plan Amendments Cycle 2007-1**

**January 9, 2007, 12:00 Noon
County Commission Chambers
5th Floor, Leon County Courthouse**

**AGENDA FOR THE JANUARY 9, 2007
WORKSHOP & PUBLIC HEARING**

**BOARD OF COUNTY COMMISSIONERS
WORKSHOP & PUBLIC HEARING
JANUARY 9, 2007, 12:00 NOON
Commission Chambers
Fifth Floor, Leon County Courthouse**

- A. Introductory comments by Staff**
- B. Review and take public comment on proposed Cycle 2007-1 Comprehensive Plan Amendments**

Amendment #2007-1-M-001

Proposed map amendment change from Central Urban to Activity Center on 0.788 acres located at the southeast corner of Monroe and Tharpe Streets. [Staff: Brian Wiebler]

Amendment #2007-1-M-002 **Withdrawn**

Amendment #2007-1-M-003 **Withdrawn**

Amendment #2007-1-M-004 **Withdrawn**

Amendment #2007-1-M-005 **Withdrawn**

Amendment #2007-1-M-006

Proposed map amendment change from Urban Fringe Outside the Urban Service Area to Urban Fringe inside the Urban Service Area on 115 acres located generally at the northeast corner of the intersection of Buck Lake Road and Hill N Dale Drive. [Staff: Kristen Andersen]

Amendment #2007-1-M-007

Proposed map amendment change from Urban Fringe to Suburban (a proposed category) and Urban Fringe and inclusion in the Urban Service Area on 233 acres located on the south side of Old St. Augustine Road and lying east of Bosque de Augustine Subdivision and Louvinia Drive. [Staff: Jean Gregory]

Amendment #2007-1-M-008

Proposed map amendment change from Rural to Suburban (a proposed-category) on 2.23 acre parcel on the north side of Apalachee Parkway about 500 feet east of the Chaires Cross Road / W. W. Kelly Road intersection. [Staff: Dan Lucas]

Amendment #2007-1-M-009

Proposed map amendment change from Residential Preservation to Suburban (a proposed category) on 2 acres. Two of the parcels front Capital Circle SW near its intersection with Crawfordville Road and the third fronts Eastern Road. [Staff: Dan Lucas]

Amendment #2007-1-M-010

Proposed map amendment change from Residential Preservation to Bradfordville Mixed Use (previously named Mixed Use A) on 10.3 acres on the east side of Thomasville Road, south of Kimmer Rowe Road and across the street from the Chili's Restaurant and the Bull Run development. [Staff: Fred Goodrow/Jean Gregory]

Amendment #2007-1-M-011

Proposed map amendment change from Residential Preservation to Urban Residential on 4.7 acres on the east and west sides of Rankin Avenue south of the intersection with Roswell Drive. [Staff: Steve Hodges]

Amendment #2007-1-M-012

Proposed map amendment change from Rural Outside the Urban Service Area to Suburban inside the Urban Service Area on a 1acre parcel on Deer Lake East in the Golden Eagle area of Killearn Lakes. [Staff: Dan Lucas]

Amendment #2007-1-M-013

Withdrawn

Amendment #2007-1-M-014

Proposed map amendment change from Residential Preservation to Suburban on 0.21 acres located at the southeast corner of the intersection of Thomasville Road and 9th Avenue. [Staff: Brian Wiebler]

Amendment 2007-1-M-023

Proposed map amendment change from Recreation/Open Space to Government Operational on 121 acres. The parcels are located along the south side of Capital Circle South between Crawfordville and Woodville Highways. [Staff: Steve Hodges]

Amendment #2007-1-T-015

Proposed text amendment to the Conservation Element Policies 2.2.12 and 2.3. and 2.1.10 Land Use Element, which would clarify the provisions of the Comprehensive Plan as it relates to Special Development Zones (SDZs) applied to closed basins. [Staff: Craig Diamond]

Amendment #2007-1-T-016

Proposed text amendment to the Conservation Element Policy 2.2.12 providing that for lots of record as of February 1, 1992, within the Lake Protection Future Land Use Category on any portion of Special Development Zone A, disturbance may be approved up to 75% above the criterion where a single owner intends to develop 2 or more contiguous lots for a single use within a single principle structure. Further partition or subdivision of properties so developed shall not be approved. [Staff: Craig Diamond]

Amendment #2007-1-T-017

Proposed text amendment to the Transportation Element to delete the Year 2020 Long Range Transportation Plan project listings and associated maps and replace them with the 2032 Long Range Transportation Plan project listings and maps. [Staff: Cherie Bryant]

Amendment #2007-1-T-018

WITHDRAWN

Amendment #2007-1-T-019

Proposed text amendment to Conservation Policy 1.3.2, pertaining to Altered Wetlands and other conservation features. Deletes the words "City only" next to references to Altered Wetlands. [Staff: Steve Hodges]

Amendment #2007-1-T-020

Proposed text amendment to provide the required annual update of the Capital Improvements Element Schedules. [Staff: Dan Lucas]

Amendment #2007-1-T-021

Proposed text amendment to 3 policies and 1 objective in the Land Use Element. This is a clean-up amendment associated with Comp Plan Reform. The proposals are: deletion of Policy 2.5.3 that deals with nonconforming uses in the Central Urban and University Transition future land use categories; amendment of Objective 2.2 to require conservation subdivision regulations by 2004; deletion of Policy 5.1.1 creating a working group to make recommendations on issues pertaining to the relationship of the Comprehensive Plan with the plans of other entities; and deletion of Policy 6.2.5, which requires a schedule of Critical Area Plans to be developed in each fiscal year. [Staff: Jean Gregory]

Amendment #2007-1-T-022

Proposed text amendment to Policies 2.3.1, 2.3.2, 2.3.3 and 2.2.1 of the Conservation Element to create the opportunity to develop Conservation Subdivisions within the Rural Future Land Use category. [Staff: Craig Diamond]

C. Adjournment

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-8600. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the County Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record (Section 286.0105 F.S.)."

SUMMARY CHART

MATRIX FOR CYCLE 2007-1

A = Approve
 D = Denial
 AM = Approve as Modified

Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
2007-1-M-001	FUTURE LAND USE MAP (SE corner of Monroe & Thaps Streets)	From: Central Urban To: Activity Center 0.788 acres		A	D	A	
2007-1-M-002	FUTURE LAND USE MAP	Withdrawn		Withdrawn	Withdrawn		
2007-1-M-003	FUTURE LAND USE MAP	Withdrawn		Withdrawn	Withdrawn		
2007-1-M-004	FUTURE LAND USE MAP	Withdrawn		Withdrawn	Withdrawn		
2007-1-M-005	FUTURE LAND USE MAP	Withdrawn		Withdrawn	Withdrawn		
2007-1-M-006	FUTURE LAND USE MAP (NE corner of Buck Lake Rd. & Hill N Dale Dr.)	From: Urban Fringe Outside the USA To: Urban Fringe & bring inside the USA 115 acres		D	D	D	
2007-1-M-007	FUTURE LAND USE MAP (South side of Old St. Augustine Rd.)	From: Urban Fringe To: Urban Fringe & Suburban & bring inside the USA 233 acres		D	D	D	
2006-2-M-008	FUTURE LAND USE MAP (Apachee Parkway E. of Chaires Cross Road)	From: Rural To: Suburban 2.23 acres		D	D	D	
2007-1-M-009	FUTURE LAND USE MAP (Capital Circle SW near Crawfordville Rd.)	From: Residential Preservation To: Suburban 2 acres		D	A	A	

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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
2007-1-M-010	FUTURE LAND USE MAP (Thomasville Rd. south of Kinamer Rowe)	From: Residential Preservation Use To: Bradfordville Mixed Use 10.3 acres		D	D	D	

MATRIX FOR CYCLE 2007-1

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Item #	Amendment To:	Nature of Proposed Amendment	Leas County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
2007-1-M-011	FUTURE LAND USE MAP (Rankin Ave. south of Roswell Dr.)	From: Residential Preservation To: Urban Residential 4.7 acres		A	D	DEFERRED	
2007-1-M-012	FUTURE LAND USE MAP (Deer Lake East in Killlearn Lakes)	From: Rural outside the USA To: Suburban inside the USA 1 acre		A	A	DEFERRED	
2007-1-M-013	FUTURE LAND USE MAP	Withdrawn		Withdrawn	Withdrawn	DEFERRED	
2007-1-M-014	FUTURE LAND USE MAP (SE corner of Thomasville Rd. & Ninth Ave.)	From: Residential Preservation To: Suburban 0.21 acres		AM	D	DEFERRED	
2007-1-T-015	TEXT AMENDMENT	Conservation Element policies 2.2.12, 2.3 & policy 2.1.10 Land Use Element, which clarify Special Development Zones applied to closed basins		A	D	DEFERRED	
2007-1-T-016	TEXT AMENDMENT	Conservation Element policy 2.2.12 applicable to Lake Protection future land use category development in Zone A		A	AM	DEFERRED	
2007-1-T-017	TEXT AMENDMENT	Transportation Element Update the Long Range Transportation Plan project listings & maps		A	A	A	
2007-1-T-018	TEXT AMENDMENT	Withdrawn		Withdrawn	Withdrawn		

MATRIX FOR CYCLE 2007-1

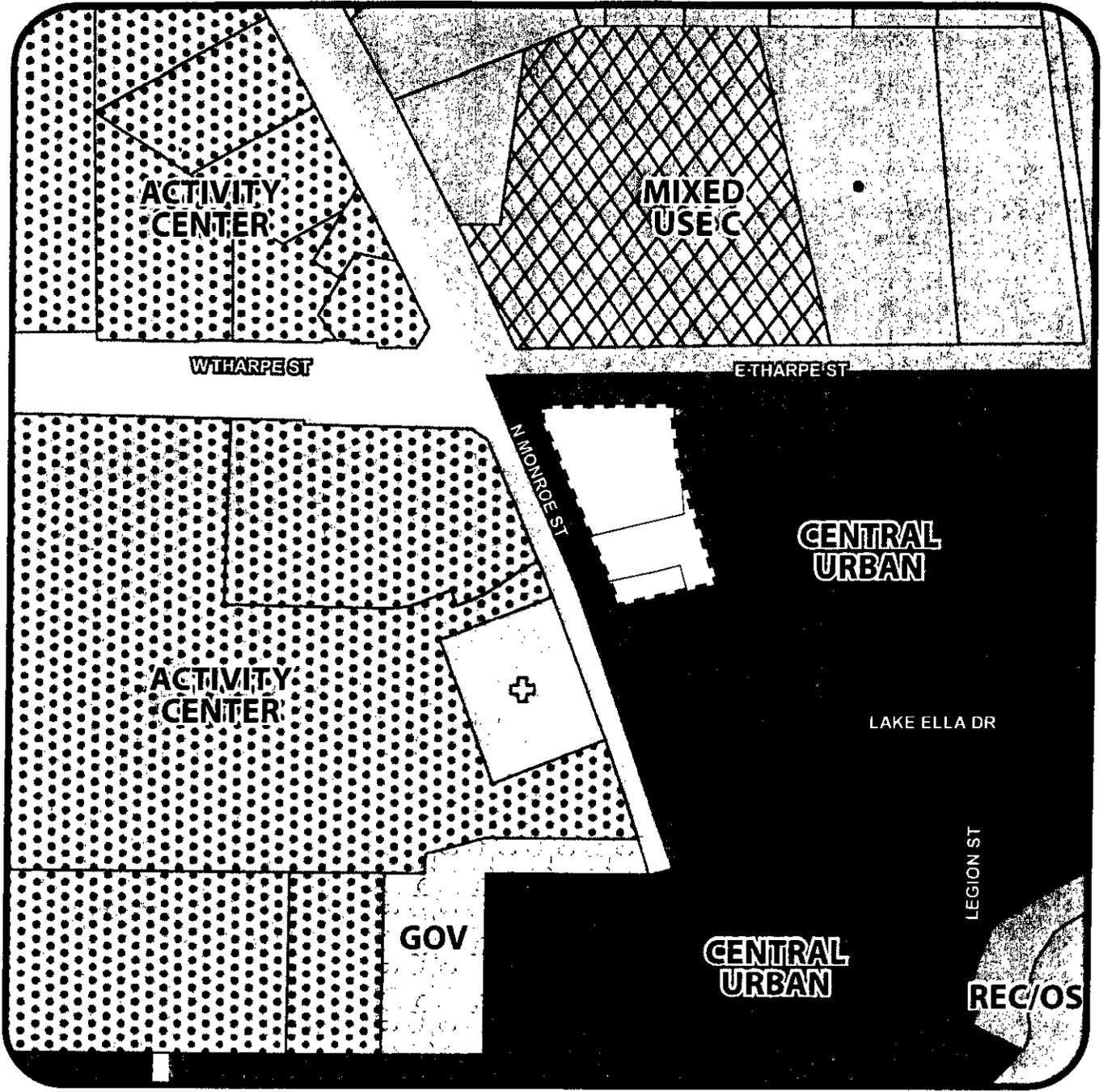
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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
2007-1-T-019	TEXT AMENDMENT	Conservation Element policy 1.3.2 pertaining to altered wetlands		A	A	DEFERRED	
2007-1-T-020	TEXT AMENDMENT	Capital Improvements Element schedules updates		A	A	A	
2007-1-T-021	TEXT AMENDMENT	Land Use Element Objective 2.2; Policies 2.5.3, 3.1.1.1, & 6.2.5 Clean-up items		A	A	A	
2007-1-T-022	TEXT AMENDMENT	Conservation Element policies to allow Conservation Subdivisions in Rural future land use category		D	D	D	
2007-1-M-023	FUTURE LAND USE MAP (Capital Circle South between Crawfordville & Woodville Highways)	From: Recreation/Open Space To: Government Operational 121 acres		Recommendation to Withdraw	Recommendation to Withdraw	DEFERRED	

AMENDMENT #2007-1-M-001

**INSERT REVISED MAP & STAFF ANALYSIS
BEHIND TAB 1**

**AMENDMENT
2007-1-M-001**



**LEGEND
2005 EXISTING LAND USE**

- | | |
|------------------------|-----------------------|
| Group Quarters | Commercial |
| Condominium | Government Operations |
| Duplex | Green Space |
| Historic | Hotel Motel |
| Hospital, clinic | Mobile Home Park |
| Mobile Home | Religious, Non-profit |
| Multifamily | Office |
| Single Family Detached | Schools |
| Triplex | University |
| Townhouse | Warehouse, Storage |

AMENDMENT SITE

COLORS REPRESENT FUTURE LAND USE MAP DESIGNATIONS

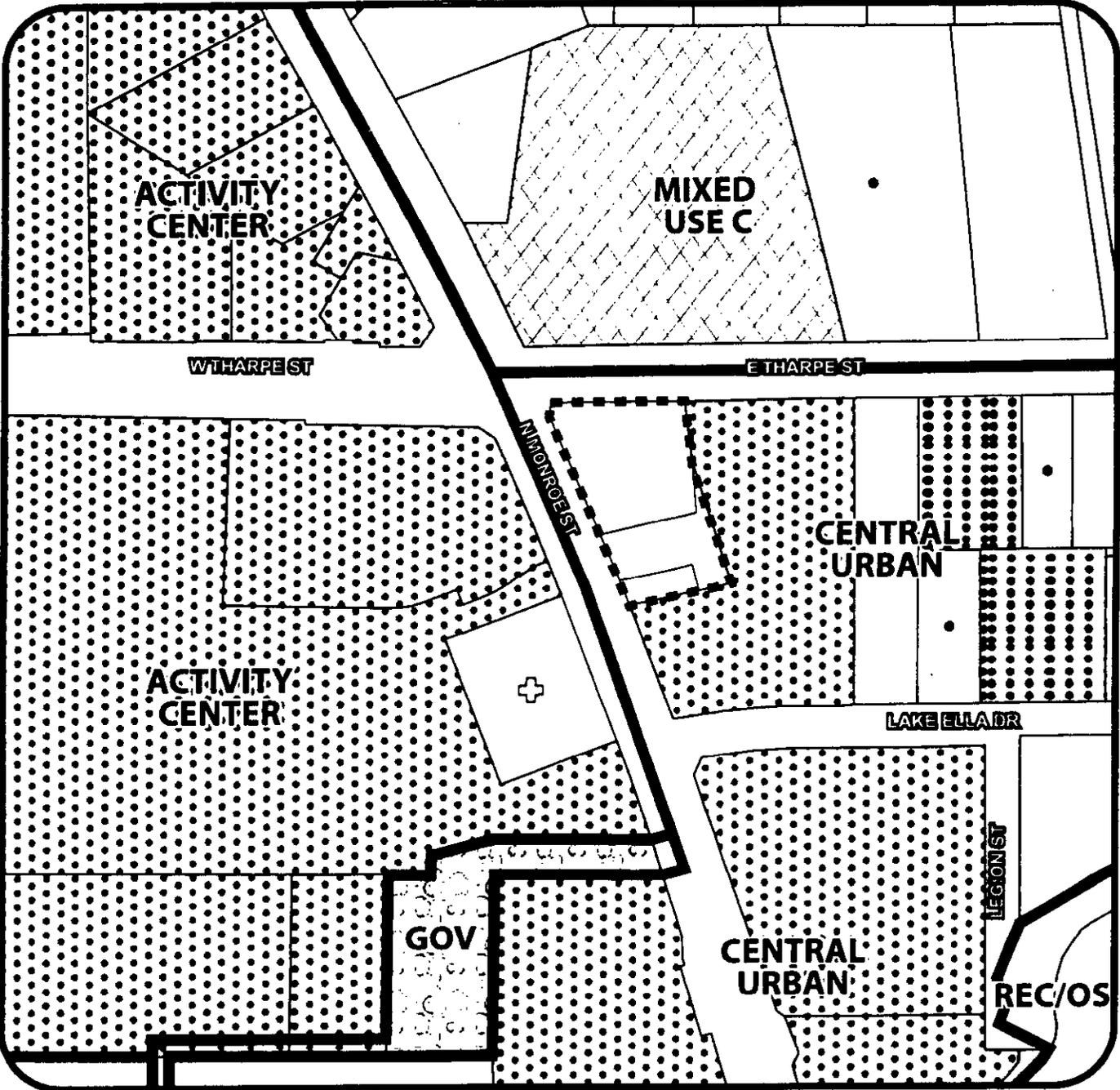
**AMENDMENT
2007-1-M-001**



**SITE TAX ID:
ON FILE WITH PLANNING**

**FROM: Central Urban
TO: Activity Center
ACRES: .788±**

**AMENDMENT
2007-1-M-001**



**LEGEND
2005 EXISTING LAND USE**

- | | |
|------------------------|-----------------------|
| Group Quarters | Commercial |
| Condominium | Government Operations |
| Duplex | Green Space |
| Historic | Hotel Motel |
| Hospital, clinic | Mobile Home Park |
| Mobile Home | Religious, Non-profit |
| Multifamily | Office |
| Single Family Detached | Schools |
| Triplex | University |
| Townhouse | Warehouse, Storage |

AMENDMENT SITE

FUTURE LAND USE DESIGNATION BOUNDARY

**AMENDMENT
2007-1-M-001**



**SITE TAX ID:
ON FILE WITH PLANNING**

**FROM: Central Urban
TO: Activity Center
ACRES: .788 ±**

MAP AMENDMENT #: 2007-1-M-001

APPLICANT: Roger Crawford & Patsy Perkins Stokes

TAX ID #: 21-25-20-002-0000, 21-25-20-029-0000, 21-25-20-026-0000

CITY x COUNTY

CURRENT DESIGNATION: Central Urban

REQUESTED DESIGNATION: Suburban Activity Center (per applicant's November 13, 2006 correspondence)

STAFF RECOMMENDATION: Do Not Approve the originally requested Suburban Category, but rather Approve a designation of Activity Center (bw)

A. SUMMARY: The ~~proposed~~ original Future Land Use Map Amendment application requests the redesignation of three parcels of land located at the southeast corner of North Monroe Street and Tharpe Street, from Central Urban to Suburban. The three parcels total .788 acres in size. ~~The applicant is also requesting a zoning change from Central Urban (CU) to Commercial 2 (C-2).~~ On November 13, 2006 correspondence was received from the applicants supporting the staff recommendation of Activity Center and amending the request to Activity Center. If the amendment is approved to Activity Center, a zoning change to the Activity Center district would be initiated.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

Planning Department staff recommends approval of the amendment to an alternative land use category, "Activity Center", for the following reasons:

1. The designation of the subject site as Activity Center is a logical extension of the current Activity Center uses in the southwest and northwest quadrants of the North Monroe/Tharpe Streets intersection.
2. The subject site is located at a heavily traveled intersection along the North Monroe Street corridor and may not attract uses that are pedestrian friendly given the automobile dominated environment of that intersection.
3. The subject site is located in the Central Core, an area where higher density/intensity development is encouraged to maximize existing infrastructure, as such a Suburban designation, would result in lesser development potential for the subject site.

C. APPLICANT'S REASONS FOR THE AMENDMENT:

The applicant's justification for the amendment states the following:

- Historically, the site was zoned C-2 and C-4 Limited Use for auto sales/repair allowing food services, gasoline and convenience stores, auto repair, auto sales and retail;
- The traffic at this intersection is so intense that the pedestrian purpose of the CU zoning does not work on these parcels;
- Most of the uses attracted to the site require drive-up windows whether the intended use be a bank, food service, dry cleaner and/or automobile services; and
- The Central Urban zoning is not appropriate for this corner of the intersection and will not be a tool to revitalize this corner.

D. STAFF ANALYSIS:***I. Background Information******i. Location & Existing Land Use Information (Subject Property)***

The subject site is located at the southeast corner of North Monroe and Tharpe Streets. The site consists of three separate parcels with frontage on North Monroe Street and Tharpe Street. The subject site is currently designated Central Urban on the Future Land Use Map and is zoned Central Urban on the Zoning Atlas as well.

ii. Existing Adjacent Land Uses and Zoning

The properties surrounding the subject site are all non-residential uses. In the northeast quadrant of the intersection is the Shriner's Temple. This parcel is zoned Commercial (C-2) and is designated Mixed Use C on the Future Land Use Map. The northwest quadrant of the intersection is designated and zoned Activity Center. This quadrant is developed with an automotive repair shop. The southwest quadrant of the intersection is developed with a CVS Pharmacy, medical walk-in clinic and other retail uses that are part of the Publix Retail Shopping Center Complex. To east and the south of the subject site is a restaurant. Like the subject site, the restaurant is designated Central Urban.

iii. Purpose and Intent of Central Urban

The three parcels, which are the subject of this amendment, are designated and zoned Central Urban. The Central Urban land use category and zoning district are intended to provide residential (up to 45 du/ac), employment (includes manufacturing), office and commercial activities. The density and intensity of the CU land use category are established to encourage infill and intensive development of existing urban areas with readily available services and

infrastructure. Land use intensities are intended to be higher due to the presence of requisite infrastructure and location to employment and activity centers. This land use category allows for bonus density as incentive for the creation of affordable housing. Emphasis is placed upon the allowance of complimentary activities and uses such as post-secondary institutional, high density residential, neighborhood commercial, entertainment establishments, and active recreation. The location of such uses in the close proximity of this district maximizes opportunities for pedestrian and bicycle traffic, reducing the need for automobile dependency and the demand for parking.

The maximum number of residential units allowed on the subject site based on 45 units per acre is 35. The Central Urban zoning district allows a maximum height of 45 feet. In the event of redevelopment to a residential use, a site plan would be required to determine the actual number of units that could be achieved on the site.

iv. Purpose and Intent of Requested Land Use and Zoning

The applicant is requesting that the subject site be redesignated to the proposed Suburban Future Land Use Category with a C-2 Commercial Zoning District.

The Suburban future land use category was created as a result of the Comprehensive Plan Reform Project that was recently undertaken by the Tallahassee-Leon County Planning Department based on directions from the Local Planning Agency. The land use category was transmitted as a proposed amendment to the Tallahassee-Leon County Comprehensive Plan to the Florida Department of Community Affairs (FDCA) for state review as required by Chapter 163, FS. The category is not yet in effect and, in fact, the Planning Department is in the process of responding to two objections that were raised by the FDCA to the proposed Suburban Future Land Use Category.

The intent of the Suburban Future Land Use Category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required. The Suburban category is suitable for those areas outside of the Central Core.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Development within the Suburban category is required to comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve

area residents; and as a result may attract shoppers from throughout larger portions of the community.

The requested C-2 zoning district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan and applies to areas with direct access to arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. It should be noted that this category will also be applicable in areas designated Suburban. The C-2 district allows 12,500 square feet of nonresidential floor area per acre. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. This site would yield a maximum of 12 dwelling units. If this site is rezoned to C-2, when combined with the C-2 district on the north side of Tharpe Street it would not exceed the maximum allowed size requirements of the zoning district.

The site owned by Mr. Crawford at the intersection of Tharpe and Monroe Streets was formerly used as an automobile service station. Over the past several years the site has been used for automotive sales. The automotive sales activity is a nonconforming use under the current Central Urban zoning and would continue to be a nonconforming use if the site were rezoned to C-2. Mr. Crawford has told staff that the automotive sales function was not the "end use" of this site and he anticipates redevelopment to a more intensive use in the future.

vi. **Major Planning Issues Analysis**

• **Suitability of Central Urban**

The primary intent of the Central Urban Future Land Use Category is to provide residential, employment, office and commercial activities within the existing urban area of Tallahassee-Leon County in close proximity to each other. The location of these uses close to each other is intended to maximize pedestrian and bicycle traffic. The subject site is located at the southeast corner of Tharpe Street and North Monroe Street, one of the busiest intersections along North Monroe Street corridor. This area of North Monroe Street is dominated by automobile use and the intersection is not an enticing area for pedestrians. Given the nature of the area it is unlikely that the redevelopment of the subject site would attract uses that are pedestrian oriented.

• **Suitability of Proposed Suburban Future Land Use and C-2 Commercial Zoning**

The intent of the Suburban Future Land Use Category is to create an environment for economic investment through mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Like the Central Urban land use category, the proposed Suburban land use category allows for a mixture of uses (residential and non-residential). However, the Suburban land

use category has less emphasis on pedestrian oriented uses. Given the location of the subject site, the surrounding uses, and the daily volume of traffic, which passes through this intersection, automobile oriented uses such as gasoline/convenience stores and drive-through facilities such as banks or restaurants, are appropriate uses for the site. The area in the southwest and northwest quadrants of the intersection are designated "Activity Center". Activity center uses have a community-wide or regional commercial focus because the intent of activity centers is to serve large portions of population and therefore are accessed primarily by automobiles. If the three parcels are redeveloped under a single site plan, an integrated access plan for vehicles and pedestrians will be required for the site as a whole.

The current language of the Suburban land use category states that the *category is suitable for those areas outside of the Central Core*. The subject site is located within the Central Core as depicted on the map in the Future Land Use Element of the comprehensive. While this language does not specifically prohibit the designation of land within the Central Core as Suburban, it implies that designation of land within the Central Core as Suburban would at least require a strong justification. Furthermore, the suburban category would, in some instance, detract from the intent of the Central Core and the Central Urban land use category, which is provide higher densities in the urban core where commensurate facilities and services are available to serve higher density developments. Staff generally supports the redesignation of the subject site to a land use category that would allow for more regional uses, similar to those allowed in the Activity Center. Currently, both the northwest and southwest quadrants of this intersection are designated Activity Center.

The Growth Management Department provided the following comment on this application: Staff has major concerns about the proposed change from Central Urban to Suburban. The site, which is less than one acre in size, is located in the lake Ella pedestrian environment. The proposed change could potentially allow automobile drive-through facilities, which would be inconsistent with several major pedestrian objectives of the Comprehensive Plan.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFASTRUCTURE:

The proposed amendment is not projected to increase the development potential of the property.

1. Environmental Features:

This amendment request includes three separate parcels, all located in the Lake Lafayette drainage basin. Although the site is completely developed, County environmentally sensitive area map data indicate the presence of a small amount of significant and severe grades in the middle of the site. No other known environmentally sensitive features have been identified onsite.

2. Water/Sewer: Water and Sewer are available to the site. The developed uses on the subject site are currently being served by City Water and Sewer.

3. Roadways:

Roadway:	Monroe Street
Adopted Level-of-Service:	E
Functional Classification:	Principal Arterial
Available Capacity:	Functioning between 80 – 99% of capacity.

Roadway:	Tharpe Street
Adopted Level-of-Service:	E
Functional Classification:	Major Collector
Available Capacity:	No capacity issues

4. Transit Availability: The subject site is served by the City of Tallahassee StarMetro Transit Service. There is a bus stop in front of the site.

5. Bicycle/Pedestrian Facilities Availability: Sidewalks are available to serve the proposed redevelopment of the subject site.

6. School Information: The subject site would be developed with non-residential uses and therefore would not have any impact on schools. If developed residentially, the site will be served by Rudieger Elementary, Raa Middle School, and Leon High School. All three schools are under capacity. The Leon County School District as a whole has excess capacity.

F. VESTED / EXEMPT STATUS: The subject area does not have a vested/exempt status.

G. CONCLUSION:

Based on the above data and analysis, Planning Department staff recommends approval of the amendment to an alternative land use "Activity Center" for the following reasons:

1. The designation of the subject site as Activity Center is a logical extension of the current Activity Center uses in the southwest and northwest quadrants of the North Monroe/Tharpe Streets intersection.
2. The subject site is located at a heavily traveled intersection along the North Monroe Street corridor and may not attract uses that are pedestrian friendly given the automobile dominated environment of that intersection.

3. The subject site is located in the Central Core, an area where higher density/intensity development is encouraged to maximize existing infrastructure, as such a Suburban designation, would result in lesser development potential for the subject site.

H. ACTION OF THE LOCAL PLANNING AGENCY:

On October 17, 2006 the Local Planning Agency voted to DENY the amendment, consistent with the Comprehensive Plan intent for the Central Core. The Central Core reference was related to an earlier discussion that our Central Core should be denser with increased pedestrian opportunities. LPA members expressed that they did not agree with statements in the staff analysis concerning the lack of potential for pedestrian friendly uses on the site. Members also expressed that someone wanting a drive through is not sufficient justification for a Comprehensive Plan amendment to change from Central Urban to another Future Land Use Map category.

Roger S. Crawford
P.O. Box 13573
Tallahassee, FL 32317

(850) 386-1661

November 13, 2006

Mr. Wayne Tedder, Director
TLCPD
City Hall
300 S. Adams Street
Tallahassee, FL 32301

Via fax: (850) 891-8734 & US Mail

15 PAGES

RE: Land Use Amendment Cycle 2007-1
Amendment 2007-M-001
.788 AC – SE Corner of N. Monroe & Tharpe Street
Tallahassee, FL

Dear Wayne:

Attached is a signed copy of my e-mail requesting a change in the above application, i.e. we would like to amend our request for a Land Use change from Central Urban to Activity Center, and we will not be asking the Planning Department, the Planning Commission or the City Commission to consider C-2 land use for these parcels, now or later.

Also attached are two letters and supporting materials showing that prior to the Comp Plan, the subject parcels were originally zoned C-2 prior to 1989, and then rezoned to C-4 – LU in December of 1989.

There is a December 29, 1989 letter from Jean Gregory of the TLCPD which forwarded staff approval of the change from C-2 to C-4 LU to the Planning Commission.

And, a letter from Cynthia R. Smith of the TLCPD dated January 17, 1990 confirming to me that the City passed City Ordinance No. 89-Z-0091AA thereby officially changing the zoning on the two parcels from C-2 to C-4 – LU.

Mr. Wayne Tedder
TLCPD
November 13, 2006
Page two

We respectfully suggest when the Comp Plan was adopted, that drawing in the Central Urban area to include this corner was easier at that time than dealing with the practical reality of the corner, i.e. it is not pedestrian in history or use and really should have a land use/zoning of Activity Center to match the reality of the parcels, as well as the land use/zoning the other three corners of what is one of the major intersections within the City.

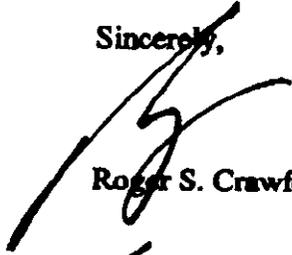
As you know, you and your staff recommended a land use designation of Activity Center zoning in response to our original application.

We accept your recommendation to change our Land Use Designation from Central Urban to Activity Center and respectfully ask that you please ask the City Commission to accept your staff recommendation to change our Land Use Designation from Central Urban to Activity Center.

Please let me know what we need to do to effect our request.

Thank you for your thoughtful consideration.

Sincerely,



Roger S. Crawford



Prev | Next | Reply | Reply All | Forward | Delete | Print | Move to folder... ▾

From: "roger" <rcrawford@netally.com> Save Address | Headers
To: <patty_realty@netally.com>
CC: "roger" <rcrawford@netally.com>
Date: Sat, 11 Nov 2006 09:34:53 -0500
Subject: Fw: SE corner N.Monroe and Therpe

Patty,

Please print this out so that I may sign a copy and mail and fax a copy to Wayne.

Thanks,
Roger

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

From:
roger
To:
Wayne Tedder
Cc:
roger
Sent: Saturday, November 11, 2006 9:30 AM
Subject: SE corner N.Monroe and Therpe

Re: Land Use Amendment Cycle 2007-1
Amendment 2007-M-001
.766 ac SE corner N. Monroe and Therpe

Wayne:

We would please like to change our previous request on the above to now request that the land use designation be changed from CU ie. central Urban to AC ie. Activity Center.

We no longer wish to apply for a change to Suburban or C-2 zoning and will not be requesting C-2 from the Planning Commission or City Commission or the Planning Department.

Please let me know if there is any additional paper work we would need to complete in order to effect this request to change our request for land use change designation to AC ie. Activity Center.

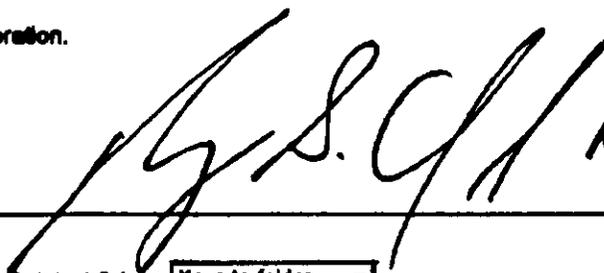
We will also fax and mail a copy of this e-mail to you.

We will be out of town from tuesday November 14th and return tuesday November 21st...going for an early Thanksgiving/family reunion to the "Toothills" of West Virginia.

We will be able to monitor the office phone ie.(850)366-1001 and can be reached by mobile phone ie. (850) 509-5190 for Roger and (850) 422-2020 for Patty.

Thank you for your thoughtful consideration.

Thanks,
Roger
Roger S. Crawford



NOV 11, 2006

Prev | Next | Reply | Reply All | Forward | Delete | Print | Move to folder... ▾



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



December 29, 1989

Mr. Roger S. Crawford
P.O. Box 13573
Tallahassee, Fla. 32317

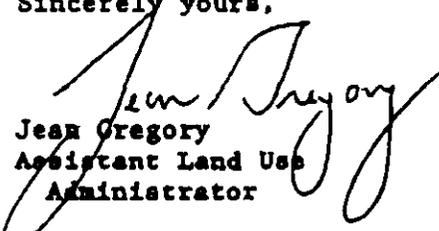
Dear Roger:

The application filed in this office requesting a change in zone classification from Commercial 2 to Commercial 4 Limited Use with Plan was recommended for approval by the Planning Commission on December 13, 1989.

The report of the Planning Commission stating their disposition on this request will be presented to the City Commission on January 3, 1990. This meeting will be held at 7:00 P.M. in the City Commission Chambers, City Hall.

If you have any questions regarding this application, please contact this office.

Sincerely yours,


Jean Gregory
Assistant Land Use
Administrator

JG/j

cc: Mr. and Mrs. Everett Perkins

15. Request of King Chuen Chung for a land use plan map amendment from Highway Service to Central Business District and for a change in zone classification from Commercial 4 to Commercial 3 Limited Use with Site Plan on 0.64 acres located at the southeast corner of the intersection of Tennessee Street and Gadsden Street. (City)
16. Request of Harold D. Feener for a land use plan map amendment from Low Density Residential to Office-Transitional and for a change in zone classification from Residence 1 to Office-Residence on 0.31 acres fronting on the west side of Kuhlacres Drive and located 95 feet north of the intersection with Miccosukee Road. (City)
- ✓ 17. Request of Ron Leins and Norma Skaggs for a change in zone classification from Residence 1 to Office-Residence on 0.32 acre fronting on the north side of Glenview Drive and located 530 feet west of Thomasville Road. (City)
18. Request of Ruth B. Skipper for a land use plan map amendment from Medium-High Density Residential and for a change in zone classification from RM-3 to Commercial 2 Limited Use on 0.19 acre located at the southeast corner of the intersection of Pensacola and Lorene Streets. (City)
19. Request of Thomas M. Hood for a change in zone classification from Residence 1 to CM Medical Arts Commercial on 1.38 acres located at the northeastern end of Surgeons Drive. (City)
20. Request of Southwest I-10 Properties, Inc. for a land use plan map amendment from Low Density Residential to Office-Transitional and for a change in zone classification from Agricultural 2 and Residence 1 to Office-Residence on 8.95 acres fronting on the east side of Martin Hurst Road and bounded on the north by Interstate 10. (County)
21. Request of Roger S. Crawford for a change in zone classification from Commercial 2 to Commercial 4 on 0.80 acres located at the southeast corner of the intersection of Tharpe Street and Monroe Street. (City)
22. Request of Virginia D. Roadcap Estate for land use plan map amendments from Office-Transitional and General Business to General Business and Office-Transitional and for changes in zone classification from RM-2 to CP Commercial Parkway, Office-Residence, and Office-Residence Limited Use with Site Plan on 27.46 acres located at the northwest corner of the intersection of Apalachee Parkway and Albritton Drive. (City)

OLD BUSINESS:

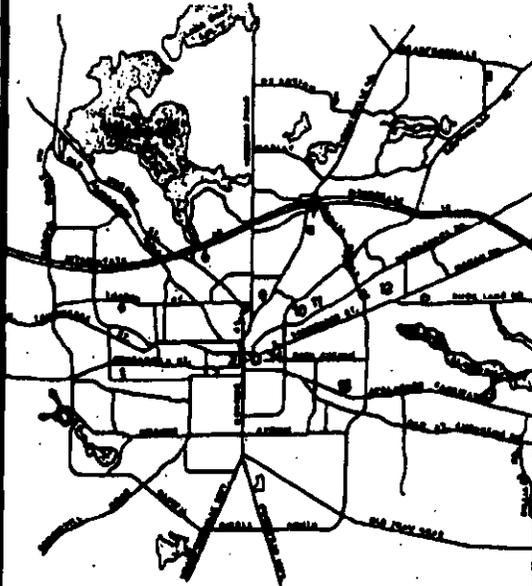
23. Request of C.E. Ryan for a change in zone classification from M-2 General Industrial Limited Use to M-2 General Industrial Limited Use on 5 acres fronting on the south side of Capital Circle SE and lying approximately 3/10ths mile south of Old Tram Road.. (County) (Continued until December 13, 1989 meeting)
24. Request of the City Commission (property of Evangelical Lutheran Church in America) for a change in zone classification from RM-1 to CM Medical Arts Commercial on 3 acres located at the northwest corner of the intersection of Ginger Drive and Miccosukee Road. (City) (Continued until December 13, 1989 meeting)

Classified Adve

Legal Notices

REZONING PUBLIC HEARING

City Commission - City of Tallahassee
 JANUARY 3, 1990 7:00 P.M. Commission Chambers
 2nd Floor CITY MALL 300 S. Adams Street

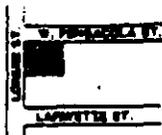


General Location Map
 1 CITY



From: M-1 (Limited Industrial)
 To: C-6 (Automotive Commercial - Limited Use)
 46.90 Ac.
 AND LAND USE PLAN REVISIONS
 Open Space Parks, Recreation & Governmental

2 CITY



From: RM-3 (Multiple Family)
 To: C-3 (General Commercial - Limited Use)
 0.19 Ac.
 LAND USE PLAN MAP AMENDMENT
 From: Medium-Density Residential
 To: General Business

3 CITY



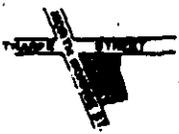
From: RM-3 (Multiple Family)
 To: C-3 (General Commercial - Limited Use)
 1.48 Ac.
 AND LAND USE PLAN REVISIONS
 OF Non-Traditional

4 CITY



From: A-2 (Agricultural)
 M-1 (Limited Industrial)
 To: RM-1 (Single & Multiple Family)
 0.80 Ac.
 AND LAND USE PLAN REVISIONS
 Medium Density Residential

5 CITY



From: C-2 (General Commercial)
 To: C-6 (Automotive Commercial)
 0.80 Ac.
 AND LAND USE PLAN REVISIONS
 Highway Service

6 CITY



From: A-2 (Agricultural)
 A-3 (Single & Two-Family)
 To: RM-1 (Single & Multiple Family)
 25.96 Ac.

LAND USE PLAN REVISIONS
 Medium Density Residential

TO BE HEARD AT THE REGULAR MEETING OF THE CITY COMMISSION

CITY OF TALLAHASSEE and LEON COUNTY, FLORIDA
APPLICATION FOR ZONING REVIEW

The undersigned, owner of the hereinafter described property located within (Leon County) (Tallahassee, Florida), her petitions the (City of Tallahassee, Florida) (The Board of County Commissioners) for the following zoning review.
CHANGE OF ZONING DISTRICT CLASSIFICATION

From: C-2 To: C-4

Legal Description (Attach on separate page if necessary): legal description for parcels attached.
Legal description must be prepared by a Florida registered land surveyor and accompanied by a map of the property at a scale of 1"=200' or other scale as required by the Planning Department.
 (The applicant assumes responsibility for accuracy of the legal description.)

Parcels	Size	Owner
21-25-20-026-0000	.5+/-	Crawford
21-25-20-002-000	.05+/-	Perkins
21-25-20-029-0000	.238+/-	Perkins

<u>Roger S. Crawford</u> Owner's Name(s)	<u>386-1661</u> (phone)	<u>P.O. Box 13573</u> <u>Tallahassee, Florida 32317</u>
<u>Everett and Patsy Perkins</u> Owner's Name	<u>877-4032</u> (phone)	<u>1330 Idlewild Drive</u> <u>Tallahassee, Florida 32301</u>
Optionee's Name	(phone)	

This Application for Change of Zone Is Not in Conflict with Any Existing Deed Covenants and the Affected Property Has Not been involved in a Petition Before the Tallahassee-Leon County Planning Commission During the Preceding Twelve (12) Month Period.

STATE OF FLORIDA,
COUNTY OF LEON:

BEFORE ME, the undersigned authority, this day personally appeared ~~Roger S. Crawford~~
Everett and Patsy Perkins

who being first duly sworn upon _____ oath, depose(s) and say that he (is, are) the petitioner for the above described change of zoning classification, and that the information set forth herein is true and correct.

BEFORE ME, the undersigned authority, this day personally appeared Roger S. Crawford Owner
Everett Perkins Owner
Patsy Perkins Owner
who being duly sworn upon oath, depose and say that he is the petitioner for the above described change of zoning classification, and that the information set forth herein is true and correct.

Sworn to and subscribed before me, this 18th day of OCTOBER, 1989
sworn to and subscribed before me the 19th day of October 1989.

[Signature]
Notary Public, State of Florida
My Commission Expires Nov. 17, 1990
Based into this field - Insurance Inc.

Notary Public, State of Florida at Large
My Commission Expires Dec. 13, 1992
[Signature]

RECEIVED BY:
The Tallahassee-Leon County Planning Department
this _____ day of _____, 19____

Director of Planning

FILED IN THE OFFICE OF AND
FEE RECEIVED BY:
City Auditor & Clerk of the City of Tallahassee, Florida,
on the _____ day of _____, 19____

Bob Inzer
City Auditor/Clerk

is application will be presented to the Tallahassee-Leon County Planning Commission for public hearing. This application shall serve as the property owner's receipt for rezoning application fee:

CRAWFORD BUILDING

211 JOHN KNOX RD.
TALLAHASSEE, FL. 32309

354

10/25 1989

~~02-08~~
~~631~~

PAY TO THE
ORDER OF

CITY of TALLAHASSEE

\$ 300.00

THREE HUNDRED AND

NO
100 DOLLARS



FIRST NATIONAL BANK

CAPITAL CITY GROUP
217 N. MONROE STREET
TALLAHASSEE, FLORIDA 32301

REGARDING APPLICATION FOR TAXES 21-25-20-024-0000

FOR 21-25-20-026-0000 / 21-25-20-002-0000

⑆000354⑆ ⑆063100688⑆

[Handwritten Signature]

⑆0⑆065022⑆



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



January 17, 1990

Mr. Roger S. Crawford, President
Crawford Commercial and Investment Properties, Inc.
211 John Knox Road
Tallahassee, FL 32317

Dear Mr. Crawford:

The property referenced by Leon County Tax Item #21-25-20-026-000-0 is zoned C-4, Limited Use with Plan. This parcel was rezoned in December of 1989. Attached is a copy of the ordinance pertaining to this particular rezoning specifying the limited uses.

Should you have any questions, please contact this office.

Sincerely,

Cynthia R. Smith

Cynthia R. Smith
Administrative Specialist
Land Use Administration

crs

Enclosure

ORDINANCE NO. 89-2-0091AA

AN ORDINANCE DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN COMMERCIAL 4 LIMITED USE WITH PLAN ON THE OFFICIAL ZONING PLAN OR MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE:

SECTION 1. That the following described part or area of the City of Tallahassee be and the same is hereby changed from Commercial 2 and hereby designated and established as Commercial 4 Limited Use with Plan (Permits all the principal, accessory, and restricted uses allowed in Commercial 4) on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission:

Commence at the Southwest corner of Lot 18 Block B of a resubdivision of Anderson Heights, a subdivision as per map or plat there recorded in Plat Book 2 Page 50 of the Public Records of Leon County, Florida, and run thence South 89 degrees 50 minutes 23 seconds West along the North boundary of Leon Street 92.57 feet, thence run North 19 degrees 55 minutes 56 seconds West 222.77 feet, thence South 81 degrees 51 minutes 04 seconds West 30.43 feet, thence South 08 degrees 08 minutes 56 seconds East 30.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 08 degrees 08 minutes 56 seconds East 30.01 feet, thence South 81 degrees 50 minutes 26 seconds West 82.23 feet to a point on the Easterly right of way of State Road No. 63 (Monroe Street) said point being on a curve concave Westerly, thence run Northwesterly als on a said curve with a radius of 5788.21 feet, through a central angle of 00 degrees 18 minutes 18 seconds for an arc length of 30.81 feet (chord bears North 21 degrees 03 minutes 48 seconds West 30.81 feet) thence leaving said right of way run North 81 degrees 51 minutes 14 seconds East 89.11 feet to the POINT OF BEGINNING, containing 0.06 of an acre more or less and being that same property as described in Official Records Book 396 Page 96 of the said Public Records.

ALSO:

Commence at the intersection of the South boundary of the right of way of Tharpe Street with the East boundary of State Road No. 63 and run thence South 89 degrees 22 minutes 00 seconds East along the Southerly right of way of said Tharpe Street 5.0 feet, for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 22 minutes 00 seconds East along the said Southerly right of way 170.0 feet, thence leaving said Southerly right of way run South 02 degrees 43 minutes 00 seconds East 140.00 feet, thence South 80 degrees 51 minutes 00 seconds West 116.00 feet to a point on the Easterly right of way of State Road No. 63 (Monroe Street) said point being on a curve concave westerly, thence run Northwesterly along said curve with a radius of 5788.21 feet through a central angle of 01 degrees 37 minutes 14 seconds for an arc length of 163.71 feet (chord bears North 22 degrees 40 minutes 27 seconds West 163.71 feet, thence run North 06 degrees 18 minutes 15 seconds East 9.17 feet to the POINT OF BEGINNING containing 0.50 of an acre more or less and being that same property as described in Official Records Book 1138 page 122 of the Public Records of Leon County, Florida.

ALSO:

Commence at the Southwest corner of Lot 18 Block B of a resubdivision of Anderson Heights, a subdivision as per map or plat there recorded in Plat Book 2 Page 50 of the Public Records of Leon County, Florida and run thence South 89 degrees 50 minutes 23 seconds West along the North boundary of Leon Street 92.57 feet, thence run North 19 degrees 55 minutes 56 seconds West 222.77 feet, thence South 81 degrees 51 minutes 04 seconds West 30.43 feet, thence South 08 degrees 08 minutes 56 second East 30.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 08 degrees 08 minutes 56 seconds East 30.01 feet, thence North 81 degrees 50 minutes 26 seconds East 45.74 feet, thence North 18 degrees 28 minutes 24 seconds West 158.14 feet, thence South 02 degrees 43 minutes 00 seconds East 60.13 feet, thence South 80 degrees 51 minutes 00 seconds West 116.00 feet to a point on the Easterly right of way of State Road No. 63 (North Monroe Street) said point being on a curve concave Westerly, thence run Southeasterly along said curve with a radius of 5788.21 feet,

through a central angle of 00 degrees 38 minutes 53 seconds for an arc length of 65.47 feet (chord bears South 21 degrees 32 minutes 24 seconds East 65.47 feet) thence leaving said right of way run North 81 degrees 51 minutes 14 seconds East 89.11 feet to the POINT OF BEGINNING containing 0.24 of an acre more or less and being that same property as recorded in Official Records book 1317 Page 964 of said Public Records.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning plan or map of City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. This ordinance shall become effective immediately upon its passage.

INTRODUCED in the City Commission on the _____ day of _____, A.D. 1989.

PASSED the City Commission on the _____ day of _____, A.D., 1990.

BTI BARTLETT TELECOMMUNICATIONS, INC.

215 E. Tharpe Street
Tallahassee, Florida 32303 Telephone (904) 386-6188

November 8, 1989

City Commission and
Tallahassee-Leon Co. Planning Commission
c/o Tallahassee-Leon Co. Planning Commission
Attention: Mr. Wade Pitt
City Hall
301 South Adams Street
Tallahassee, FL 32301

RE: Rezoning request of Roger S. Crawford and Everett &
Patsy Perkins Concerning their property at the SE
corner of Tharpe & Monroe from C-2 to C-4 zoning.

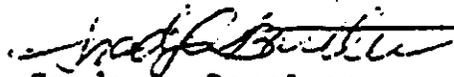
Dear Commission Members:

I own property near the above referenced property. The
tax ID number of my parcel is #21-25-23-B-0140, and is
located at 215 E. Tharpe St.

I am in favor of the application to allow the Crawford
and Perkins zoning to be changed from C-2 to C-4, and would
appreciate your support in favor of this request.

Thank you for your consideration.

Sincerely,


Grady A. Bartlett

cc: Roger S. Crawford



CITY HALL
TALLAHASSEE, FL
32301-1731
904/599-8100

DOROTHY INMAN
Mayor-Commissioner
STEVE MESSBURG
Mayor Pro Tem-
Commissioner

BOB NIGHTOWER
Commissioner
DEBBIE LIGHTSEY
Commissioner
JACK L. McLEAN, JR.
Commissioner

DANIEL A. KLEMAN
City Manager
ROBERT S. INZER
City Treasurer-Clerk

JAMES P.
City Auditor
RICARDO P.
City Auditor

AGENDA

CITY COMMISSION MEETING

January 3, 1990

7:00 P.M.

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. AGENDA MODIFICATIONS
- V. PUBLIC HEARING

1. Ordinance No. 89-20087

An ordinance rezoning 0.36 acre fronting on the north side of Park Avenue and located 285 feet west of Oak Street. The Planning Commission voted 4-0 to recommend approval from RM-3 to Office-Residence Limited Use with Site Plan. Applicant: City Commission (property of Dola C. Varner)

2. Ordinance No. 89-2-0088

An ordinance rezoning 5 acres fronting on the south side of Tharpe Street and located 527 feet east of Trimble Road. The Planning Commission voted 5-0 to continue the request until its January 10, 1990 meeting. Rezoning from Agricultural 2 and M-1 Limited Industrial to RM-1. Applicant: Ann B. Beery (It is suggested that the City Commission continue this request until the next rezoning meeting which is scheduled for March 7, 1990)

3. Ordinance No. 89-2-0089

An ordinance rezoning 46.9 acres located at the northwest corner of the intersection of Dupree Street and Jackson Bluff Road. The Planning Commission voted 4-0 to continue the request until its January 10, 1990 meeting. Rezoning from M-1 Limited Industrial to Commercial 4 Limited Use. Applicant: City of Tallahassee (It is suggested that the City Commission continue this request until the next rezoning meeting which is scheduled for March 7, 1990)

4. Ordinance No. 89-Z-0090
An ordinance rezoning 1.46 acres bounded on the east by Bronough Street, on the west by M. L. King, Jr. Boulevard, and lying 100 feet north of Park Avenue. The Planning Commission voted 4-0 to recommend approval from RM-3 to Commercial 3 Limited Use.
Applicant: Leon County
5. Ordinance No. 89-Z-0091
An ordinance rezoning 0.89 acre located at the southeast corner of the intersection of Tharpe and Monroe Streets. The Planning Commission voted 5-0 to recommend approval from Commercial 2 to Commercial 4.
Applicant: Roger S. Crawford, etal. (Prior to voting on this item the ordinance should be amended to reflect submission of a Limited Use Plan.)
6. Ordinance No. 89-Z-0092
An ordinance rezoning 0.55 acre fronting on the south side of Bear Creek Road. The Planning Commission voted 4-0 to continue this application until its January 10, 1990 meeting. Rezoning from Agricultural 2 to Residence 3.
Applicant: Michael Lanier (It is suggested that the City Commission continue the request until the next rezoning meeting which is scheduled for March 7, 1990)
- 7a. Ordinance No. 89-Z-0094
An ordinance making a land use plan map amendment on 0.19 acre located at the southeast corner of the intersection of Pensacola and Lorene Streets. Application was amended by applicant and continued to January 10, 1990 by the Planning Commission. Rezoning from Medium-High Density Residential to General Business.
Applicant: Ruth B. Skipper (It is suggested that the City Commission continue the request until the next rezoning meeting which is scheduled for March 7, 1990.)
- b. Ordinance No. 89-Z-0095
An ordinance rezoning the above described property. Application was amended by applicant and continued until January 10, 1990 by the Planning Commission to request rezoning from RM-3 to Commercial 2 Limited Use.
Applicant: Ruth B. Skipper (It is suggested that the City Commission continue the request until the next rezoning meeting which is scheduled for March 7, 1990.)

AMENDMENT #2007-1-M-009

**REMOVE PAGES 7 & 8 OF THE STAFF ANALYSIS
INSERT REVISED PAGES 7, 8, & 9
BEHIND TAB 9**

For the proposed amendment, the affected segment of Capital Circle SW is operating at or above 110% of capacity, and there is no improvement scheduled in the adopted 2006–2010 schedule of capital improvements or in the proposed 2007–2011 schedule (see 2007-1-T-020). There is a Blueprint 2000 project in the adopted FY 2007–FY 2011 Transportation Improvement Program of the Capital Region Transportation Planning Agency that gives \$2.6 million for Project Development and Environment (PD&E) to study the widening or relocation of the roadway. Blueprint 2000 staff estimates that money for design and right-of-way will not be available until 2015 and 2018, respectively. Since there is no tangible capital improvement to add roadway capacity scheduled in the 5-year horizon, Leon County is prevented from issuing permits by the State for any development (other than a single-family home) adversely affecting this road segment. Therefore, since there is not a financially feasible plan to improve Capital Circle Southwest within five years, staff is recommending denial.

On December 1, 2006, the County's proportionate share ordinance came into effect, in order to satisfy new State concurrency requirements. The ordinance allows an applicant the chance to satisfy transportation concurrency requirements by paying a proportionate fair share if the required transportation improvement is identified or will be included for funding in the CIE. If the improvement required for mitigation is not in the adopted CIE, the applicant may enter into a proportionate fair share agreement to satisfy the associated transportation concurrency requirements, if the proportionate fair share is sufficient to pay for an improvement or improvements which will significantly benefit the affected transportation system, consistent with the provisions of Chapter 163.3180, Florida Statutes.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features: No known environmentally sensitive features have been identified onsite.
2. Water/Sewer: Central water is available; sewer is available but would require extension of sewer mains.
3. Transportation:

Roadway: Capital Circle Southwest

Adopted Level-of-Service: D

Functional Classification: Principal Arterial

Available Capacity: None (at or exceeding 110% of capacity)

Transportation Improvement Program (TIP) Projects: \$2.6 million for Project Development and Environment study during FY 2006/2007 through FY 2008/2009 to widen or relocate roadway; project being developed by Blueprint 2000.

Transit Availability: Route 2 passes nearby at the intersection of Capital Circle Southwest and Crawfordville Road.

Transportation Analysis and Conclusion: Development under Suburban (implemented with C-2 zoning) can be expected to generate and attract greater traffic volumes compared to RP. There is no tangible capital improvement to add roadway capacity scheduled in the 5-year horizon. The recent change to State law on concurrency means Leon County will be prevented from issuing permits for any development (other than a single-family home) adversely affecting this road segment.

4. Bicycle/Pedestrian Facilities Availability: The nearest sidewalk along Capital Circle Southwest ends at Eastern Road.
5. Schools: The applicant's intent is to change the land use from residential to commercial. Nonetheless, these parcels are located within the Oak Ridge Elementary, Nims Middle, and Rickards High School zones. Space is available at all three schools. The Leon County School District is under capacity.

F. VESTED / EXEMPT STATUS:

The request parcels are not vested or exempt.

G. CONCLUSION:

The request appears consistent with the Comprehensive Plan regarding compatibility and generally supports the Southern Strategy Area and Oak Ridge Sector Plan. Moreover, the majority of the nearby area does not appear to meet most of the criteria for Residential Preservation.

However, recent changes in state law regarding concurrency and financial feasibility preclude adoption of amendments that exacerbate a constrained level-of-service. Therefore, the request is being recommended for denial based upon the following:

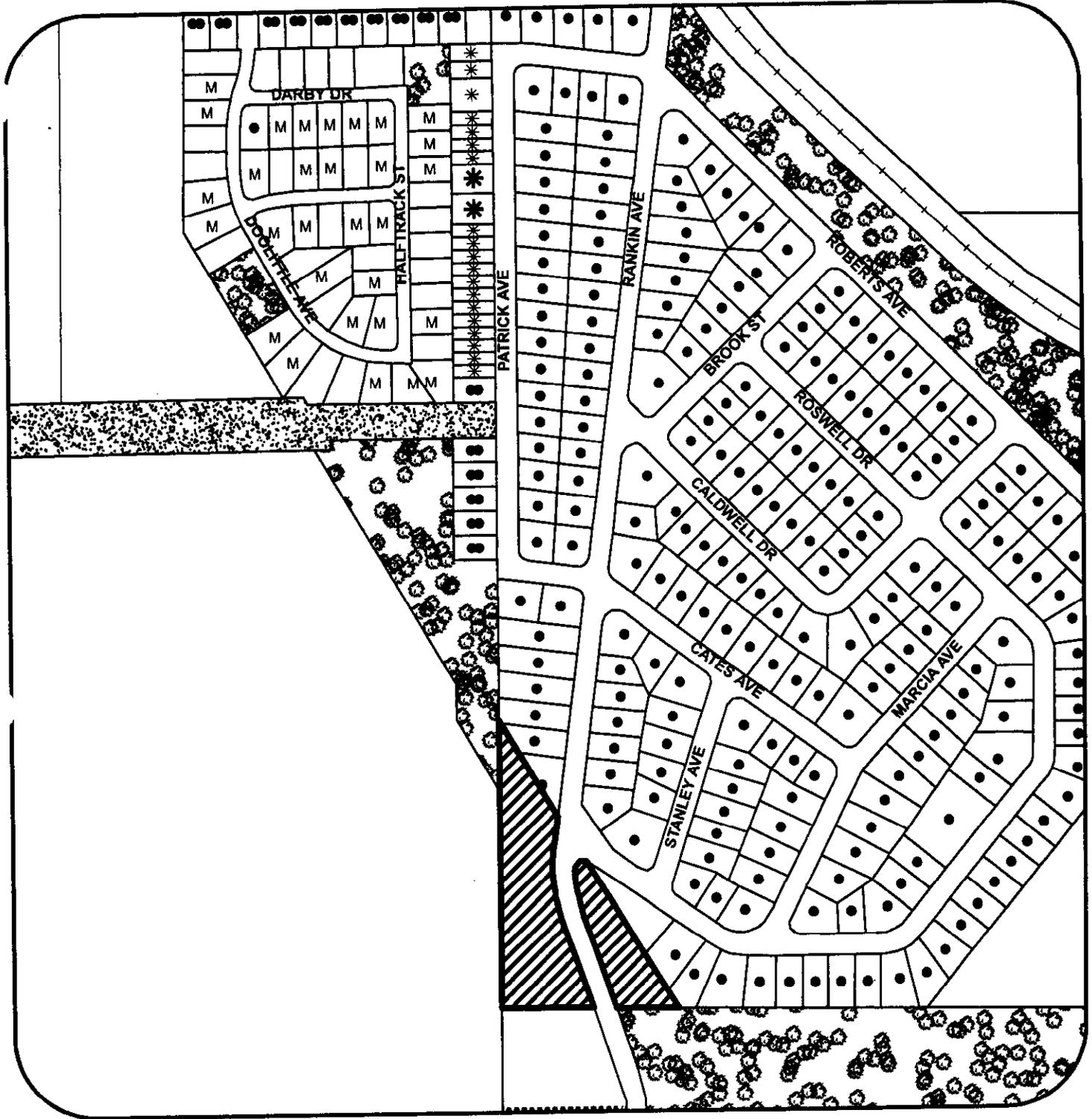
1. The adjoining segment of Capital Circle SW is operating at or above 110% of capacity, and there are no planned capital improvements in the 5-year horizon.

H. LPA RECOMMENDATION:

At the public hearing on November 15, 2006, the LPA recommended approval of the amendment. Contrary to staff recommendation, the LPA did not find that potential problems with roadway concurrency due to new State legislation called for a recommendation of denial for the amendment.

AMENDMENT #2007-1-M-011

**INSERT MAP
BEHIND TAB 15**



Legend

2007-1-M-011

EXISTING LAND USE

- GQ
- condo
- duplex
- historical
- hospital, clinic

- mf
- M mh
- sf detached
- triplex
- twnhse
- gov. operation
- green space
- mh pk
- hotel

- motel
- office
- religious
- retail
- schools
- university
- vacant
- warehouse
- water

AMENDMENT #2007-1-M-012

**INSERT REVISED STAFF ANALYSIS
BEHIND TAB 12**

MAP AMENDMENT #: 2007-1-M-012

APPLICANT: Twin Action Properties Inc.

TAX I.D. #: 14-03-20-200-0000 (±1.09 ACRES)

CITY ___ COUNTY X

CURRENT DESIGNATION: Rural (outside USA)

REQUESTED DESIGNATION: Suburban (inside USA)

DATE: ~~September 18~~ ~~October 12~~ December 6, 2006

STAFF RECOMMENDATION: Staff recommends ~~denial~~ approval. (DL)

A. SUMMARY:

This is a request for a map amendment change from Rural to the Suburban category with ~~OR-1~~ R-3 zoning for a 1-acre± parcel on Deer Lake East in the Golden Eagle area of Killlearn Lakes and to extend the USA boundary to include this parcel.

B. REASONS FOR RECOMMENDATION FOR ~~DENIAL~~ APPROVAL:

1. The request appears consistent with the Comprehensive Plan regarding compatibility and represents a straightforward attempt to synchronize the parcel's future land use designation with its practical development potential.

However, recent changes in state law regarding concurrency and financial feasibility preclude adoption of amendments that exacerbate a constrained level-of-service. Therefore, the request is being recommended for ~~denial~~ approval subject based upon to the following:

1-2. Kinhega Drive is operating at or above 110% of capacity, and there are no financially feasible planned capital improvements in the 5-year horizon. The amount of trips potentially generated is anticipated to be moderately less than what was approved, and for concurrency purposes these trips have already been accounted for in the level-of-service analysis of nearby affected roadways. County Growth Management staff agrees with the methodology and indicated there are no concurrency issues with the proposed change.

2-3. The applicant needs to concurrently file a Notice of Proposed Change to the development order for the Killlearn Lakes DRI to Leon County Growth and Environmental Management and the Apalachee Regional Planning Council.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The applicant's stated intent is to develop the site with eight single-family attached townhomes.

D. STAFF ANALYSIS:***Location and Land Use***

The property comprising the request site is located in the Golden Eagle Plantation area of Killlearn Lakes near the intersection of Deer Lake East and Golden Eagle Drive East. The property does not receive homestead exemption and is undeveloped.

Existing Adjacent Land Uses and Zoning

The parcels surrounding this site located in Leon County are primarily within the Rural future land use category and respective Rural zoning designation, and are vacant. East of the site is the 205-acre Talquin disposal plant and spray fields, and immediately west across the street is the entrance and office to Golden Eagle Plantation. The table below shows the future land use, zoning, and existing use of the site and the surrounding area:

Location	Future Land Use	Zoning	Existing Use
SITE	Rural	Rural	Vacant (green space)
NORTH	Rural	Rural	Vacant (green space)
EAST	Rural	Rural	Talquin disposal plant and spray fields
SOUTH	Rural	Rural	Vacant (green space)
WEST	Rural & RP	Rural & RP	Golden Eagle office and entrance

The applicant provided the following background information regarding the history of the subject parcel:

On July 14, 1994, the original Developer, Killlearn Properties, Inc., sold all remaining land within Killlearn Lakes DRI, including the [subject] Parcel, to Capital First, Inc. On January 19, 1999, Capital First Holdings, successor in interest to Capital First, Inc., sold the [subject] Parcel and other parcels to the far north, later known as Unit Six, to Twin Action. The [subject] Parcel was initially included in the preliminary plat for Unit Six, but was excluded from the Final Plat for Unit Six. The final plat for Unit Six was approved in February 2002, and consists of approximately 50 single family homes,

Current Future Land Use Map Designation: Rural

The current Rural land use category is intended for largely undeveloped acreage remotely located away from urbanized areas containing the majority of the County's present agricultural, forestry, and animal husbandry activities. Rural areas are not intended for urban activity during the timeframe of the plan due to lack of present and/or scheduled urban infrastructure services. Very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents are allowed, as well as passive recreational land uses. Activities associated directly with timbering and/or agribusiness are permitted. The Rural land use category is intended to maintain and promote present and future agriculture land uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services.

Rural zoning also allows low density residential at a density of one dwelling unit per ten acres, passive and active recreation, community services, light and heavy infrastructure, and postsecondary educational facilities.

Proposed Future Land Use Map Designation: Suburban

If this property is changed to Suburban, various uses could be permitted on this property. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The Suburban category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required.

Policy 2.2.5 also states that allowed land uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. The land development regulations may designate a low intensity interim use for those areas lacking the necessary infrastructure. Development must comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

The applicant intends to ask for OR-1-R-3 zoning if the land use change to Suburban is granted. The OR-1-R-3 district is intended to be located in areas where employment and residential uses are encouraged to locate in close proximity to one another which contain or are anticipated to contain a wide range of single-family and two-family housing types. The OR-1 district's intent is to produce a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing

~~types, compatible non-retail activities of moderate intensity, and e~~ Certain community facilities related to ~~office or residential facilities (recreational, community services, and light infrastructure)~~ may be permitted in the ~~OR-1 R-3~~ district. The maximum gross density allowed for new residential development in the ~~OR-1 R-3~~ district is 8 dwelling units per acre.

Major Planning Issues Analysis

Applicability of Suburban designation

The net difference in development from Rural to the Suburban designation with ~~OR-1 R-3~~ zoning would amount to seven additional units. Land Use Element Policy 2.2.5 states the intent of Suburban is "to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses." Policy 2.2.5 further states:

while mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category.

This proposed change would potentially add low-density residential development within an ostensibly rural area. Since the applicant is proposing townhouse development across the street from the entrance to the Golden Eagle gated community, there should not be significant compatibility issues with the existing development. ~~In the case of prospective non-residential uses, office uses fronting and oriented toward Deer Lake East could potentially provide easy access for goods and services to the nearby Residential Preservation area within Golden Eagle.~~ The sole access to Deer Lake East, a minor collector, limits the possible development patterns prescribed under the Suburban Intensity Guidelines of Policy 2.2.5 to low to medium density residential or residential office. Under the intended ~~OR-1 R-3~~ zoning, however, only residential development would be permitted, and limited to a density of up to eight units per acre and non-residential uses are limited to 10,000 square feet of gross building floor area per acre.

At the October 9, 2006 public workshop, there was a citizen inquiry regarding the relative quantity and proximity of townhouses in the Killearn Lakes area. Staff analyzed 2005 existing land use data and determined there are townhouse developments interspersed in the Killearn Lakes area. Staff identified three areas of

townhouse or single-family attached residential development. The largest townhouse development nearest the amendment site is the 123-unit Scotswood development along Kinhega Drive, about 1½ miles south of the amendment site. The Landings at Golden Eagle, a 42-unit development of two-unit attached dwellings on McDougal Court, is about 1¼ miles west of the amendment site. Pine Landing, with 23 townhouses, is about 1½ miles northwest of the amendment site next to Deer Lake Middle School. Scotswood and Pine Landing are entirely within the Residential Preservation future land use category, and the Landings at Golden Eagle is partly within Residential Preservation and partly within Mixed Use A (changed to Bradfordville Mixed Use in 2006-2 cycle).

Suitability of Rural designation

Policy 2.2.1 of the Land Use Element states the Rural land use category is intended for:

Largely undeveloped acreage remotely located away from urbanized areas containing the majority of the County's present agricultural, forestry, and grazing activities. Not intended for urban activity during the scope of the plan due to lack of present and/or scheduled urban infrastructure services. Very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents are allowed, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with timbering and/or agribusiness are permitted. Intended to maintain and promote present and future agriculture land uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services.

Although the subject parcel is presently in the Rural land use category, it is not "located away from urbanized areas." The immediacy of Talquin water and sewer to serve the site indicates it does not lack the ability for infrastructural services. The site's small size and proximity between a gated residential subdivision and a spray field makes it ineffective for farming, forestry, or animal husbandry. The parcel's present land use designation therefore does not "maintain and promote present and future agriculture land uses." The parcel is located adjacent to an area with significant residential development that has already been approved and constructed immediately to the north, west, and south. Including the parcel in the USA would not result in encroachment of development into an area where there is no approved development. Therefore, the parcel's present Rural designation is irrelevant as a method to "prohibit residential sprawl into remote areas lacking basic urban infrastructure services." The applicant's request therefore represents a straightforward attempt to synchronize the parcel's future land use designation with its practical development potential.

Extension of USA

The amendment also includes a request to extend the USA line to include the parcel. This site lies adjacent to the present USA boundary. The USA line runs down the centerline of Deer Lake East and turns into the entrance of Golden Eagle. The intent of the existing USA boundary is to ensure that 90% of new population growth occurs within the USA. The Comprehensive Plan states that the area within the USA is sized to accommodate approximately 50% more vacant land than is necessary to accommodate the population growth expected within the USA from 1993 to 2020.

There is already approved residential development north of the parcel that is outside the USA, viz., Unit 6 of Golden Eagle Subdivision. Since the parcel to the east is a Talquin spray field and would not develop over the Plan's timeframe, extending the USA to include the subject parcel would bring into line the effective limit with the operational limit of the USA. The applicant has indicated that water and sewer service would be available from Talquin, which has water and sewer lines available for access along Deer Lake East. The site lies between a subdivision served by Talquin sewer and the corresponding disposal site and spray fields. Therefore, potential provision of sewer to the site by Talquin would appear to be a reasonable and efficient extension of this sewer service. The applicant provided staff with a copy of a November 2000 agreement between Twin Action Properties, Inc. and Talquin Electric Cooperative, Inc. indicating that any property located in Killearn Lakes under Twin Action ownership is entitled to utility capacity and service by Talquin. Talquin recently provided staff with comments stating the property is within its water and sewer franchise area and there is adequate existing capacity available in very close proximity to the site to provide both utilities for eight townhouses.

Concurrency

State law now mandates local governments to file information with DCA that reports on the level of capacity for roadways using de minimis provisions. When the volume reported on those facilities exceeds 110% of capacity, DCA requires the local government to cease permitting until the volume is below 110% (does not affect ability to issue a permit to a single-family home on an existing lot). Developers are allowed to use the fair-share mitigation option when traffic mitigation projects are specifically identified for funding in the 5-year schedule of capital improvements in the Capital Improvements Element (CIE) or the long-term concurrency management system, or if such exactions are reflected in the 5-year schedule of capital improvements in the next CIE update.

The Board will conduct public hearings on the Proportionate Share Ordinance during the last quarter of 2006 and will consider revisions to the Concurrency Policy and Procedures document. At this time, there is a fluid situation regarding concurrency requirements and staff cannot anticipate with certainty the approval/disapproval of trips from 8 townhouse units at the time of adoption of the 2007-1 cycle amendments

in May 2007 (proposed date). Because of the relatively small number of trips generated by the proposed 8 units, there may not be a required trip split between Bannerman Road and Kinhega Drive. If that is the case, no trips would be assigned to Bannerman Road and all impacts would be assigned to Kinhega Drive.

Although there is adequate capacity on Deer Lake East, it serves as a minor collector for Kinhega Drive, which is a major collector for Thomasville Road. For the purposes of concurrency analysis, the proposed amendment would result in a marginal adverse effect for level-of-service on Kinhega Drive, which is already operating at or above 110% of capacity. There is no improvement scheduled in the adopted 2006–2010 schedule of capital improvements or in the proposed 2007–2011 schedule enhancing capacity of this roadway (see 2007-1-T-020). Since there is no tangible capital improvement to add roadway capacity scheduled in the 5-year horizon, Leon County would be prevented from issuing permits by the State for any development (other than a single-family home) adversely affecting this road segment.

The applicant's transportation consultant conducted an analysis comparing trip generation based on the approved development order of the Killlearn Lakes DRI with the proposed change. The DRI's plan had approved trips for 58 prospective duplex and 8 prospective condo units in this area, which was subsequently replatted as 44 single-family units. Therefore, the amount of trips potentially generated is anticipated to be moderately less than what was approved, and for concurrency purposes these trips have already been accounted for in the level-of-service analysis of nearby affected roadways. County Growth Management staff agrees with the methodology and indicated there are no concurrency issues with the proposed change.

Proposed change to DRI

In addition to the proposed Comprehensive Plan amendment, the applicant will concurrently need to file a Notice of Proposed Change to the development order for the Killlearn Lakes DRI to Leon County Growth and Environmental Management and the Apalachee Regional Planning Council. On the DRI master plan, the subject parcel is presently designated as part of the adjacent Talquin spray field area, even though it is neither utilized nor owned by Talquin (although the 23-acre parcel immediately south of the request site is owned by Talquin). The spray field designation in the DRI master plan was apparently assigned due to the conceptual nature of the map in the adopted development order.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features: This 1.09-acre parcel is located in the Lake Iamonia drainage basin. The site is currently undeveloped and forested. County environmentally sensitive area maps indicate the presence of a very small area (approximately 1/10 acre or less) of significant grades towards the east side of

the parcel, as well as a conservation easement held by Leon County adjacent to the north boundary of the parcel. There are no other known environmentally sensitive features onsite.

2. Water/Sewer: The applicant indicated that Talquin would provide both water and sewer to the site by access to water and sewer lines serving the Golden Eagle subdivision that run along Deer Lake East. Talquin provided staff with comments indicating: "this property proposed for eight townhouses is located within an existing Talquin water and sewer franchise area and Talquin has adequate existing capacity available in very close proximity to the site to provide both utilities for the townhouses."

3. Transportation:

Roadway: Deer Lake Road East (Kinhega Drive to Golden Eagle Drive East)

Adopted Level-of-Service: D
 Functional Classification: Minor Collector
 Available Capacity: 362 peak-hour trips available.

Transportation Improvement Program (TIP) Projects: None.

Transit Availability: Located seven miles from nearest transit route. Although the requested density is transit-supportive and could be expected to generate a nominal increase in demand for transit, the distance and quantity of potential development on the site would be of marginal relevance to the transit system.

Transportation Analysis and Conclusion: At maximum build-out, development with Suburban (~~OR-1~~ R-3) could generate and attract greater traffic volumes compared to development under Rural, although there is adequate capacity available on Deer Lake East. However, Deer Lake East serves as a minor collector for Kinhega Drive, which is a major collector for Thomasville Road. For the purposes of concurrency analysis, the proposed amendment would result in a marginal adverse effect for level-of-service on Kinhega Drive, which is operating at or above 110% of capacity. There is no improvement scheduled in either the adopted or proposed 5-year schedule of capital improvements. Since there is no tangible capital improvement to add roadway capacity scheduled in the 5-year horizon, Leon County would be prevented from issuing permits by the State for any development (other than a single-family home) adversely affecting this road segment.

However, the DRI's plan had approved trips for 58 prospective duplex and 8 prospective condo units in this area, which was subsequently replatted as 44 single-family units. The amount of trips potentially generated is anticipated to be moderately less than what was approved, and for concurrency purposes

these trips have already been accounted for in the level-of-service analysis of nearby affected roadways. County Growth Management staff agrees with the methodology and indicated there are no concurrency issues with the proposed change (see below).

Killearn Lakes DRI NOPC - Trip Generation Comparison

Type	Units	ITE Code	Daily Trips	PM Peak Trips	PM Peak Enter	PM Peak Exit
<i>DRI Scenario (Approved Plan)</i>						
Duplex	58	210/230*	447	44	29	16
Condo	8	230	47	4	3	1
			494	49	32	17
<i>Planes built</i>						
Single Family	44	210	421	44	28	16
<i>Approved Trips Remainder</i>						
			73	5	4	1

*Hybrid rate of single family and townhouse created to represent duplex units

Type	Units	ITE Code	Daily Trips	PM Peak Trips	PM Peak Enter	PM Peak Exit
<i>Proposed (New Location)</i>						
Townhouse	8	230	47	4	3	1

4. **Bicycle/Pedestrian Facilities Availability:** There is a sidewalk along the west side of Deer Lake East up to Golden Eagle Drive, and bike lanes along Deer Lake East. Since there are no significant non-residential land uses in the vicinity, bicycle/pedestrian infrastructure is principally for leisure.
5. **Schools:** This parcel is located within the Killearn Lakes Elementary, Deerlake Middle, and Chiles High zones; all three are over class size reduction capacity at this time. The Leon County School District has available capacity. Approval would have a minimal impact on these schools.

F. VESTED / EXEMPT STATUS:

The request parcels are not vested or exempt.

G. CONCLUSION:

The request appears consistent with the Comprehensive Plan regarding compatibility and represents a straightforward attempt to synchronize the parcel's future land use designation with its practical development potential. However, recent changes in state

law regarding concurrency and financial feasibility preclude adoption of amendments that exacerbate a constrained level-of-service.

Based upon the above data and analysis, Planning Department staff concludes the following:

1. Kinhega Drive is operating at or above 110% of capacity, and there are no planned capital improvements in the 5-year horizon, but the amount of trips potentially generated is anticipated to be moderately less than what was approved, and for concurrency purposes these trips have already been accounted for in the level-of-service analysis of nearby affected roadways. County Growth Management staff agrees with the methodology and indicated there are no concurrency issues with the proposed change.-
2. The applicant needs to concurrently file a Notice of Proposed Change to the development order for the Killlearn Lakes DRI to Leon County Growth and Environmental Management and the Apalachee Regional Planning Council.

Therefore, based on the data, analysis, and conclusions, ~~since there will be an inability to issue permits for the proposed amendment and that this situation is presumably irreversible by the State,~~ staff is recommending ~~denial~~ approval of this amendment.

AMENDMENT #2007-1-T-015

**INSERT ADDENDUM #1
BEHIND TAB 15**

The following addendum was prepared in response to issues raised by the Local Planning Agency and the City Commission at its November 30, 2006 workshop.

A. Analysis of Closed Basins in Special Development Zones

Review of the currently delineated *contiguous* Special Development Zones (SDZs) and Closed Basins in the Enterprise Database indicate relatively few areas of overlaps. These are documented in the following table. Only the supported files were reviewed; no engineering interpolation of elevations, closed basin status, or direction of flow was evaluated. *Areas with elevations equal to or below those specified by SDZ criteria that are topologically disjunct from those contiguous corridors around major lakes were not evaluated.*

Forty-three polygons were established by intersecting "Closed Basins" with "SDZs," i.e., those locations common to both files. Of these, 34 contained less than 1.0 acres, and 11 contained fewer than several hundred square feet. These polygons should be construed as mapping or computer discrepancies — circumstances where digital interpretation of the edge of the closed basin encroached upon the set elevation specified by the SDZ. In all cases, these locations are bounded and do not function as connectors to other SDZs or regulated features.

<i>Drainage Basin / Watershed</i>	<i>Closed Basin Name</i>	<i>Total Closed Basin Acres</i>	<i>Area of Special Development Zone within Closed Basin</i>	<i>Subject Acreage within the City</i>
Lake Bradford	Jewel	22.91	19.37 acres (7.11 acres in Zone A and 12.26 acres in Zone B)	0.33 acres (Zone B only)
Lake Jackson (East)	Pine Tip	141.55	14.54 acres (5.85 acres in Zone A and 8.69 acres in Zone B)	None
Lake Jackson (West)	Lakeside	21.43	1.27 acres (Zone B)	None
Lake Jackson (West)	Kane	47.24	1.17 acres (0.01 acres in Zone A and 1.16 acres in Zone B)	None
Lake Jackson (West)	Perkins	239.45	14.52 acres (Zone B)	None
Lake Jackson (West)	Old Bainbridge	81.64	0.49 acres (Zone B)	None
Fred George	West Mission	55.43	6.03 acres (Zone A)	2.11 acres (Zone A)
Fred George	Seminole Baptist	16.95	9.45 acres (Zone A)	8.04 acres (Zone A)
Fred George	Fred George	1059.92	455.51 (Zone A)	122.27 acres (Zone A)
Lake Iamonia	Dawkins Pond	1276.62	1.55 acres (Zone B)	None
Lake Iamonia	Carns	756.12	0.48 acres (Zone B)*	None
	TOTALS	3,719.26	523.97 acres	132.75 acres

* Visual inspection indicates that the three polygons incorporated are disjoint from contiguous Zone B but are included as a result of analysis using the GIS.

Based upon available data, there appears to be less than 525 acres of SDZs within defined closed basins. Nearly 90% (about 471 acres) of this amount is associated with the greater Fred George Basin. Effectively all of the City's affected acreage is in the Fred George Basin; just one-third (1/3) acre of City jurisdiction in the the Lake Bradford SDZ B Zone was determined to be in a closed basin.

B. DIFFERENCES IN REGULATIONS:

The City of Tallahassee defines a closed basin as follows:

“a naturally depressed portion of the earth's surface for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration, and for which it can be shown by hydrologic analysis that cumulative increases in runoff volume from potential development patterns will cause a significant adverse impact on the frequency, duration, or extent of flooding.”

Leon County defines a closed basin as follows (*italics added*):

“a naturally depressed *or artificially closed off* portion of the earth's surface for which there is no natural *and normal* outlet for runoff other than percolation, evaporation, or transpiration, *or discharge into a karst feature.*”

However, the County provides a definition of a “regulated closed basin” in Sec. 10-188 of the LDC as

“a closed basin for which it can be shown by hydrologic analysis that cumulative increases in runoff volume from potential development patterns will cause a significant adverse impact on the frequency, duration, or extent of flooding.”

In sum, the County generally defines closed basins solely in terms of their topographic character, but defines a category of closed basins otherwise identical to the City definition except for the key provision of artificial closure. Both governments use the 100-year, 24-hour duration event for quantifying the runoff to be retained.

The City of Tallahassee Land Development Code has no provisions for exempting or treating differently closed basins from the requirements associated with SDZs, defined in Section 5-82. There is no language addressing the relationship. Consequently, the disturbance limits for Zones A or B would be applied uniformly whether a parcel were in a closed basin or not. Further, there is no supplemental section of code dealing with Lake Jackson differently than the other SDZs.

Conversely, in Section 10-192 of the Leon County Land Development Code provisions are made to exempt projects within certified closed basins from the requirements associated with the Lake Jackson SDZ only. Such exemptions are not specified for the other SDZs: Fred George, Bradford Chain of Lakes, Lake Iamonia, Lake McBride, or Lake Lafayette. From the above analysis the Lake Iamonia SDZ should be unaffected by this matter, regardless. About 20 acres of the Jewel Closed Basin (Lake Bradford) and about 32 acres in several closed basins associated with Lake Jackson may be affected by the County's interpretation

and application of its regulations. About 15 acres in the Pine Tip closed basin and about 15 acres in the Perkins closed basin are the substantive areas.

C. CLOSED BASIN ZONING PROVISIONS:

Prior to the changes in the County's Land Development Code required by Plan Amendment 2005-2-T-020, the text governing closed basins read as follows:

Sec. 10-919. Lake protection.

(a) *Purpose and intent.* The purpose and intent of the lake protection district is for activities in the area immediately adjacent to and affecting Lake Jackson while protecting that water body and ecosystem. This district's location is based on the lake basin boundary so adjusted to primarily include undeveloped areas and existing less intensely developed areas. This district allows residential uses of one unit per two acres or two units per acre if clustered on 40 percent of the property, leaving the remaining 60 percent of the property as undisturbed open space in perpetuity. This cluster option is designed to leave large areas of land undisturbed within the critically impacted area. Minor office and commercial uses may be approved through review by the Board of County Commissioners. Approval by the Board of County Commissioners shall be based upon findings that the proposed use is consistent with the purpose and intent stated above and the proposed development would retain its resultant stormwater on site. All other commercial and office uses are prohibited. Urban services are intended for this category inside the urban service area. Existing nonresidential uses within this district that meet all water quality standards set forth in the comprehensive plan and the environmental regulations of the county will be considered permitted, lawfully established conforming uses.

Any land in the lake protection district lying within a closed basin may be rezoned to another appropriate district by amendment of the official zoning map through the planned unit development process. Densities and intensities of development within a closed basin are limited to primary and secondary uses of the Mixed Use A Future Land Use Category as defined by the comprehensive plan. In order to petition for such an amendment, the potential applicant must demonstrate through presentation of competent scientific evidence certified by a registered engineer that all land affected is located entirely within a closed basin which does not naturally or artificially discharge into the Lake Jackson basin. Stormwater generated by any development must be either retained on-site or filtered through an approved regional stormwater management facility within the closed basin.

(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the comprehensive plan and schedules of permitted uses.

- (1) Minor commercial, Board of County Commissioners approval required and runoff retained on site required.
- (2) Minor office, Board of County Commissioners approval required and runoff retained on site required.
- (3) Low-density residential.
- (4) Passive recreation.
- (5) Active recreation.
- (6) Community services.

(c) *List of permitted uses.* See schedules of permitted uses, section 10-1209(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed.

(d) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1209.

(e) Specific restrictions. If uses are restricted according to the schedule of permitted uses, they must follow the general development guidelines for restricted uses as provided in division 6. Specific restricted uses are addressed below and in division 8.

- (1) Nonresidential uses allowed only upon approval of a site and development plan by the Board of County Commissioners.

(Ord. No. 92-10, § 2(4.9), 3-10-92; Ord. No. 94-7, § 1, 3-15-94; Ord. No. 99-15, § 2, 5-22-99)

The code prior to the revisions eliminating the closed basin exemption for Mixed Use development included no requirements for development in closed basins to meet provisions associated with SDZs.

D. OTHER CONSIDERATIONS:

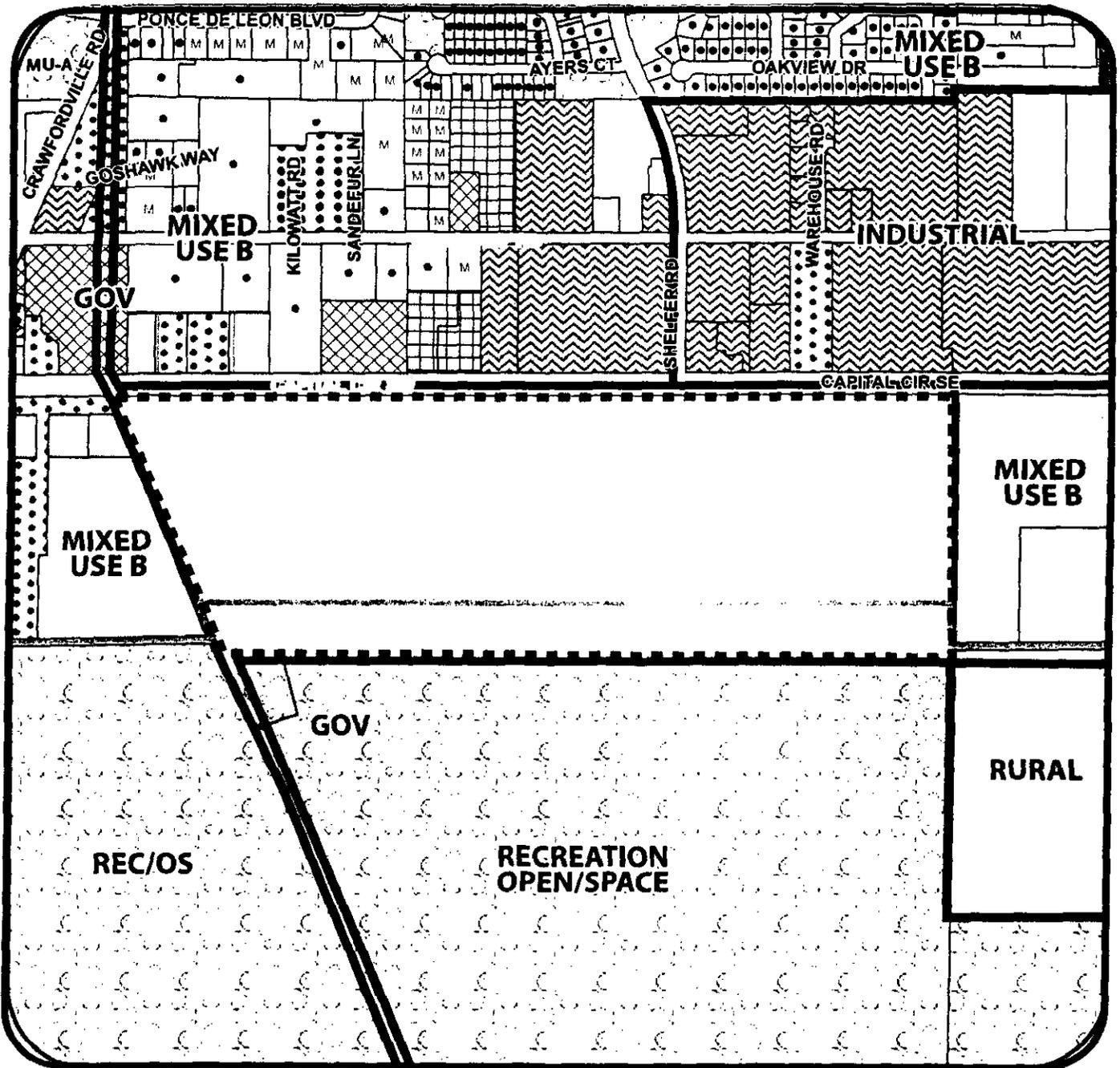
Formal responses to requests from additional data about the treatment of SDZs, closed basins and the history of select stormwater management facilities are pending from other City and County Departments and a records search for archived agendas at the County.

Staff discussions regarding the closed basin exception have re-iterated the premise that based on the assumption that runoff from the broad range of storm-events will not reach Lake Jackson via surface routes, and that retention standards were sufficient to hold such storm events, that higher density development could be allowed in the LP category without measurable environmental impact. SDZs would therefore also be without applicability for the general purposes of protecting water quality. All relevant policies in the Comprehensive Plan relate SDZs and shoreline buffers to water quality and not broader ecosystem functions as speakers and material presented into record at the public hearings have claimed. Except Policy 2.2.1 (addressing wetlands protection), all policies under Objective 2.2 (Water Bodies Protection) address water quality and protection of *shoreline* vegetation for this purpose. [Wetlands are protected under other provisions of the local land development codes.] SDZs are defined under this objective. Excepting Policy 2.3.4 (addressing vegetation around the lake edge for habitat), all policies under Objective 2.3 (Lake Jackson Protection) relate to reducing the impacts of wastewater and stormwater to the Lake. Policy 2.3.1 specifically states that SDZs are to improve stormwater quality – no other function is defined.

AMENDMENT #2007-1-M-023

**INSERT STAFF ANALYSIS
BEHIND TAB 23**

**AMENDMENT
2007-1-M-023**



LEGEND
2005 EXISTING LAND USE

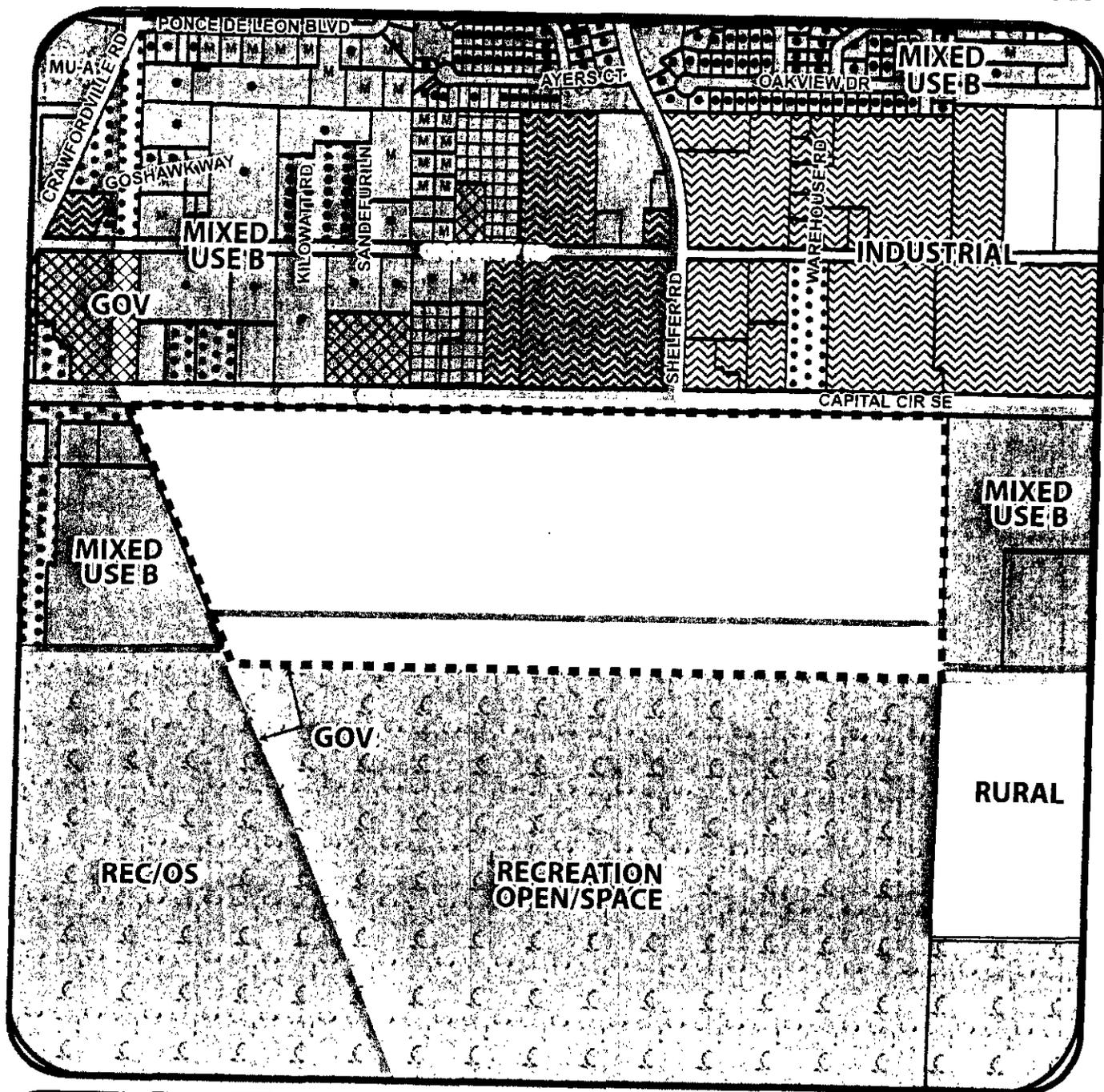
Group Quarters	Commercial	AMENDMENT SITE
Condominium	Government Operations	COLORS REPRESENT FUTURE LAND USE MAP DESIGNATIONS
Duplex	Green Space	
Historic	Hotel Motel	
Hospital, clinic	Mobile Home Park	
Mobile Home	Religious, Non-profit	
Multifamily	Office	
Single Family Detached	Schools	
Triplex	University	
Townhouse	Warehouse, Storage	

**AMENDMENT
2007-1-M-023**



**SITE TAX ID:
ON FILE WITH PLANNING**

**FROM: Recreation/Open Space
TO: Government Operational
ACRES: 121 ±**



**LEGEND
2005 EXISTING LAND USE**

G	Group Quarters		Commercial
	Condominium		Government Operations
	Duplex		Green Space
	Historic		Hotel Motel
	Hospital, clinic		Mobile Home Park
	Mobile Home		Religious, Non-profit
	Multifamily		Office
	Single Family Detached		Schools
	Triplex		University
	Townhouse		Warehouse, Storage

AMENDMENT SITE

COLORS REPRESENT
FUTURE LAND USE
MAP DESIGNATIONS

**AMENDMENT
2007-1-M-023**



SITE TAX ID:
ON FILE WITH PLANNING

**FROM: Recreation/Open Space
TO: Government Operational
ACRES: 121 ±**

MAP AMENDMENT #: 2007-1-M-023

APPLICANT: Leon County Board of County Commissioners

TAX I.D. #: 41-25-20-982-0000 (103.2 acres)

41-25-20-981-0000 (portion of - 18 acres)

CITY X COUNTY

CURRENT DESIGNATION: Recreation/Open Space

REQUESTED DESIGNATION: Government Operational

DATE: November 1, 2006

STAFF RECOMMENDATION:

Withdraw the amendment. (SH)

A. SUMMARY:

This is a request to change the Future Land Use Map (FLUM) designation from Recreation/Open Space (R/OS) to Government Operational (GO) for a parcel 103.2 acres in size (according to the legal description on file at the Leon County Property Appraiser's office) and approximately 18 acres of an adjacent parcel. The parcels are located along the south side of Capital Circle South between Crawfordville and Woodville Highways.

B. REASONS FOR RECOMMENDATION FOR WITHDRAWAL:

1. Government Operational allows a broad range of community facilities, many of which would exceed the impacts of a typical county fairground. GO would likely present future land use incompatibilities in an area of the City that is continuing to develop, and that is expected to grow following the expansion of Capital Circle South.
2. There is insufficient roadway capacity along Capital Circle South and Woodville Highway to permit a future land use map change. There is no project in the Capital Improvements element to permit payment of Proportionate Share.
3. GO is not necessary for the development of a county fairground. It is the opinion of Planning Department and City of Tallahassee Growth Management (GM) Department staff that a Planned Unit Development (PUD) zoning category can be created within the existing land use category, similar to the existing Fairgrounds. City GM staff has also indicated that the Planning Department is the appropriate department to decide if a PUD is allowable within this FLUM category.
4. Conversion of the future land use category to GO may drive up the appraised value of the subject parcel before the County has acquired the property from the U.S. Government.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The intention of this change in land use and zoning is to permit the necessary structures to develop this site as a new County Fairground and to make sufficient right of way available to Blueprint 2000 for the expansion of Capital Circle South.

D. STAFF ANALYSIS

Location and Land Use

This 103.2 acre parcels is located on the south side of Capital Circle South between Crawfordville and Woodville highways. The parcel is owned by the U.S. Government and is currently part of the Apalachicola National Forest, which is managed by the U.S. Forest Service (USFS). With the exception of a five-acre stormwater retention pond site adjoining Capital Circle and on the west side of the subject parcel, the remaining area of the parcel is vacant and forested. The City holds a utility easement across the western end of the property that encompasses approximately two acres of the parcel. A small private access easement approximately ¼ acre in size is located in the northwest corner of the subject parcel.

Existing Adjacent Land Uses and Zoning

Future Land Map Designation

The current Future Land Use Map designation of the subject parcel is Recreation/Open Space. The area to the west, north, and east has a FLUM designation of Mixed Use. The area to the south is Recreation/Open Space.

Zoning

The current zoning of the subject parcel is Rural (R). The area to the west and northwest of the subject parcel is Commercial Parkway (CP), and is currently developed as a shopping center, which is not yet fully built out. The area to the east is also CP, but the land is currently vacant. A new apartment complex is in the final stages of construction on a parcel immediately south of the CP parcel, and the complex is zoned Multi-residential - 1 (MR-1). A large area to the south is Rural, and is currently vacant, forested land.

The area to the north across and fronting Capital Circle is Industrial (I) and Light Industrial (M-1). These areas are comprised of a mix of storage facilities, a car lot, a church, mobile home park, a large flea market to the northeast, and a variety of other industrial-style small businesses.

Current Future Land Use Map Designation: Recreation/Open Space (R/OS)

Intent of R/OS

Recreation/Open Space areas on the Future Land Use Map contain (1) government owned lands, which have active or passive recreational facilities, historic sites, forests,

cemeteries, or wildlife management areas; and (2) privately owned lands, which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community. The southerly 18 acres of this request site is outside the USA; the remainder of the request site is inside the USA.

Intent of Rural Zoning

The Rural zoning district includes undeveloped and non-intensively developed acreage containing the majority of the county's present agricultural, forestry and grazing activities remotely located away from urbanized areas. Land use intensities associated with urban activity are not anticipated during the time frame of the comprehensive plan, due to lack of urban infrastructure and services. Very low residential density (one unit per ten acres) and small scale commercial activities designed to service basic household needs of area residents are allowed as are passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted. This district is intended to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services.

Proposed Future Land Use Map Designation: Government Operational (GO)

Intent of GO

GO is intended for the location of community facilities, including those defined on the Land Use Development Matrix as Community Services, which provide for the operation of and provision of service(s) by local, state and federal government. Community facilities are categorized in the Comprehensive Plan as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary. These facilities shall include but are not limited to:

Airports	Police/Fire Stations
Colleges	Postal Facilities
Correctional Facilities	Sanitary Sewer Percolation Ponds
Courts	Sanitary Sewer Pump Stations
Electric Generating Facilities	Sanitary Sewer Sprayfields
Electric Sub-Stations	Vehicle Maintenance Facilities
Health Clinics	Vocational/technical Schools
Incinerators	Universities
Libraries	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Offices	Water Wells
Outdoor Storage Facilities	

Although this list does not specifically include nor exclude county fairgrounds, such facilities are not normally considered high-intensity land uses, given the relatively light uses of such facilities during the work week and the mix of active recreation uses and

facilities. A fairground is consistent with the range of uses allowed above and may be considered a community service use.

Zoning

At this time, there is no zoning district that is intended solely to accommodate the above uses available in the GO FLUM category. Selection of a zoning district would likely be done based on the anticipated land use.

The zoning district for the existing Fairgrounds is a mix of Planned Unit Development (PUD), Open Space (OS), and Office Residential – 2 (OR-2). The PUD area, tailored specifically to the uses that are currently conducted there, covers the area where the Midway portion of the annual North Florida Fair is located, and the area where the existing fairground buildings are located. The parcel where the Leon County Extension Service is currently located is zoned OR-2, and the remaining area of the Fairgrounds property is zoned OS.

The PUD zoning district is intended to provide a method by which proposals for a unique zoning district, which are not provided for or allowed in the zoning districts otherwise established by this chapter, may be evaluated. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PUD district is intended to:

- (1) Promote more efficient and economic uses of land.
- (2) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.
- (3) Encourage uses of land, which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.
- (4) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.
- (5) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.
- (6) Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.
- (7) Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.

Planning Considerations

Environmental Impacts

The USFS subject parcel is managed as a part of the Apalachicola National Forest. According to the U.S. Department of the Interior's Fish and Wildlife Service (FWS)

branch, this parcel is located within the Munson Sandhills, a karst region that is part of the recharge/spring shed area of the Wakulla and St. Marks springs. Additionally, 41 acres (40 percent) of the parcel have been identified by FWS as a Longleaf Pine/Wiregrass natural community. However, this parcel and this community is changing over time into a less fire-dependent natural community dominated by oaks and other deciduous trees and shrubs because of the difficulty and subsequent paucity of prescribed burning. Prescribed burning is complicated in areas where there is an urban interface characterized by heavily trafficked roads and intensive and/or dense land uses because of smoke and the need to intensively manage and contain burning. The lack of burning also changes the existing animal communities over time as well because of changes to the vegetative community. These changes are also complicated by the fact that the west and south boundaries of the subject parcel are defined by 100' cleared areas where one or more City of Tallahassee utility easements are located for high-power overhead transmission lines.

Leon County and the USFS are working to identify and purchase an equivalent value property or properties to trade for the subject parcel. If a suitable parcel or parcels can be found that would add significantly to the area and mission of the Apalachicola National Forest, the FWS is on record as supporting this trade and the conversion of the subject parcel to more urban uses. The environmental and other impacts of six-laning Capital Circle are significant, but the subject parcel is already impacted by its proximity to the urban area of Tallahassee, the lack of burning, and the physical isolation of the site by the existing utility easements. If a suitable, preferably larger area is found that can be traded to the USFS, a net environmental benefit will result. A site plan for the Fairgrounds will be required to address all existing land use and stormwater regulations, and sufficient infrastructure would have to be available.

Land Use

As the City of Tallahassee continues to increase in population, there is an increasing need for affordable, stable housing, and for redevelopment of certain areas of the south side of the City. The proposal to move the existing Fairgrounds and to redevelop this site as a mixed-use development, including market-rate affordable housing, provides infill development, reduces urban sprawl, and maximizes the efficiency of infrastructure within the Urban Services Area, all of which are consistent with the Tallahassee – Leon County Comprehensive Plan.

The intent of the GO land use category is to locate a variety of government land uses, including community facilities, light and heavy infrastructure, and post-secondary institutions. The area north of the subject parcel is a broad mix of vacant, warehouse, retail, single and multi-family residential, and religious land uses. The area to the west is a large, mixed commercial area anchored by a large chain grocery store, and the area to the east is a large apartment complex. The area to the south is part of the Apalachicola National Forest, which is, like the subject parcel, currently a federal forest plantation. The large northern parcel is within the existing Urban Services Area.

The current FLUM categories of the two properties fronting South Monroe that are part of the existing Fairgrounds are R/OS, and GO for the remaining five parcels east of these (including the County Extension Service and the Capital Stadium properties). One of the

R/OS properties and one of the GO properties together comprise a PUD, while the rest of the parcels, excluding the Extension parcel, are zoned OS.

According to the City of Tallahassee's Growth Management Department, OS zoning would likely not accommodate all the uses currently in play at the Fairgrounds (i.e., car sales). The Planning Department has also determined that the square footage needed to replicate the existing Fairground buildings would not be allowable under OS without going to three stories, which is allowed under OS. However, as indicated by the existing PUD within the R/OS land use category where the present Fairgrounds are located, a PUD could be crafted for the tract that would specifically allow the range of uses and facilities unique to the Fairgrounds. Leaving the existing FLUM category as is would not only allow a new Fairgrounds, given a PUD zoning change, but would also limit the wide range of medium and heavy government industrial uses that GO would allow. This would also avoid significantly increasing the appraised value of the subject parcel at the same time the County is trying to acquire it as part of a land swap with the USFS. It would also potentially help avoid significant public opposition to and/or uncertainty resulting from such a broad land use category, particularly on the south side of Tallahassee where there has been increasing opposition to industrial and/or institutional land uses.

Forest lands are typically in the Rural future land use category and zoned Rural. The Rural future land use category and zoning district are most appropriate for lands that will not be served by central water and sewer and other basic services within the time frame of the Comp Plan. The request site does not meet that criterion.

Transportation

All of Capital Circle is shown in the Tallahassee – Leon County Comprehensive Plan as a Principal Arterial roadway. Capital Circle South is currently two travel lanes in width. This segment of Capital Circle has been identified by Blueprint 2000 for expansion to an urban principal arterial with six travel lanes, bike lanes, sidewalks, and a 10-foot meandering sidewalk or side path located on the south side and north side of the roadway. The project is currently in the design phase, which is scheduled for completion in September 2007. There are no funds allocated for construction at this time or within a five-year time frame.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

The majority of this approximately 103-acre site is located within the Woodville Recharge area, and approximately 10 acres of the site on the west end is within the Lake Munson drainage basin. County environmentally sensitive area maps indicate several karst areas onsite, including a probable sink hole in the western half of the site located in the southeast corner of the cleared area for the recently-constructed stormwater retention pond. An area approximately five acres in size on the northeast corner of the subject parcel and another smaller area (part of a larger area) along the southern boundary are also indicated as karst areas.

Additionally, 41 acres (40 percent) of the parcel have been identified by FWS as a Longleaf Pine/Wiregrass natural plant community, which is common in the Munson Sandhills landtype association/physiographic province. The USFS has identified this tract as potential habitat for several listed plant and animal species. Listed species such as Gopher Tortoise and Golden Aster are commonly found as part of Longleaf Pine/Wiregrass communities, and the USFS has identified tortoise burrows on the subject parcel. However, the USFS has no documented Element Occurrence Records for endangered or threatened plant or animal species.

The USFS has been approached with a land trade option that would give this agency an inholding of 640 acres in the extreme west end of the National Forest for the subject parcel. This agency and the FWS has determined for purposes of estimating impacts on listed animal species that if this trade goes through, there would be a net environmental benefit for these animal species.

No other known environmentally sensitive features are identified onsite.

2. Water/Sewer:

City water and sewer service are currently available.

3. Roadways:

As of Sept. 1, 2006, the majority of Capital Circle South is a two-lane Principle Arterial roadway. Westbound, this segment is at 105 percent capacity (52 trips over current capacity). Eastbound, this segment is at 96 percent capacity with 45 trips available. The adopted LOS for this segment is D.

According to the 2030 Long Range Transportation Plan (LRTP) prepared by the Capital Region Transportation Planning Agency, the segment of Capital Circle between Crawfordville Highway and Tram Road is planned to be expanded to an urban principal arterial with six travel lanes (three in each direction), and the segment of Capital Circle currently served by mass transit (Star Metro) will undergo improvements in the frequency of buses sometime during this planning period. The expansion of Capital Circle from two to six lanes is to be funded through Blueprint 2000.

Transit Availability: A portion of Capital Circle South is currently served by existing transit route #2.

Roadway Analysis Conclusion: At this time, detailed trip generation figures are not available due to lack of specific data. However, using the most intensive land use as required by the Florida Department of Community Affairs for Comprehensive Plan Amendments (Post Office) from the list of uses available to properties categorized as GO, a Post Office land use would generate 10.89 trips per 1,000 square feet. at PM Peak. 10,000 square foot facility would generate 108.9 trips, and a 50,000 square foot facility would generate 544.5 trips. This number of trips would greatly exceed the current available roadway capacity of Capital Circle South.

Changing the zoning from R to a PUD will likely increase the trips generated and attracted by a fairground, but this is likely to occur outside of peak hours (e.g.,

evenings and weekends). However, according to Section 163.3180 (c) of Chapter 163, F.S.:

"The Legislature also finds that developments located within urban infill, urban redevelopment, existing urban service, or downtown revitalization areas or areas designated as urban infill and redevelopment areas under s. 163.2517 which pose only special part-time demands on the transportation system should be excepted from the concurrency requirement for transportation facilities. A special part-time demand is one that does not have more than 200 scheduled events during any calendar year and does not affect the 100 highest traffic volume hours."

This exemption would likely not be able to address the roadway impacts under GO, but it would be considered as part of a requested zoning change if funds were not available to expand Capital Circle South at the time a new fairgrounds would be constructed.

Bicycle/Pedestrian Facilities Availability: A portion of StarMetro Route #2 runs west along Capital Circle between Shelfer Road and Crawfordville Highway. There are no sidewalks along this portion of Capital Circle except along both sides of a segment approximately 1,000 feet in length east of the intersection of Crawfordville Highway and Capital Circle that has been rebuilt to four travel lanes as part of the expansion of Crawfordville Highway.

This segment of Capital Circle has been identified by Blueprint 2000 for expansion to an urban principal arterial with six travel lanes, bike lanes, sidewalks, and a 10-foot meandering sidewalk or sidepath located on the southside and northside of the roadway. The project is currently in the design phase and is scheduled for completion in September 2007.

4. Schools: No impact due to existing sufficient capacity in schools serving this area.
5. 5-Year Capital Improvements Projects: Not Applicable. Improvements to this site (or alternate site) for Fairground development will be addressed through the county's annual operating budget.

F. VESTED / EXEMPT STATUS:

Not Applicable

G. CONCLUSION:

Based upon the above data and analysis, Planning Department staff concludes the following:

1. As the City of Tallahassee and Leon County continue to increase in population, there is an increasing need for affordable, stable housing, and for redevelopment of certain areas of the south side of the City. The proposal to move the existing Fairgrounds and to redevelop this site as a mixed-use development, including market-rate affordable housing, provides infill development, reduces urban

sprawl, and maximizes the efficiency of infrastructure within the Urban Services Area, all of which are consistent with the Tallahassee – Leon County Comprehensive Plan.

2. The environmental and other impacts of six-laning Capital Circle are significant, but the subject parcel is already impacted by its proximity to the urban area of Tallahassee, the lack of burning, and the physical isolation of the site by the existing utility easements. If a suitable, preferably larger area is found that can be traded to the USFS, a net environmental benefit will result. A site plan for the Fairgrounds will have to be permitted that addresses all existing land use and stormwater regulations, but, assuming that Capital Circle South will be expanded as per Blueprint 2000's stated schedule, there should be sufficient traffic, sewer, and other infrastructure capacity to locate a fairground development in this area.
3. The proposed future land category for the subject parcel is not at this time technically incompatible with its surrounding land uses. However, a change to GO would allow a broad range of uses, including community facilities, light and heavy infrastructure, and post-secondary institutions, some of which may be incompatible in the future with one or more existing adjacent land uses, or it may limit the redevelopment of this area following the expansion of Capital Circle South.
4. Changing the land use of the subject parcel is not necessary at this time to allow a community facility such as a regional fairground. A PUD would be allowable within the existing land use category that would allow all of the uses currently allowed at the existing Fairground. Conversion of the future land use category to GO would also drive up the appraised value of the property, and would present a significant level of uncertainty as to any allowed land uses.

On the basis of the data, analysis and conclusions, Planning Department staff recommends the Board withdraw the amendment.

Citizens

Comments

Citizen Comment
Amendment # 2007-1-M-006

1629 Hill 'n Dale, S.
Tallahassee, FL 32317
October 5, 2006

Tallahassee - Leon County Planning Dept.
City Hall
Tallahassee, FL 32304

Re: Amendment # 2007-1-M-006

We would like the following information to be considered in your deliberations regarding the above Amendment.

This is a bad thing to do because it appears to be contradictory. You are proposing a change to include this property in the "Urban Service Area," but retain its status in the "Urban Fringe." This will result in its being an attorney's love letter.

To say this parcel will be included in the "Urban Service Area" but not subject to being rezoned from "Urban Fringe" is presupposing there will be no attempt to have it rezoned as part of the "Urban Service Area." To assume this is ignoring the "nature of the beast."

If this parcel is subject to inclusion in the "Urban Service Area," you may rest assured it will shortly

Citizen Comment
Amendment # 2007-1-M-006

-2-

be developed as a part of same, or at least every attempt will be made by the property owner to do so. Since it will have been included as part of the "Urban Service Area." The Planning Dept. and the County Commission will be hard-pressed to deny it in court, which is where it will end up.

The sole purpose of the property owner's petition is to get this parcel into a more liberal classification, which will allow him to develop to a density of 7 to 10 homes per acre, thereby giving him absolutely maximum return on his property, to the detriment of the entire area.

I implore you to deny this request and retain this property in its current status. To do otherwise will be detrimental to traffic, schools, zoning and the neighborhood.

Thank you.

F. E. Govett
F. E. Govett
Ann H. Govett
Ann H. Govett

**Citizen Comment
Amendment # 2007-1-M-006**

The Florida Relay TDD Service Telephone is 1-800-365-8774.

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301**

Telephone: (850) 891-8600

Fax: (850) 891-8734

I/We as owner(s) of Lqt 4, Block G of the Hill N Dale ~~Kkkxxx~~ Estates

street address: 1629 HILL N Dale St. S. wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

PLEASE SEE ATTACHED

SIGNED: [Signature] [Signature]

900-W-2002 LNMENMWA

**Citizen Comment
Amendment # 2007-1-M-007**

Gregory, Jean

From: Mahoney, Mark [mahoney.mark@mail.dc.state.fl.us]
Sent: Monday, October 16, 2006 2:56 PM
To: Gregory, Jean
Cc: Sullivan@talgov.com; Mark Mahoney
Subject: Amendment #2007-M-007
Importance: High

8733 Palencia Ct.
Tallahassee, FL 32311-3413

October 16, 2006

ATT: Ms. Jean Gregory

Leon County Planning Department
301 South Monroe Street
Tallahassee, FL 32301

RE: Amendment #2007-M-007

I as owner of Parcel ID 320925 E0160 of the Bosque Augustine (neighborhood) with street address of 8733 Palencia Ct wish the following information be considered in relation to **Amendment #2007-M-007**:

As a long-time resident owner of my home in Bosque de Augustine, I want to express my adamant opposition to the ill-advised rezoning request from the present Urban Fringe designation to Suburban and Inclusion in the Urban Service Area (USA) for 233 acres.

The applicant has filed similar amendments in the past (2003-2-M-004, 2004-2-M-003 and 2005-I-M-009).

The Leon County Planning Department's staff analysis has all been consistent in recommending denial of these amendments for a number of well-founded reasons. I have outlined some of these in relation to the amendment site. Please consult the staff analysis for specific details.

- Requested zoning district would allow for a higher density type of development on the outer edge of the USA and not close to any urban amenities such as shopping or employment centers;
- Potential destruction of the wetlands or native forest
- A significant amount of environmental features and a large part of the site is not

Citizen Comment
Amendment # 2007-1-M-007

developable under current environmental regulations

- An increase in school age population within the Fairview Middle School zone, and the school is already over capacity
- Potential for increasing the amount of traffic on our protected canopy road; with an expected transit demand at a time when no transit service is planned or funded in this area (six miles from the nearest transit routes)
- Increasing traffic and speed could have tragic consequences to those who walk with their dogs and children and to those who bike along this canopy road or walk through our neighborhood

The proposed rezoning is adjacent to all of the homes (properties) residing on Calle de Santos Road and two of the eight homes (properties) on Palencia Court. Calle de Santos Road's only outlet is on to Old St. Augustine Road or via Caplock Road to Louviana Drive.

Additionally, portions of the land adjacent to the proposed rezoning request area (233 acres) is flooded and/or prone to flooding. There is also no other outlet/entrance for this proposed area other than our protected canopy road {Old St. Augustine Road}. It really makes little sense to alter this designated Urban Fringe area and invite potentially disastrous results.

As noted in the Urban Fringe description (Leon County): "...*Designed to discourage sprawl and promote growth management by not allowing higher densities or intensities of land on the periphery of the USA...*"

Your attention to this matter is much appreciated. Please feel free to call me at (Home): (850) 656-8777 or (Work): 410-1398. Thank you.

Sincerely,

Mark A. Mahoney, Ph.D., R.D.
Research & Training Specialist

Citizen Comment
Amendment # 2007-1-M-007

Sullivan, Sherri

From: Perrine, Beth on behalf of Manning, Roxanne
Sent: Tuesday, October 17, 2006 8:28 AM
To: Sullivan, Sherri
Subject: FW: Charles Fowinkle RE: Amendment # 2007-1-M-007

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

From: Whitaker, Angela G On Behalf Of Gillum, Andrew
Sent: Monday, October 16, 2006 3:30 PM
To: 'Fowinkle, Charles E'
Cc: Tedder, Wayne; Manning, Roxanne
Subject: Charles Fowinkle RE: Amendment # 2007-1-M-007

This is to acknowledge receipt of your e-mail and that it will be presented to Commissioner Gillum and appropriate staff for consideration. Thank you for expressing your concerns in this regard.

Respectfully,

Angela G. Whitaker
Aide to City Commissioner Andrew D. Gillum
300 S. Adams Street
Tallahassee, FL 32301
850-891-8181
850-891-8542 (fax)

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

From: Fowinkle, Charles E [mailto:Charles.Fowinkle@hatchmott.com]
Sent: Monday, October 16, 2006 2:06 PM
To: Gillum, Andrew
Subject: Amendment # 2007-1-M-007

Dear Sir,

My name is Charles Fowinkle and I live at 3987 Camino Real, Tallahassee Florida 32311 with my wife and our 8-month-old daughter. We purchased our home almost two years ago and have fallen in love with our neighborhood. We enjoy the fact that the homes are not on top of each other and that many of the lots remain wooded. We also like the fact that there is very little traffic on the streets. We can walk the streets, pushing our daughter in her stroller, with out large amounts of traffic to worry about. We are opposed to this Comprehensive Plan Amendment for the following reasons.

Nowhere in our community area is there any housing density at that level. Why allow it now and why allow it to have access thru a neighborhood with a lower density level and a neighborhood that has no sidewalks. The idea of allowing high-density development having to travel thru a low-density neighborhood seems opposite to me. This will allow increased traffic, making our quiet neighborhood street a thoroughfare changing the safety and feel of our neighborhood. If the developer wants to develop the adjoining property let them develop it with the same density as Bosque de Augustine, which they want access through. If there is a need for a high-density development in the area to

Amendment # 2007-1-M-007

meet future growth demands let the developers find a suitable parcel that does not require access through a lower density neighborhood.

The part of the requested site that is in the Urban Service area is primarily wetlands adjacent to Old St. Augustine Road, which are unusable. The majority of the developable area for the proposed land use change is out side of the Urban Service Area and the developer is using its proximity in the request. If the usable area south of our neighborhood is included into the Urban Service Area does that mean that our neighborhood will also be included, and if so, will sanitary sewer service be provided to both neighborhoods.

I am also worried about how this will affect Old St. Augustine Road and the flooding of the adjacent wetlands. Will Old St. Augustine be widened to better handle the increased traffic and is the developer going to be required to keep the developments runoff from flooding our neighborhood.

Please do not allow this requested change from Urban Fringe to Suburban/Urban Fringe and inclusion in the Urban Service Area.

Charles E. Fowinkle

Charles E. Fowinkle, Senior Designer
Infrastructure & Environment Group
Hatch Mott MacDonald Florida, Inc.

 3800 Esplanade Way, Suite 150, Tallahassee, Florida 32311

 U (850) 222-0334 Fax: U (850) 561-0205

 charles.fowinkle@hatchmott.com www.hatchmott.com

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301

Telephone: (850) 891-8600

Fax: (850) 891-8734

We as owner(s) of Lot TRACT 7, Block _____ of the Hidden Creek
Amendment # 2007-1-M-007
street address: 9031 Hidden Creek Lane wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

I own 10 Acres adjacent to the 233 Acres asking for
this Amendment change, I am very concerned about the
storm water that sheds off of that parcel, my property
and the three other 10 acre parcels south of my parcel
are low lying parcels we are already somewhat of
a holding pond as well as an outlet through Hidden
Creek that flows across and down my south property
line and keeps going into the St Marks river
upper corridor. I am afraid if they are allowed
to overbuild this will turn my property and the
other three ten acre parcels into a giant holding
pond. Already in times of heavy rain all the
small culverts under hidden creek lane road can
barely take the amount of water traveling through
them. I know that overbuilding on that parcel
will cause flooding to the east like other areas
of the county flood now please don't let that
happen. Further to the east other parcels along
hidden creek were built before the county started
putting proper elevations to septic systems and
first floor elevations to houses. please consider
these things before letting a developer build 20
Dwelling units per ACRK on that property.
Thank you

Citizen Comment
Amendment # 2007-1-M-007

Amendment # 2007-1-M-007

I/We as owner(s) of Lot _____, Block _____ of the Bosque De Augustine
(subdivision)
street address: 3921 Calle De Santos wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

Please do not recommend a change to the
Comp. Plan regarding Amendment 2007-M-007.
This rural area bordered by a canopy road (Old St.
Augustine) can not take the increased traffic

SIGNED: Brenda DeValentine,
Joel DeValentine

Amendment # 2007-1-M-007

I/We as owner(s) of Lot 2, Block E of the BOSQUE DE AUGUSTINE
(subdivision)
street address: 3925 CALLE DE SANTOS wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

OUR BEAUTIFUL AND NARROW OLD ST. AUGUSTINE RD SIMPLY CANNOT
ACCOMMODATE THE ESTIMATED 8-10 TRIPS PER HOUSEHOLD PER DAY THAT
THE ADDITIONAL APPROXIMATELY 120 DWELLINGS PER THAT 100 ACRE
TRACT WOULD GENERATE WITH THE PROPOSED LAND USE CHANGE.

SIGNED: Paul F. Brown / Hunt Green

**Citizen Comment
Amendment # 2007-1-M-007**

Sullivan, Sherri

From: Perrine, Beth on behalf of Manning, Roxanne
Sent: Tuesday, October 17, 2006 8:28 AM
To: Sullivan, Sherri
Subject: FW: Charis Wichers FW: Comprehensive Planning Division - Amendment# 2007-1-M-007

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

From: Gillum, Andrew
Sent: Monday, October 16, 2006 1:36 PM
To: Tedder, Wayne
Cc: Manning, Roxanne
Subject: Charis Wichers FW: Comprehensive Planning Division - Amendment# 2007-1-M-007

FYI

Angie

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

From: Charis Wichers [mailto:chariswichers@gmail.com]
Sent: Thursday, October 12, 2006 10:33 PM
To: proctorb@leoncountyfl.gov; saulsj@leoncountyfl.gov; winchesterd@leoncountyfl.gov; Grippa, Tony; rackleffhsd@earthlink.net; cliff@leoncountyfl.gov; DePuy, Ed; Williams, Alan; Mustian, Mark; Gillum, Andrew; Katz, Allan; Lightsey, Deborah A
Subject: Comprehensive Planning Division - Amendment# 2007-1-M-007

We, as co-owners of lot 17 block A of the Bosque de Augustine, street address: 3960 Camino Real wish the Local Planning Agency and the City/County Commissioners to DENY the above referenced request to rezone.

The area to be amended is mostly wetlands and native forest. Altering this area could negatively impact flooding in the adjoining neighborhoods. In addition, Old St Augustine Rd is an unmarked canopy road. The type of paving on the road between Louvinia and WW Kelly is such that it cannot handle any significant increase in traffic, residential or construction, without further damage. Also, there is no housing density in our area of the type proposed by the above mentioned amendment, so this would have the potential to change the character of the surrounding neighborhood.

Again, we are requesting that Amendment# 2007-1-M-007 be denied.

Thank you,
Louis & Charis A.I. Wichers
850-556-2448

Citizen Comment

Amendment # 2007-1-M-007

Amendment # 2007-1-M-007
I/We as owner(s) of Lot _____, Block _____ of the Bosque De Augustine / Augustine Forest
(subdivision)
street address: 3954 Calle De Santos wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

We disagree with the proposed Amendment # 2007-1-M-007
and strongly discourage you from allowing the owner of this
property to contribute to this negative endeavor. It
would be a mistake to our neighborhood as a community as well as a safe place to
live.

SIGNED:

Chris Christensen / [Signature]

Amendment # 2007-1-M-007
I/We as owner(s) of Lot 1, Block A of the Bosque de Augustine
(subdivision)
street address: 3926 Calle de Santos wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

We oppose this amendment. ^{at} St. Augustine Rd cannot
handle additional traffic w/o significant
damage or danger. There is already too much
traffic w/cars traveling at high speeds on this
road.

SIGNED:

Caroline B. Womack and
John C. Womack

**Citizen Comment
Amendment # 2007-1-M-007**

Sullivan, Sherri

From: Tedder, Wayne
Sent: Monday, October 16, 2006 2:13 PM
To: Planning - Comprehensive Planning
Subject: FW: Charis Wichers FW: Comprehensive Planning Division - Amendment# 2007-1-M-007

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

From: Gillum, Andrew
Sent: Monday, October 16, 2006 1:36 PM
To: Tedder, Wayne
Cc: Manning, Roxanne
Subject: Charis Wichers FW: Comprehensive Planning Division - Amendment# 2007-1-M-007

FYI

Angie

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

From: Charis Wichers [mailto:chariswichers@gmail.com]
Sent: Thursday, October 12, 2006 10:33 PM
To: proctorb@leoncountyfl.gov; saulsj@leoncountyfl.gov; winchesterd@leoncountyfl.gov; Grippa, Tony; rackleffhsd@earthlink.net; cliff@leoncountyfl.gov; DePuy, Ed; Williams, Alan; Mustian, Mark; Gillum, Andrew; Katz, Allan; Lightsey, Deborah A
Subject: Comprehensive Planning Division - Amendment# 2007-1-M-007

We, as co-owners of lot 17 block A of the Bosque de Augustine, street address: 3960 Camino Real wish the Local Planning Agency and the City/County Commissioners to DENY the above referenced request to rezone.

The area to be amended is mostly wetlands and native forest. Altering this area could negatively impact flooding in the adjoining neighborhoods. In addition, Old St Augustine Rd is an unmarked canopy road. The type of paving on the road between Louvinia and WW Kelly is such that it cannot handle any significant increase in traffic, residential or construction, without further damage. Also, there is no housing density in our area of the type proposed by the above mentioned amendment, so this would have the potential to change the character of the surrounding neighborhood.

Again, we are requesting that Amendment# 2007-1-M-007 be denied.

Thank you,
Louis & Charis A.I. Wichers
850-556-2448

Citizen Comment
Amendment # 2007-1-M-007

Amendment # 2007-1-M-007

I/We as owner(s) of Lot _____, Block _____ of the Bosque de Augustine
(subdivision)
street address: 8724 Salamanca Ct wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

The increase in traffic alone on Old St. Augustine. A "protected"
canopy road should be sufficient in killing this request.

Commercial development on this parcel - Are we serious! How many
times must we be subject to this land owner's ridiculous proposals?

Send him a "clear and
precise" message.
cease and desist.

SIGNED: Randy Crow

Amendment # 2007-1-M-007

I/We as owner(s) of Lot _____, Block _____ of the BOIS DE ST. AUGUSTINE
(subdivision)
street address: 3960 CAMINO NEAL wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

1. DESTROY THE PEACEFUL NATURE OF THE
NEIGH BOOR HOOD

2. DESTROY WETLANDS WHICH CONTROL FLOODING &
FILTER WATER, NO MAN MADE WETLAND HAS EVER
DOONE AS GOOD IT / JOBS AS THE ORIGINAL

SIGNED: Louis Wichter LOUIS WICTHER

Citizen Comment
Amendment # 2007-1-M-007

Amendment # 2007-1-M-007
I/We as owner(s) of Lot 20, Block A of the Bosque De Augustine
(subdivision)
street address 3912 Camino Real wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

I wonder if any of you have seen the property in question?
Wetlands exist on either side of St. Augustine road. The
impact on this neighborhood will be appalling. Please.
reject the request for amendment change for the greater good
of the community.

SIGNED: _____

Juan M. Johnson
Jeni G. Lesker

Amendment # 2007-1-M-007

I/We as owner(s) of Lot _____, Block _____ of the _____
(subdivision)
street address: 9369 Old St. Augustine Rd. wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

9369 Old St. Augustine Road
Increase in traffic -
environmental features -

SIGNED: _____

Leta and Joe Segary

Citizen Comment
Amendment # 2007-1-M-007

I/We as owner(s) of Lot _____, Block _____ of the Bois de Augustine
(subdivision)
street address: 3945 Calle de Santa wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

One evening last week, we sat and
watched 14 deer, 3 armadillos, and
various birds & squirrels in our yard.
And imagine what the yard will look like
if this amendment passes.

SIGNED: Dorothy Jean Stimel

Citizen Comment
Amendment # 2007-1-M-007

We as owner(s) of Lot 320925, Block E 0160 of the Bosque de Augustine
(subdivision)
street address: 8733 Palencia Ct wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

Please deny applicant's request for change from Urban Fringe to Suburban with Inclusion inside the Urban Service Area boundary. Applicant has filed similar amendments in past (2003-2-M-004, 2004-2-M-003, 2005-I-M-009). Planning Staff analysis has all been consistent in recommending denial of these amendments for a number of well-founded reasons. Thank you.

SIGNED: _____

Yanis A. Zahopa

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-007**

From: Tedder, Wayne
Sent: Monday, November 06, 2006 9:02 AM
To: Planning - Comprehensive Planning
Subject: FW: A Citizen Inquiry from Talgov.com - Amendment #2007-M-007

for the file.

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

From: Williams, Alan
Sent: Friday, November 03, 2006 6:34 PM
To: Tedder, Wayne
Subject: FW: A Citizen Inquiry from Talgov.com - Amendment #2007-M-007

fyi.

Alan B. Williams <i>Aide to the Mayor</i> willlaal@talgov.com	CITY OF TALLAHASSEE - ALL AMERICA CITY Office of the Mayor - City of Tallahassee 300 S. Adams Street Tallahassee, FL 32301 tel: (850) 891-2000 fax: (850) 891-8542
--	---

Want a signature like this?

From: mmahoney291@earthlink.net
8733 Palencia Ct. Tallahassee, FL 32311-3413

Mayor John Marks

City Commsission

300 South Adams Street

Tallahassee, FL 32301

RE: Amendment #2007-M-007

Dear Mayor Marks:

I as owner of Parcel ID 320925 E0160 of the Bosque Augustine (neighborhood) with street address of 8733 Palencia Ct wish the following information be considered in relation to Amendment #2007-M-007:

As a long-time resident owner of my home in Bosque de Augustine, I want to express my adamant opposition to the ill-advised rezoning request from the present Urban Fringe designation to Suburban and Inclusion in the Urban Service Area (USA) for 233 acres.

The applicant has filed similar amendments in the past (2003-2-M-004, 2004-2-M-003 and 2005-I-M-009).

The Leon County Planning Department's staff analysis has all been consistent in recommending denial of these amendments for a number of well-founded reasons. I have outlined some of these in relation to the amendment site. Please consult the staff analysis for specific details.

Requested zoning district would allow for a higher density type of development on the outer edge of the USA and not close to any urban amenities such as shopping or employment centers;

Potential destruction of the wetlands or native forest

A significant amount of environmental features and a large part of the site is not developable under current environmental regulations

An increase in school age population within the Fairview Middle School zone, and the school is already over capacity

Potential for increasing the amount of traffic on our protected canopy road; with an expected transit demand at a time when no transit service is planned or funded in this area (six miles from the nearest transit routes)

Increasing traffic and speed could have tragic consequences to those who walk with their dogs and children and to those who bike along this canopy road or walk through our neighborhood

The proposed rezoning is adjacent to all of the homes (properties) residing on Calle de Santos Road and two of the eight homes (properties) on Palencia Court. Calle de Santos Road's only outlet is on to Old St. Augustine Road or via Caplock Road to Louviana Drive.

Additionally, portions of the land adjacent to the proposed rezoning request area (233 acres) is flooded and/or prone to flooding. There is also no other outlet/entrance for this proposed area other than our protected canopy road {Old St. Augustine Road}. It really makes little sense to alter this designated Urban Fringe area and invite potentially disastrous results.

As noted in the Urban Fringe description (Leon County): "...Designed to discourage sprawl and promote growth management by not allowing higher densities or intensities of land on the periphery of the USA..."

Your attention to this matter is much appreciated. Please feel free to call me at (H): (850) 656-8777 or (W): 410-1398. Thank you. Sincerely,

Mark A. Mahoney, Ph.D., R.D.

Sent from this page: <http://www.talgov.com/commission/commissioners/marks.cfm>

**Citizen Comment
Amendment #2007-1-M-007**

November 13, 2006

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301

RECEIVED
06 NOV 16 AM 8:47
TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

To whom it may concern:

My name is Ronald M. Whichel. I live at 4534 Louvinia Ct. Tallahassee, Florida on lot 1 of what is known as the Green Acres subdivision. I recently received a notice from your department, of a proposed amendment to the comprehensive land use plan. The proposed amendment concerns a large acreage tract(233.15 Acres)that adjoins my five acres of property. I purchased my five acres in 1970 long before the comprehensive land use plan was adopted. At that time there were no zoning restrictions that would restrict how I might want to split up my five acres. After adoption of the comprehensive land use plan, I was told by the county that I could not split my five acres into two 2.5 acre plots since the new plan required three acres per dwelling unit. This seriously affected my plans for retirement since when buying my 5 acres I planned on having the option of selling off half of my five acres to help with my retirement. My house still sits on a five-acre parcel and we now enjoy the very rural and agricultural characteristics of the land around us. The land you are considering rezoning adjoins the back of my property and to the best of my knowledge, still belongs to Johnny Petrandis Jr.

Rezoning this large parcel from Urban Fringe to Suburban and Inclusion in the Urban Service Area would allow dwelling unit densities of up to 20 DU's per acre. That kind of density means rental apartment buildings, condominiums etc., and is completely inconsistent with any land use in the surrounding area. The proposed changes would also allow commercial, office, community services, passive and active recreation, light industrial and light infrastructure. rEven the subdivision immediately west of the tract has about one house per acre. Those are very nice homes and I know that property owners in that community are deeply opposed to the proposed rezoning. I am quite sure from my conversations with some in that community that you will also be hearing from them.

I am a Licensed Professional Civil Engineer with considerable experience in land use and transportation planning as well as highway design with the Florida Department of Transportation. I retired from FDOT with 30 years of service. I can tell you that the type of rezoning you are considering is entirely inconsistent with existing land uses in the area and the proposed type of zoning(Suburban) should only be considered in areas much, much closer to Tallahassee where services and infrastructure are available. The use of taxpayer dollars to provide urban services to this area would be an unnecessary and irresponsible expenditure of public funds. Approval of this rezoning request would be entirely inconsistent with the county's desire to slow/stop urban sprawl. Existing infrastructure and available services will not support the proposed high-density land use. An example would be the transportation system. One proposed access point would, I am quite sure, be that point where the property adjoins Old St. Augustine Rd. I am quite sure that you are aware that Old St Augustine Rd. is a designated

Canopy Rd. As such it has substandard lane widths and does not meet Safety Clear Zone requirements because of the proximity of large trees (that can not be cut) to the edge of the pavement. Adding the high volume of traffic that would result from such a development would be a disaster. The only remaining possible access location that The current owner is likely to want is the current primary access to the property in question. That would be Woodstone Rd., a dirt road, which currently intersects with Louvinia Dr. about halfway between Old St. Augustine Rd and Louvinia Ct. A high volume intersection at that location would be within an existing crest vertical curve on Louvinia Dr. and would offer a sight distance restriction of the intersection when approaching the intersection from the north. This would cause serious safety concerns at such a high volume intersection. I would also like to point out that all existing dwelling units on Woodstone Rd. are nice big homes on five-acre tracts, which are consistent with the other land use in the area. People in this part of the county purchased their property and built their homes knowing that they were protected from just this kind of development because of the adopted comprehensive land use plan. The current owner bought this property long after the comp plan was adopted. The price he paid was based on the properties allowable land use. If he wants to develop any of his land he should have to develop it in a manner consistent with the existing Comprehensive Land Use Plan. I know for a fact that the previous owner of that property wanted to develop it but, as he told me, it was not economically feasible to do so based on the 3 acres per DU required by the Comp plan. Does it sound fair to approve this zoning change, allowing 20 dwelling units per acre, and not allow adjoining property owners to do the same thing or even split their five acre lots into 2.5 acre lots? Believe me , approving this rezoning request will be "opening Pandora's Box" and the beginning of the end of the rural and agricultural characteristics of the land in our area.

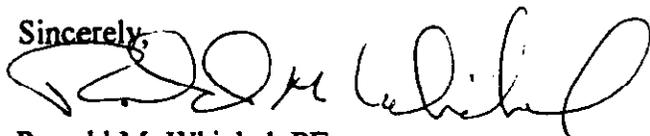
I would also like to add that the land in question is some of the prettiest forest in Leon County. It is made up of Many acres of Upland old growth hardwood forest as well as many wetland areas. Looking at this proposal from an environmental viewpoint, the proposed zoning changes and resultant development would, I am sure, offer many major environmental concerns. If the property in question has to be developed it should be developed in a manner consistent with the existing comp plan so as to not require such things as sewage treatment plants, water treatment plants parking lots etc. with their potential for environmental problems.

The proposed rezoning would also permit commercial, office, light industrial, light infrastructure, community services, as well as passive and active recreational uses. All of these are entirely inconsistent with the character of surrounding property for many miles in any direction except for right on U.S 27.

At a time when the future is looking good for residents and tax payers in this area (with the new Southwood development and the phasing out of the County landfill) it would make very little sense to approve the requested rezoning of this property. The rezoning of this property would adversely affect property values of all property in our part of the county. I am not just talking about property that adjoins the property in question but all property in that general area of the county. This would have an adverse effect on the Counties tax base. As a result I know there will be very strong resistance to the proposal. I for one will offer any personal or professional advice and assistance necessary to help defeat this proposed rezoning. I can't imagine that your Department and Division will support the proposed amendment but I wanted you to know that

the commission's denial of the proposed amendment would be received very well by taxpayers in the part of the county in question.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. M. Whichel', written in a cursive style.

Ronald M. Whichel, PE

CAPITAL INN

9556 Apalachee Parkway
Tallahassee, Florida 32311
(850) 656-6663

Leon County Planning Dept.
City Hall
Adams Street
Tallahassee, Florida 32399

Tuesday, October 17, 2006

Re: Supplementary Information for Application of Rezoning of Property Parcel I.D. #
3203204510000

Dear Sir or Madame:

We are writing to supply you with some supplementary information regarding our application for the rezoning of the above-mentioned property. The summary information in the staff recommendation has several errors or inaccurate information. We hope the following information can help clarify it a little better.

First, the property is mainly within the Urban Service Area (USA) zoning. Early on, there is a question between the Tallahassee City and Talquin Electric Co-op about who should supply the above-mentioned property in terms of water and sewer service. After being kicked around a few turns, we are finally able to secure a quote from the Talquin. Based on what we heard from Ms. Lisa DiBortolomeo of Talquin Co-op, they shall be able to supply us with water and sewage service if we are able to pay for the cost to have them installed for us. She said that it would take the about 10 days to get the cost estimate for us.

Second, there is an existing hotel/motel business on this property. The number of units is not 9 units as indicated in the summary. We have a total of 18 to 20 units available for doing business. We have started the process for getting the DBPR to update the information on our licensure.

Third, the adjacent property next to the Talquin Power Transfer Station is an existing Chevron Gas Station. I have talked with the property owner Mr. Sam Patel, who is interested in joining our petition to have the zoning changed to commercial in order to reflect the characteristics of the current business use.

We hope you will support the small businesses in our community and assist us in our effort to provide support and services to the local communities. Thank you for your positive support and approval of our application.

Yours truly,

Junwei Lu, and

Yuelian Shen
Leon County Residents
9556 Apalachee Parkway
Tallahassee, Florida 32311
(850) 510-5132

**Citizen Comment
Amendment # 2007-1-M-009**

To Whom It May Concern:

8/3/06

I own the property at 4918 Poinsetta Avenue, which is on the corner facing Capital Circle SW. Tax ID # 412330 D0231

I support a land use map change to suburban and a rezoning category away from residential as requested by Raymond & Margaret Faircloth for their property located across the street from mine.

Sincerely,



Michael Wood
9823 Hawk Ridge
Tall., FL 32312

**Citizen Comment
Amendment # 2007-1-M-009**

Frank Gomez

4601 Barclay Lane, Tallahassee, FL 32309

850.893.9221

TALLAHASSEE-LEON COUNTY
PLANNING DEPARTMENT

06 NOV - 8 AM 11:45

RECEIVED

November 2, 2006

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, FL 32301

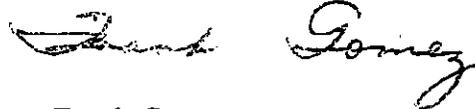
RE: Amendment #2007-1-M-009

I, as owner of Lots 16, 18, 19, 20, 21, 22, 23, 24, 25, Block C of Capital City Estates, street address: 4949 Capital Circle, and 4906 Center Drive, wish the following information to be considered by the Local Planning Agency and the City/County Commissions.

I agree with the proposed rezoning stated in Amendment #2007-1-M-009.

Due to the widening of Capital Circle, the increased rate of growth to the south of the city, and the area's proximity to major traffic arteries, the area would benefit most by the rezoning of all property bordering the highway to commercial use, or at least a zoning designation that allows for increased density and commercial uses.

Sincerely,



Frank Gomez

**Citizen Comment
Amendment # 2007-1-M-010**

October 15, 2006

Board of County Commissioners, Leon County
City Commission, City of Tallahassee
Local Planning Agency

Re: Amendment # 2007-1-M-010

To Whom It May Concern:

We have been residents on Owls Nest Road for 16 years. Our property is within 100 yards of the proposed property change amendment (# 2007-1-M-010). We chose this neighborhood for its seclusion, privacy, and rural character. We love our unpaved roads for walking our dogs, running, and lack of traffic. Our children ride their bikes in the neighborhood free of fear from cars and traffic. The beautiful trees are a buffer to noise and congestion that continues to increase daily from Thomasville Road, Wal-Mart, Chili's, and other commercial development on Thomasville Road.

After reviewing the proposed changes to the property noted above from residential preservation to mixed use, we respectfully request that this change be reconsidered. We have watched other neighborhoods fight and lose to developers in Bradfordville and our community change from country living to urban sprawl. It is our hope that our voices are heard and opinions considered before this proposed change is made.

The above mentioned tract of land is similar to our cherished Maclay Gardens State Park. All those involved in the decision to alter the character of this property should walk it before condemning it to mixed use development. There are 60-year old camellias, sago palms, dogwoods, and fig trees. Former owners spent years making it one of the finest gardens in Tallahassee. There are 10 acres of garden-like land for the developer to build on. It is surrounded on three sides by 30-year-old homes on one- to five-acre lots. We all will feel the impact of the loss of trees and greatly increased noise, traffic, and congestion.

Please consider denying the request for a change in zoning. Please preserve this portion of residential property for current and future Northwoods families.

Sincerely,

Sarah Docter-Williams
Cristopher Williams

Sarah Docter-Williams and Dr. Christopher Williams
5742 Owls Nest Road
Tallahassee, FL 32309

**Citizen Comment
Amendment # 2007-1-M-010**

Jane Hunter Shaeffer

Attorney at Law

2600 Banyan Bay Drive

Tallahassee, Florida 32308

850-893-8528

Fax 850-893-8791

HOME TEL:

850.893.5222

FAX: 850.893.8791

TO: JEAN GREGORY

Tel: 850-891-8600 Fax: 850-891-8734

FROM: Jane Hunter Shaeffer, Esq.

DATE: OCT 11, 2006 TIME: 11:30 AM

THIS IS PAGE ONE OF 2

MESSAGE:

*Thank you for your assistance
in getting this to the
appropriate individuals*
JHS

**Citizen Comment
Amendment # 2007-1-M-010**

October 11, 2006

We the undersigned, Ronald and Jane Shaeffer, owners of the unimproved lot on Kimmer Rowe (Parcel ID #14-22-08-000-034-1) wish to go on public record as being opposed to the application (Amendment # 2007-1-M-010) by Robert Parrish to change the zoning from "residential preservation" to "mixed use A."

We are planning to build our new home on the lot very soon. The reason we purchased this particular lot earlier this year is because of the character of the neighborhood provided by the current required 1/2-acre residential use. We feel that there is adequate commercial and office land use provided by the nearby sites at the Bradfordville and Kerry Forest Parkway intersections with Thomasville Road and along most of the west side of Thomasville Road in this area. We are very opposed to the proposed extension of Chancellorsville Drive to the east of Thomasville Road because this will, in all likelihood, result in a link to Kimmer Rowe to the north, which will logically create greatly increased traffic in front of our future home.

We urge the LPA and the City and County Commissions to follow the recommendation of the Tallahassee Leon County Planning Department staff and reject this application.

Jane H. Shaeffer



Ronald Shaeffer



If you have a disability requi
please call the Tallahassee-Leon County Pl
(48) hours prior to the hearing (exclu
The Planning Department Tele
The Florida Relay TDD Service Te

**Citizen Comment
Amendment # 2007-1-M-010**

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-8600 Fax: (850) 891-8734**

I/We as owner(s) of Lot A1, Block 02 of the Golden Eagle ^(subdivision) **Amendment # 2007-1-M-010**
street address: 9610 Deer Valley Dr. wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

A proposed development of 9 townhouses
on a 1 acre parcel of land would
be a serious detriment to a
neighborhood like Golden Eagle

SIGNED: Alfred Mayer

Citizen Comment
Amendment # 2007-1-M-010

3750 Kimmer Rowe Drive
Tallahassee FL 32309
October 16, 2006

TO: PLANNING COMMISSIONERS
COUNTY COMMISSIONERS
CITY COMMISSIONERS

RE: MAP AMENDMENT #: 2007-1-M-010

Dear Commissioners,

I am writing to ask you to **vote against** this request -- for a zoning change allowing offices on the east side of Thomasville Road -- because it would impose commercial property where it was previously prohibited and encroach upon a relatively unspoiled neighborhood. Please agree with your staff that this project is undesirable.

Needless to say, if this is approved, commercial development is likely sooner or later all along this side of Thomasville Road. Unfortunately, government permission for particular uses is practically always granted if they are next door to those uses already.

The story of the Bradfordville area, as you know, is a list of broken promises by our public officials, who so far have done little to prevent Thomasville Road from turning into another Apalachee Parkway.

This time at least, please treat this residential area in the same way as Thomasville Road south of I-10, which has been protected from commercial sprawl. Like that area, we need **noise-barrier walls and median landscaping**, not the burden of further loud, ugly and poorly planned development.

Please also bestir yourselves to finally provide public facilities here of the kind that make neighborhoods like Myers Park and Lafayette Park desirable. The county has let one opportunity after another to obtain land for **an active park in Bradfordville** to slip through its fingers.

Falling house prices now make suitable parcels cheaper. Here is your chance. It's a pity to see neighbors gathering to chat in the wretched surroundings of Publix or Wal-Mart because there is no decent public amenity nearby.

Why is this area -- which was supposedly going to get special protection under our comprehensive plan -- again getting worse treatment than the rest of town? Please do not let us down again.

Sincerely yours,

s/Allison Finn
893-0095

Citizen Comment
Amendment # 2007-1-M-010

Jim and Glenna Healy
3622 Ocleon Drive
Tallahassee, Florida 32312
850-894-2198

October 17, 2006

Tallahassee-Leon County Planning Department
Attn: Comprehensive Planning Division
4th Floor, City Hall
300 S. Adams Street
Tallahassee, Florida 32301 FAX; 891-8734

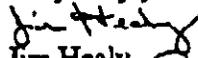
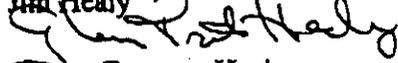
To Whom It May Concern:

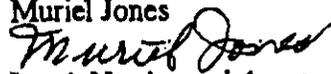
As residents of Ocleon Drive we strongly oppose the proposal to redesignate the parcel of land on the corner of Thomasville Road and Kimmer Rowe from residential/preservation to Mixed use A and Office-residential-3.

In all good faith we all bought our homes in residentially zoned areas for the safety and comfort of our families. We have experienced expected growth with the added displeasure of commercial development all around us. The resulting loitering, thefts, traffic congestion, accidents, speeding, noise, trash and empty stores have cost our neighborhood dearly. Please do not turn our neighborhood into a Tennessee or Monroe Street.

Trusting that you see the need to keep the fading charm of Tallahassee we implore you to stop this pending area deterioration and keep this area residential.

Very truly yours,


Jim Healy

Glenna Trauerts Healy

Muriel Jones

Lot 4 Northwood Acres

3622 Ocleon Drive
Tallahassee, Florida 32312
850-894-2198

**Citizen Comment
Amendment # 2007-1-M-011**

**Seminole Manor Neighborhood Association
Response/Rebuttal To Application for Amendment #11 – David & Anne Marsh
October 17, 2006**



Seminole Manor Neighborhood Watch Block Party 2006

**Citizen Comment
Amendment # 2007-1-M-011**

To the Honorable Members of the Planning Commission:

I am the Neighborhood Association President for Seminole Manor. I would like to give you a little background on where our neighborhood has come, and where it is about to go if the amendment is approved.

I've been a landlord for 10 years and I know several dozen landlords in Tallahassee. David and Anne are among the best landlords that I know of. Their property is clean, well kept, David is there on a regular basis and as a contractor, is experienced in fixing things the right way. From a neighbor perspective, there has never been any problem with their tenants or property. So what I am to say is not personal towards the applicant, but factual because when they sell their property and experience their financial windfall to take back to where they live in Crawfordville, which is in fact what they intend to do, any control they had (and any input the neighborhood has as well) is no more.

I happened into the Property Management hobby by accident and necessity. About 10 years ago I lived down the street from a landlord who did not have the neighborhood's interest in mind because they rented to drug dealers. As a life long resident growing up in this neighborhood, this disturbed me. I called the police, the Vice Squad issued a warrant, completed a drug bust, and the drug dealer bailed out and went right back to dealing at the same house. I contacted the owner to determine if he would agree to sell the property. He did, and I bought it, evicted the dealer, and the problem went elsewhere until his trial. Through the help of several neighborhood friendly investors, pointing me in the right direction, we continued to buy property that was in violation of code and amassed tens of thousands of dollars in fines, and were dangerous to the neighborhood. We fixed the 'broken window', and turned them into decent, affordable housing, without the City's help. This is not a neighborhood before you to oppose the application simply to oppose it. Tonight there are people here before you because *now*, we need the City's help to keep from reverting back and to ensure that our work continues.

During the Public Workshop for Applicants/Residents on October 9th, we discussed this application in depth and even agreed on some specifics. It was a productive meeting. I composed some minutes from the meeting on Tuesday, October 10, and sent them to Steve Hodges and Anne Marsh. They both responded with some minor changes that day, which I agreed to cut my comments out to include theirs instead. I accepted everything they wrote as a response. To say I was disheartened by Steve and Anne's e-mails to me on Wednesday Oct 11, 2006, stating that they would not be able to comment on my notes taken as minutes during our meeting Monday for clarification of this application, would be an understatement. It appeared that I tossed the gauntlet of trust and truth before the feet of the Comp Plan Amendment process was spat on in return.

As Steve said, "After reading your document thoroughly again, I came to the realization that this is your document only, and does not and cannot in any way represent the position nor the affirmation of the City of Tallahassee or the Planning Department". What? Did we not sit together and have a discussion a week ago in this same chamber?

Why will they not acknowledge that discussion? Why would he say this if he actually believed this application had merit beyond reproach? To not even attempt to confirm or even deny what was said during a meeting attended by 6 people, seems disingenuous. How can we work towards bridging the gap of trust?

I've worked with Steve Hodges on other issues in the past, and this did not sound like Steve talking from an un-pressured perspective. For a Planner, employed by the citizens, to take an attorneys stance so early in the process in conjunction with, and in favor of the applicant, seemed wrong. Was that where the Planning Department wanted to take this issue on Wednesday, practically asking for a legal stance from the neighborhood? By the way, who said anything about a legal challenge through an administrative hearing? The Planning Department did. *It leads a logical person to ask, have they received legal pressure?* Has the applicant indicated a legal challenge is ahead? Has the City indicated a legal challenge may be ahead? If so, is that clouding their judgment and review of this comp plan amendment? If so, perhaps the recommendation should be looked at in that context? After all, they know something was said during our meetings, but they still refused to *ACKNOWLEDGE OR DENY* what was said. As such, I ask that you give deference to our rebuttal and our Neighborhood Plan over the Planning Department's analysis.

When the analysis references the Lake Bradford Sector plan, you should know that there is no mention in the analysis that "neighborhood protection" was a reoccurring theme during those meetings – absolutely no where. Did anyone in the Planning Department even read the Neighborhood Plan supplied to the Planning Department or consider it when formulating their recommendation? The analysis indicated, they did not:
http://seminolemanor.homestead.com/files/final_report.doc

You see, a couple of years ago the Seminole Manor Neighborhood Association conducted the scientific neighborhood survey in conjunction with the FSU Department of Urban and Regional planning. In that survey, they found a viable neighborhood with a diversity of families, students, and great cross section of other people which make the City a great place to live, both tenants and owners. The survey pointed out that "Although still economically viable, it has in recent decades become home to higher density and began having more social problems corresponding with that density." So stating that this zoning, if approved, will have an adverse affect, is factual, scientific, and has been shown to be true in our neighborhood. But only through the tremendous effort of neighborhood residents, both lifelong and recent, have we been able to reverse the side affects of the higher density allowed on our western border during the early 1980's. Satisfaction with the neighborhood remains very high due to our efforts and tremendous social capital. Many tenants are seeking to buy in the neighborhood. Several of them are here tonight, as now, homeowners. 76% of the survey respondents agreed that their neighbors were their friends. Social Capital remains high in our neighborhood as shown factually by this survey.

Regarding the Comp Plan process, I had the pleasure of being a facilitator during the Open House meetings for the Evaluation and Appraisal Report for the Comp Plan. One

Citizen Comment
Amendment # 2007-1-M-011

of the "Major Objectives" of the Comp Plan as defined in the EAR <http://www.talgov.com/planning/pdf/compln/earrpt.pdf> is, and I quote "Residential areas should be protected. Our community is built on the strength of its neighborhoods." Neighborhood preservation was a reoccurring theme during the open house meetings as well. Again, it is no where in the analysis.

As a member of Providence Neighborhood Association Housing Action Team during the renaissance program, I developed many friendships in our neighboring Neighborhood Association to the east. I've seen first hand what such extreme incompatible land uses, side by side, can do. Even the strongest collective efficacy stands little chance when dynamics so drastic are across the street. My friends in Providence and I often talk about our many similarities and our few differences. Comparing Providence's neighborhood plan and Seminole Manor's neighborhood plan show many similarities, but the biggest difference is due to zoning. Both neighborhoods have people who care about where they live, their neighbors, and community. Both neighborhoods have people who have a stake in the neighborhood, although not all use them for altruistic endeavors.

Again the biggest difference is what they referred to as the "800 pound gorilla", better known as the apartment complexes. They have switched ownership on almost a biennial schedule. Crime is rampant in many of them. At one point in time, one entity owned a majority stake of them, but they were still unsuccessful at eliminating the problems inherent in increased density dwellings. After having owned and managed the only two quadraplexes in Seminole Manor, I speak from experience when I say this type of increase in density will have an extreme adverse affect on the bordering neighborhood. I know from experience what will happen because of the cleanup that was necessary in those units. Increased density will increase the incidence of crime and it would be in contrast to Priority #5 from the Lake Bradford sector plan. Anyone doubting this, only need to ride along with one of TPD's finest at 2 a.m. for a drive down Stuckey, McCaskill or Lake Ave to see for themselves what this would become. Please don't give Seminole Manor this 800 pound gorilla?

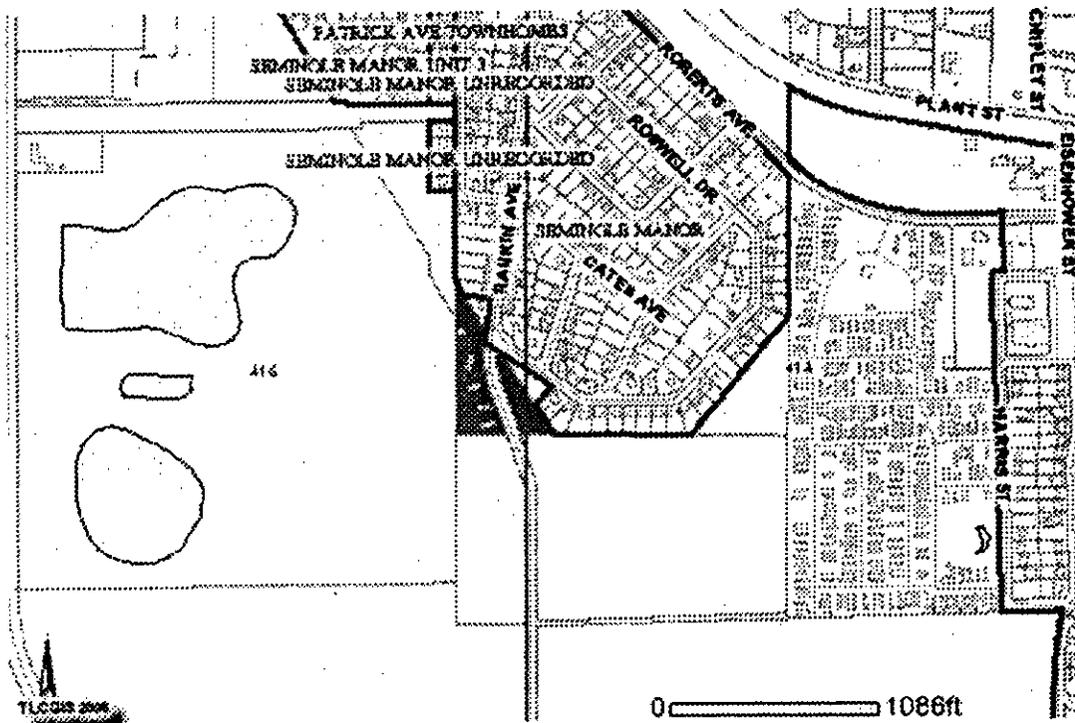
Traffic

It is important to note that the increased density of this proposed change is contrary to our efforts for traffic calming on Rankin, where both people and animals have been fatalities before traffic calming. Over 75% of residents and owners voted for Traffic Calming on Rankin. It was an intense and grueling process to obtain this level of approval but with the traffic count pushing the average speed to over 55 MPH before implementation, it was approved. Was a traffic survey done as part of Staff's Analysis? Per the Analysis, "No trip generation was done due to lack of specific data. Changing the zoning from RP - 1 to R - 4 may increase the trips generated and attracted during the peak hour."

The level of density proposed in the application will set us back to the dangerous conditions prior to that time, especially considering that people still walk to the bus stops on Rankin, and as Staff's analysis points out, "the closet sidewalk is on Roberts Ave."

The Application Fallacies

In section "C" of the application we noted that the applicant pointed to the town home development on Jackson Bluff and a condominium complex on Tyson Rd under construction. These are neither adjacent to the neighborhood nor within a thousand feet like the applicants property is (which is within 1 foot), but both have the possibility of satisfying the need for affordable housing, where it is not clear the applicants will, in contrast to #2 of the recommendation. The applicant also makes note that this is not part of Seminole Manor. By that logic, neither are the multi-family properties on Patrick that the Planning Department used in their evaluation. They are not part of Seminole Manor Units 1 & 2. It is wrong to use the incompatible land use on Patrick Ave as a justification for what this application presents. I know, because I've owned most of it, and the dynamics are completely different from Units 1 & 2. The property in this application is not part of the original plat, but completes a square outline of the Seminole Manor area when you draw horizontal line south and a vertical line to the west as development on Patrick is depicted.



For many years we have included the Marshes on correspondence and issues that affect the neighborhood. The applicant maintains that the neighborhood has never supported any development. If they are speaking of a map that had CCSW going through our neighborhood and an almost guaranteed buyout of the applicants property, I submit to you that we disagreed with the applicant on the outcome – whereas they supported it, we did not. We have also found ourselves on opposite sides when it came to traffic calming

Citizen Comment
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on Rankin Ave (80% of the owners/residents on Rankin supported it, the Marshes did not). But developments we did not oppose include:

1. the Research Park proposal and the intramural field development, which the neighborhood worked with FSU for several years in planning.
2. the Baldwin Park town home development on Jackson Bluff, of which the applicant cites in their application.
3. the condo development on Tyson Rd of which the applicant cites in their application.
4. I also want to point out that on a 3.5 acre parcel immediately bordering the Marshes property and bordering Seminole Manor, a developer has plans to build single family homes within the year. This is further proof that lower density is a viable use, and can help to satisfy recommendations 2 & 3 in the Staff Analysis.

Density Considerations

In the Planning Department analysis, staff mentions the number of rental units in Seminole Manor. A majority of those units are owned by the block of Neighborhood Association members who remain in a coordinated effort to preserve the neighborhood's rental stock, by doing common sense things related to property management. The 800 pound gorilla in this application will set back our decades long effort to clean up rentals in Seminole Manor.

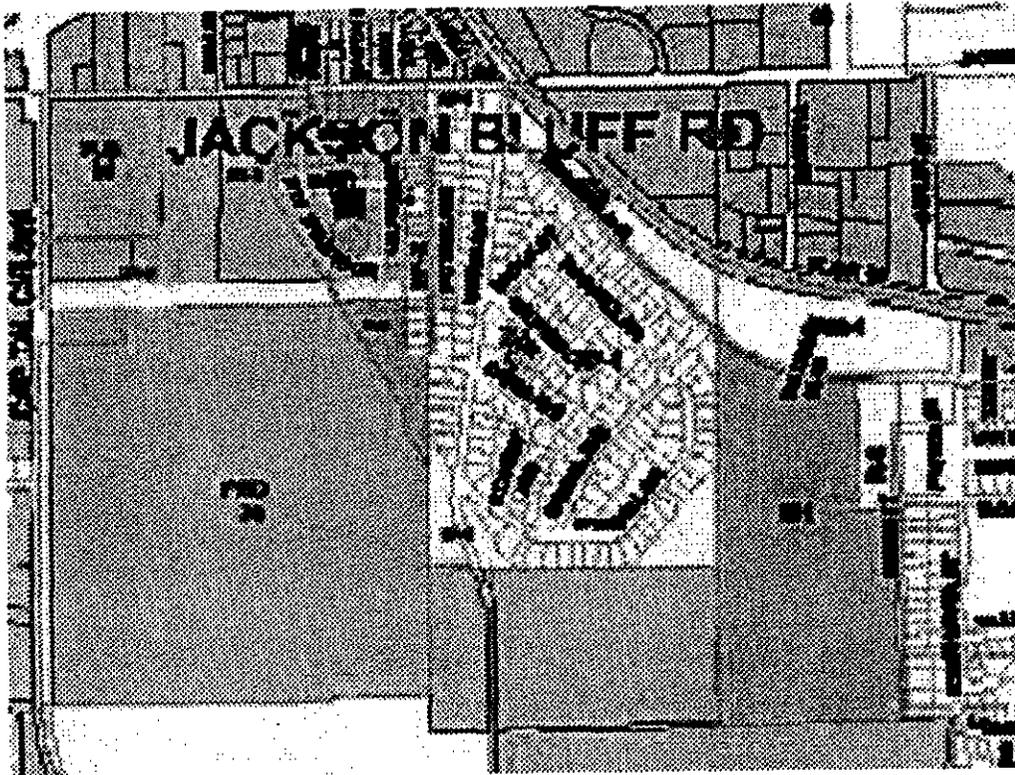
Facts vs. NIMBY

Again, this is not a NIMBY approach for our neighborhood as we would like to continue to be good neighbors with David and Anne. We do not oppose responsible development and I have showed that we have worked with several organizations on their development and with other property owners of proposed developments bordering the neighborhood, but when you look around at the areas bordering the neighborhood, like the applicants property does, you find RP-1, OS, R-5 and R-3. There is nothing that is R-4. *Even Growth Management sees this as reported in the analysis.* I submit to you that R-4 is not compatible.

This also is not a "non-student" approach as our neighborhood survey showed we have students who are responsible and who are integral parts of our neighborhood, even serving as block captains for our Neighborhood Watch program. But approving the densest use for every property owner who own property across the street from the University and allowing high density multi family zoning without a lower density transition area, is not scientifically sound. After all, someone in Planning at one time must have had an idea that it is more appropriate for this property to be zoned RP-1 than any other zonings, otherwise it would not be that way today. The Planning Department and the Planning Commission agreed that the neighborhood should be RP-1 just a year ago. It would fly in the face of that unanimous decision by approving this application. Ask yourself, would it make sense to take an existing lot in Seminole Manor and approve an application for it to be rezoned to R-3? No, it wouldn't. Now, ask yourself if it would after the proposed R-4 application for the Marsh's has been approved, using the

justification that the proposed R-3 zoning is between the Marsh's R-4 and the neighborhood and it (the new R-3 proposal) would be a transition area?

The recommendations from the Planning Department's Comprehensive Review as part of the Comp Plan Reform process shows "**NO CHANGE**" to the applicants property. (See http://www.talgov.com/planning/pdf/compln/flum_chnge_sw.pdf below). This certainly should be considered when deciding on this application (map below).



In the Analysis, a comment received from the Growth Management Department staff states: "*The proposed amendment would place an Urban Residential FLUM designation between Residential Preservation, Open Space and M-1. Staff does not feel that is a desirable land use pattern.*" We agree, so don't change it.

Increasing Affordable Housing

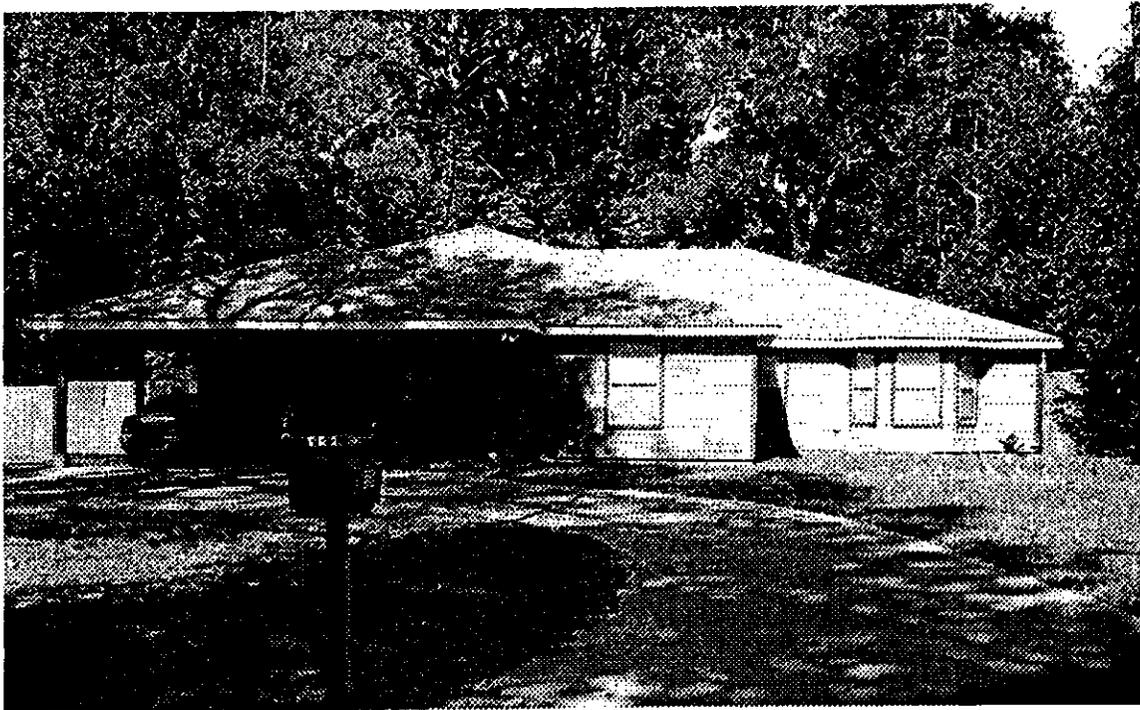
RP-2 & RP-1 would undoubtedly contribute to easing the housing market in Tallahassee as mentioned in Staff's Reasons for Recommendation #2 & #3. There is no guarantee that what a developer builds in conjunction with and R-4 zoning would do so. Why work against the neighborhood's efforts towards improving a 56 year old neighborhood with an uncertain attempt to accomplish this goal? The Real Estate Market is flooded with inventory, is headed downward, the competition of tenants has increased substantially, and new developments are going up everywhere. Give the market time to correct, but don't approve ill advise applications in the name of "affordable housing". As Staff's Analysis states regarding the objective to increase homeownership in the SSA in regards

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to R-4 Vs. RP-1, "it is not possible to say with certainty, which category would best promote the goals of policies 11.1.1 and 11.1.2 [LU]. "

Staff's analysis also refer to the current improvements as "aging mobile homes" in conclusion #3, when in fact, they are very well maintained by David and his abilities as a builder. As a matter of fact, most if not all of the siding has been replaced recently.

Infill housing has occurred recently in Seminole Manor. For each of the last two years, single family homes have been built in the neighborhood. Proof single family is still viable:



In conjunction with the sentiment to find common ground earlier, I actually sought out other zonings that would be more compatible bordering an RP-1 neighborhood, including R-3 *which would allow the same density, same lot sizes, but eliminating apartments.* It would contribute to easing the housing market in Tallahassee per the analysis. *To my disappointment was the fact that future land use designation for R-3 is mixed use, an even worse prospect.* Further, the density element is problematic since much of the property is part of a power line easement, shifting the allowable density to a much smaller portion of land and exponentially increasing the concentration. So we did in fact try to find common ground.

In summary, what is R-4? It is the most extreme of the residential categories, on the complete opposite end of the spectrum from RP-1. Even RP-2 would allow 24 units on

**Citizen Comment
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this land and allows two-family attached town homes. But we unanimously reject the application for change to UR-2, R-4 because it is not compatible with existing development bordering it, the logic used in Staff's recommendation is fallible, it is contrary to benchmarks Planning uses (including FLUM and Comp Plan reform) for determining the soundness of such applications, and our proposal would accomplish the goals set forth in the Comp Plan and Sector plan better than the applicants request.

Thank you for listening to our concerns and for what you do in keeping Tallahassee the place it is to live today.

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-012**

From: Tedder, Wayne
Sent: Wednesday, November 29, 2006 1:18 PM
To: Planning - Comprehensive Planning
Subject: FW: Comp plan Item #12 for Thursday

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

From: City Manager
Sent: Wednesday, November 29, 2006 12:42 PM
To: 'GBY@Govinc.net'
Subject: FW: Comp plan Item #12 for Thursday

Greetings Mr. Yordon!

On behalf of the City Commission and myself, I want to thank you for this information regarding item #12 of the comp plan meeting. I will make sure your concerns are included in the staffs report.

Anita Favors Thompson
City Manager

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

From: Gary Yordon [mailto:GBY@Govinc.net]
Sent: Wednesday, November 29, 2006 10:53 AM
To: Katz, Allan; Gillum, Andrew; City Manager; Lightsey, Deborah A; Mustian, Mark; Williams, Alan; English, James
Subject: Comp plan Item #12 for Thursday

Commissioners, City Manager and now officially the best city attorney in the state;

I wanted to give you a bit of info regarding item #12 on your agenda for Thursday night's comp plan meeting. We understand that this is early in the process. My guess is that you will be hearing from the neighborhood (Golden Eagle) on this one.

Mr. Hobbs is trying to put up to eight single family attached units across from the entrance to Golden Eagle. The site is just over an acre so with setbacks, an enhanced entrance that fits the character of the neighborhood and appropriate landscaping, our best guess is that it will more likely be 4-6 town homes.

The uncertainty regarding the number of units is really the point. The design criteria is a site planning issue. What is before you is not a site plan, but rather a comp plan amendment that meets both the letter as well as the intent of the plan.

The amendment has received approval of both staff and the planning commission. The neighbors are concerned that this development will not be in keeping with the character of their neighborhood. Two quick thoughts on that.

Citizen Comment
Amendment #2007-1-M-012

First Mr. Hobbs continues to have considerable and ongoing interests in Golden Eagle. It is certainly in his best interest to design an upscale project that is indeed in keeping with the character of the neighborhood. The second point is that is precisely his intent.

I am certain our team will be communicating with you regarding this item as the process continues. We just wanted to give you some background on the item.

Thanks for your time,

Gary Yordon

Sullivan, Sherri

**Citizen Comment
Amendment # 2007- 1-M-012**

From: Perrine, Beth
Sent: Tuesday, December 19, 2006 1:43 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: JNCHARTLEY@comcast.net [mailto:JNCHARTLEY@comcast.net]
Sent: Tuesday, December 19, 2006 1:39 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

We are opposed to this amendment. Parcel # 1403202000000.

Charles & Joan Hartley

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-012**

From: Perrine, Beth
Sent: Thursday, November 30, 2006 9:18 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: ammendment2007-m-012

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

From: Ellen4homes@aol.com [mailto:Ellen4homes@aol.com]
Sent: Thursday, November 23, 2006 12:02 AM
To: Perrine, Beth
Cc: Ellen4homes@aol.com
Subject: ammendment2007-m-012

To the Ladies & Gentlemen who are City & County Comissionners:

I am truly outraged ! The 2007-m-012 ammendment is absurd! I plan to notify all friend an d client to vote this
DOWN.

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 2:09 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Mandment 2007-M-012

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

From: Andy Kandel [mailto:andykandel@hotmail.com]
Sent: Tuesday, October 17, 2006 1:59 PM
To: Perrine, Beth
Subject: Mandment 2007-M-012

Leon County Planning Department
To Whomever it May Concern:

This message is from an angry resident of Golden Eagle who understands that Twin Action Properties is attempting to once again rip off their neighbours by having the zoning laws changed to allow them to build townhouses in the most egregiously distasteful and inconvenient location possible. This company and its owners have already in the past displayed their greed and callous indifference to the desires and well-being of the residents of Golden Eagle, and rather than granting their wishes they should be booted out of the area.

Sincerely,

Andy Kandel

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 1:33 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 - Twin Action Properties

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

From: Patsy Eccles [mailto:ecclesp@iron-bridge.net]
Sent: Tuesday, October 17, 2006 12:02 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012 - Twin Action Properties

Dear Planner,

I strongly oppose the county permitting a change from a rural zoning to suburban zoning for parcel # 1403202000000. I understand that Twin Action Properties has applied for this change with Amendment 2007-M-012. My husband and I are recently new home owners in the Golden Eagle development and we chose this because of the current character and nature of the development and surrounding area. If a change was needed to permit a single home I would not be opposing. However, cluster type housing or a business significantly changes the character of the entrance to our development. The parking that would be associated with the proposal diminishes the neighborhood feel. No matter how nice the town homes under consideration might be, I have seen a significant lessening of accountability for upkeep and shared neighborhood values when multiple residences exist compared to single home ownership. Please approve this zoning change which would permit the business owner to disregard the interests of our neighborhood. Thank you for your consideration.

Patsy Eccles

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 1:07 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 #1403202000000

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

From: Adams, Ann [mailto:aadams@us.shire.com]
Sent: Tuesday, October 17, 2006 12:54 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012 #1403202000000

To Whom it May Concern:

We are homeowners in Golden Eagle. My family and I moved here in June. We specifically picked this community because of the location and surrounding area. We would not have considered this area if there were town houses and especially if there was a commercial building at the location as being proposed in Amendment 2007-M-012 and parcel # 1403202000000.

We have experienced the consequences of rezoning for town-houses and specifically commercial building at a previous residence. We once lived in a wonderful family-orientated community. A high demand area to live within. Unfortunately, the county passed a similar amendment in that community. Our community drastically changed. It was no longer safe for our children to ride their bikes around the community due to the increased traffic flow and uncaring drivers that would speed through the area on their way to and from work. The value of the houses plummeted. We still have friends that have had their house on the market for over two years but unable to even get what their loan is worth. Ultimately, the schools were then rezoned and the schools that were once "A" rated dropped.

As two professionals that value their family, community and surrounding area, we are opposing Amendment 2007-M-012 - parcel # 1403202000000.

Sincerely,

Bradley W. Adams, Associate Warden
Ann M. Adams, Pharm.D
Aadams@us.shire.com

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**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Lucas, Daniel M.
Sent: Tuesday, October 17, 2006 4:41 PM
To: Sullivan, Sherri
Subject: FW: Comp Plan Amendment

please add to comments for amendment 2007-1-M-012

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

From: Wendy Hansen [mailto:wendy_hansen@comcast.net]
Sent: Tuesday, October 17, 2006 4:37 PM
To: Lucas, Daniel M.
Cc: 'John Dailey'; 'Hansen, Craig M'; SOSNoles@aol.com
Subject: Comp Plan Amendment

Dear Mr. Lucas:

Thank you for taking the time to speak with me this afternoon about Amendment 2007-M-012 requested by Twin Action Properties concerning parcel # 1403202000000.

As we discussed, under the current Comp. Plan designation of "rural," Twin Action Properties could build only 1 residential building on this site, not the up to 8 townhouses they are seeking.

My husband and I strongly oppose the change to the Comp. Plan as well as the proposed zoning change that would be required for this to occur.

From our conversation, I now understand that tonight's hearing is an early step in changing the Comp. Plan and that we will have additional opportunities to express opposition to allowing townhouses on this property. It is my understanding that following tonight's hearing, there will be a staff recommendation to change the Comp. Plan, a hearing before the Planning Commission, and eventually a hearing before both the City Commission and the County Commission even though this property does not fall within the city limits because it affects the urban services area (USA).

I appreciate your willingness to listen to our concerns and to educate me on the process. Also, thank you for meeting with our homeowner's association representatives.

Sincerely,

Wendy Hansen
9670 Deer Valley Drive
Golden Eagle and Killearn Lakes Plantation resident

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 4:40 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Travis Burke [mailto:travisburke@earthlink.net]
Sent: Tuesday, October 17, 2006 1:36 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Leon County Planning Department,

As a property owner in Golden Eagle I would like to express my opposition to the rezoning of parcel # 1403202000000.

Travis Burke
3083 St. Andrews Way
Tallahassee, Fl. 32312

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 4:06 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Zoning Amendment 2007-M-012

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

From: petethedog@netscape.com [mailto:petethedog@netscape.com]
Sent: Tuesday, October 17, 2006 4:01 PM
To: Perrine, Beth
Subject: Zoning Amendment 2007-M-012

As residents of Golden Eagle, we strongly oppose the proposed amendment. It is inconsistent with neighboring uses and detrimental to the community.

Nick and Renee Miller

Netscape. Just the Net You Need.

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 4:00 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Parcel # 1403202000000 and Amendment 2007-M-012
Importance: High

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

From: Wendy Hansen [mailto:wendy_hansen@comcast.net]
Sent: Tuesday, October 17, 2006 3:44 PM
To: Perrine, Beth
Subject: Parcel # 1403202000000 and Amendment 2007-M-012
Importance: High

Dear Leon County Commissioners and Leon County Planning Department:

I just realized that the hearing on this issue is tonight at 6pm. Sorry I am just getting this to you.

Twin Action Properties owns a 1.09 acre parcel directly across from the Main Gate of Golden Eagle on Deerlake Road in Killlearn Lakes Plantation and they are proposing to build 8 town houses on that property. The property is currently zoned rural. They have made application to change that rural zoning to suburban.

This is apparently Twin Action's third attempt to change the zoning of this parcel. First they proposed the 8 town houses and then changed to a 6,000 square foot office building on the site. Now they are talking about 8 town houses again. This property is directly across from the Golden Eagle Main Entry Gate and next to the sprayfield.

Townhouses on this would have a negative impact on the traffic congestion already found in the gate entry area. With construction vehicles and service vehicles entering and exiting the Golden Eagle neighborhood, this area is often backed up onto Deerlake Road. Adding additional cars to this area would not be wise.

In addition, town houses would negatively impact the aesthetics and property values of our neighborhood.

Moreover, there is a sprayfield immediately adjacent to this property that would be negatively affected by the increased run-off from the parking lot of such a development in this location.

Furthermore, there is a large storm drainage pond inside the gates of Golden Eagle adjacent to Shoal Creek Drive that could be impacted by additional runoff from that parking lot.

Lastly, a large number of deer, wild turkey, and other wildlife have taken refuge in this area. We are already faced with the hazards of deer-car collisions.

Adding more cars would increase the likelihood of harm to the wildlife and increase the likelihood of injury to motorists.

Therefore, this parcel should remain a rural designation and not be re-zoned.

The parcel # is 1403202000000. The Amendment # is 2007-M-012.

The timing of this application is very suspicious. It seems like Twin Action

**Citizen Comment
Amendment # 2007-1-M-012**

Page 2 of 2

Properties may be trying to take advantage of the fact that our District which includes Killearn Lakes Plantation and Golden Eagle does not presently have representation on the County Commission in light of Tony Grippa's resignation and the election still several weeks away. This is not an appropriate time for making decisions that would negatively affect property in Golden Eagle and Killearn Lakes Plantation.

Please reject this proposal.

Thank you for protecting our neighborhood from this inappropriate re-zoning.

Wendy and Craig Hansen
9670 Deer Valley Drive
Tallahassee, Florida 32312
850-668-9875

Sullivan, Sherri

Citizen Comment
Amendment # 2007-1-M-012

From: Perrine, Beth
Sent: Wednesday, October 18, 2006 8:29 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Golden-Eagle Amendment

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

From: Bruce Whitehead [mailto:whiteriver@comcast.net]
Sent: Wednesday, October 18, 2006 7:39 AM
To: Perrine, Beth
Subject: Golden-Eagle Amendment

Good Morning,

I am a resident of Golden-Eagle subdivision and I am writing today to express my strong opposition to **Amendment 2007-M-012**.

As I understand it, this amendment would allow Twin-Action Properties to construct 8 town houses on a 1.09 parcel at the main gate of Golden-Ea

Golden-Eagle has maintained it's excellent re-sale values and our pride in our community though many years of well planned expansion and conservation of our common land. This attempt by Twin-Action Properties to make a quick profit at the expense of the Golden-Eagle community will most assuredly impact the community, our property values, and the overall quality of the Golden-Eagle subdivisi

This ill-advised expansion, which will be located directly at the entrance to Golden-Ea is intended simply to make a quick profit at our expense.

As a home-owner who is proud of where I live, I respectfully ask you t

I thank you for tyour ime and interest.

Citizen Comment
Amendment # 2007-1-M-012

Bruce

Bruce Whitehead
9126 Shoal Creek Drive
Tallahassee

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 18, 2006 10:46 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Charlie Halon [mailto:chazba@earthlink.net]
Sent: Wednesday, October 18, 2006 9:47 AM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

We are residents of Golden Eagle, and do not wish to have the beauty and serenity of our community marred by the proposed townhouse development on parcel #1403202000000. Please accept this letter as our opposition to amendment #2007-M-012.

Sincerely,

Charles & Danielle Halon

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 19, 2006 8:08 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: rezoning

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

From: Richard Pfeffer [mailto:pfeffer@nancy.gfdi.fsu.edu]
Sent: Thursday, October 19, 2006 12:26 AM
To: Perrine, Beth
Subject: rezoning

To: The Leon County Planning Department

I am writing to express my deep oposition to Amendment 2007-M-012 pertaining to parcel #1403202000000.

As a Golden Eagle homeowner, I urge you not to allow Twin Action Properties to build town houses or any commercial structures on land adjacent to, or within, Golden Eagle. Any such structure would change the character of our neighborhood, add traffic congestion to a peaceful neighborhood and lower our property values.

My wife and I are long-time residents of Tallahassee. We moved to Golden Eagle four years ago to get away from just this sort of thing. The land in question is zoned "rural" and we most strongly appeal to you not to change it and allow such development.

Sincerely,

Dr. Richard L. Pfeffer
Golden Eagle homeowner

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 18, 2006 4:04 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Molly [mailto:mpapania@earthlink.net]
Sent: Wednesday, October 18, 2006 3:31 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

I urge you. Please oppose amendment 2007-M-012. This will negatively change the character of one of the most beautiful communities in Tallahassee. The developer is trying to make this change only for financial gain and as a result of bitterness he has towards our POA. It is vengeful and unnecessary. Please protect our quality of life and oppose the amendment. Many thanks, Molly Papania (parcel #140320200000)

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 20, 2006 10:56 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Ken Pitts [mailto:tallyken@gmail.com]
Sent: Friday, October 20, 2006 10:20 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

3225 Pablo Creek Way (Golden Eagle)
Tallahassee, Florida 32312

This email is to indicate my strong opposition to Amendment 2007-M-012, concerning parcel 1403202000000.

Kenneth R. Pitts

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 20, 2006 12:34 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Golden Eagle parcel #1403202000000

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

From: Yuelian Shen [mailto:moonlotus1964@yahoo.com]
Sent: Friday, October 20, 2006 12:30 PM
To: Perrine, Beth
Subject: Golden Eagle parcel #1403202000000

I oppose Twin Action's rezoning request regarding to the parcel #1403202000000.

Homeowner of lot 21D & 1E
Yuelian Shen
9161 Shoal Creek Drive
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 20, 2006 2:17 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Against Amendment 2007-M-012

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

From: Dongming Y White [mailto:dywhite@tfn.net]
Sent: Friday, October 20, 2006 1:49 PM
To: Perrine, Beth
Subject: Against Amendment 2007-M-012

I am against Amendment 2007-M-012. Thanks,

Dongming White

**CONCERNS RELATED TO REQUEST FOR REZONING
AMENDMENT 2007-M-012**

Submitted by Concerned Residents of the Golden Eagle Community

The Board of Directors of the Golden Eagle Homes Association, Inc., and many Golden Eagle residents are very concerned over the proposed request to rezone a very small parcel of raw, unplatted land located just outside of the main entrance to the Golden Eagle community from the Rural category to the Suburban category (with an anticipated R-3 designation allowing 8 attached townhomes on this approximate 1 acre parcel).

POSITION OF THE BOARD OF THE GOLDEN EAGLE HOMES ASSOCIATION

We urge you to deny this application at this time for many reasons, including its incompatibility with the design of Killearn Lakes, its intended use in the original Killearn Lakes DRI as designated green space, its proximity to the Talquin Sewage Treatment Facility and spray fields, the impact it will have on the Golden Eagle neighborhood, and the impact it might have on current litigation. We request that you carefully consider the information and concerns that are expressed below.

**OWNERSHIP OF GOLDEN EAGLE EAST GATEHOUSE AND RESALE CLAUSE
CURRENTLY IN LITIGATION**

Twin Action Properties, Inc., has filed a lawsuit against the homeowner's association over ownership of the Golden Eagle East Gatehouse and is also challenging the validity of the votes taken recently by residents in several affected Golden Eagle units to remove a mandatory resale clause that Twin Action Properties inserted in newer covenants (in several units) where residents must pay Twin Action Realty between 5 -10% of the sale of a home regardless of whether or not Twin Action was involved with the sale. Furthermore, one-half of the sales commissions of 5 -10% must be paid to Twin Action Realty when a home is sold "by owner" in these affected units even though this sales organization may have done nothing to generate the sale. To enforce this resale provision, Twin Action Properties must fully staff a sales office or model home (with sales staff) on Golden Eagle property. The subject parcel is contiguous to Golden Eagle property so could potentially be annexed to the Golden Eagle subdivision, thus fulfilling the condition for collection. **We strongly urge that you deny this application, and that no action be taken on this zoning application until this lawsuit is settled.** Once settled, the need for a model home contained in a townhouse development may no longer be an important consideration to the owner.

**GOLDEN EAGLE HOMES ASSOCIATION (GEHA) POTENTIAL OFFER TO BUY THE
PARCEL FOR TWICE THE MARKET VALUE**

This parcel is zoned "Rural." All surrounding property is zoned "Rural" (with the exception of the gated Golden Eagle subdivision to the west, which is zoned for residential use and prohibits all commercial activity). Due to Talquin's Sewage Treatment Facility, it appears as if all surrounding property will remain "Rural." Development outside of the "Rural" category seems totally inconsistent with the design of Killearn Lakes as intended and as developed under the original Killearn Lakes DRI, and the interests of the 949 families residing in the Golden Eagle community. Currently, the property appraiser lists the market value of the subject parcel (zoned "Rural") at

Citizen Comment
Amendment # 2007-1-M-012

\$5,850. According to Department of Revenue guidelines, properties are required to be listed at no less than 85% of their market value. The Golden Eagle Homes Association would consider buying the parcel in question at twice the market value listed by the Leon County Property Appraiser to preserve the property value of its 949 homes, the rural character and design of the Killearn Lakes roadways, the intent of the original Killearn Lakes DRI, and the beauty of the Golden Eagle entrance.

BRIEF HISTORY OF KILLEARN LAKES DEVELOPMENT and ITS CHARACTER

The land for the Killearn Lakes subdivision was purchased by Killearn Properties, Inc., approximately 35-40 years ago. The design was to be unique. The main arteries would be kept rural in character creating a natural esthetic beauty. The only exceptions were several churches, schools, swim club, a TV station, and several commercial sites (in the heart of the community) all set on large tracts of land generally far back and screened from the road. All other development would be on interior roads, thus preserving the rural nature of the community.

The Killearn Lakes development plan called for a Sewage Treatment Plant Facility. Killearn Properties, Inc., sold a very large tract of land for this purpose to Talquin in April 1994 for \$130,000.

In March 1998, the subsequent developer Mark Conner of Capital First, who had purchased all remaining Killearn Lakes land from Killearn Properties, sold a large tract of land just west and south of the original purchase (with the exception of the very small parcel of land in question) to Talquin for \$126,000, presumably to provide a buffer between the sewage treatment plant/ spray fields and the surrounding residential homes.

Sometime during the 1990's, the eastern Golden Eagle boundary, in what is now unit 6, expanded beyond the original design to the east to accommodate approximately 50 more homes. The additional lots occupied the space planned for the connection of DeerLake Road North and DeerLake Road East. The plan for road connection was dropped.

In January of 1999, Twin Action Properties acquired much of the remaining land in Killearn Lakes and Golden Eagle from Capital First, including the small unplatted land in question, which is currently located in Killearn Lakes, but bordering Golden Eagle. Some of the land in the western portion of Golden Eagle was bought by other developers as well. Twin Action Properties did not assume the financial obligations of the prior developer, but only bought land.

Currently, the subject lot is surrounded on the north by Golden Eagle's protective green space buffer, on the south by Talquin property, which we assume was purchased to provide a buffer for its treatment facility and spray fields, and to the east by additional Talquin land that was purchased for the purpose of maintaining the plant and spray field. The small boundary on the west backs up to DeerLake Road directly in front of the entrance to Golden Eagle

INCOMPATIBILITY WITH KILLEARN LAKES DESIGN

When residents bought homes in Golden Eagle, they were attracted by the beautiful, peaceful setting provided by the Killearn Lakes master design, along with the beauty of Killearn Lakes'

Citizen Comment
Amendment # 2007-1-M-012

attractive entrances which provide entry to each subdivision within the Killearn Lakes community. This design and its subdivision entrances, which are surrounded by natural foliage on the roads leading up to them, preserve the rural character of the community.

ZONING REQUEST UNSUITABLE FOR ENTRANCE TO GOLDEN EAGLE

No other entrance to a subdivision in Killearn Lakes is being subjected to such a rezoning request adjacent to its entrance. Residents in Golden Eagle have invested very substantial sums of money to buy into this premier subdivision in Tallahassee. We are proud of our beautiful entrances, and the natural tree-lined/heavily foliated streets leading up to these entrances. The East entrance to Golden Eagle is the main entrance to our community. It includes a small building which houses the guardhouse and our homeowners' association. "First impressions" are important to us, our guests, and potential home buyers. In fact, in the last couple of years, the owners have allocated over \$15,000 to build an attractive entrance sign and recently spent more than \$10,000 to landscape the area. To rezone this land to **Suburban**, rather than remaining in the Rural category, subjects this property to multiple uses that we believe are incompatible, unsuitable, and inconsistent with the Killearn Lakes design and the intent of the Killearn Lakes DRI which designated this land as green space. We also believe this would negatively impact the residents of Golden Eagle who are the primary ones affected by this change. It will diminish the attractiveness of our entrance, and, potentially, lower our property values. **And, it is our understanding that the intended use of this parcel is an 8-unit townhouse development under the R-3 category. This would be most egregious.**

GOLDEN EAGLE RESIDENTS DESIRE A CONTINUED BUFFER TO THE TALQUIN SEWAGE TREATMENT FACILITY AND SPRAY FIELDS

As described in the "History" above, the Talquin Sewage Treatment Facility and spray fields are located directly behind this property. It appears that Talquin purchased all surrounding land not only for their expansive operations, but also, perhaps, to provide a buffer to the surrounding homes. This small lot was not included when the adjacent acreage to the south was purchased by Talquin from Capital First for \$126,000 in March 1998. Golden Eagle created a buffer of its own in unit 6 when it expanded the eastern boundary line of the Golden Eagle subdivision. **The Golden Eagle green space runs along the entire northern property line of this subject property.** We would urge that this subject property keeps its rural nature consistent with both its northern and southern neighbors (along the longest two boundaries of that property) and consistent with its intended use as a green space under the Killearn Lakes DRI. We believe there was an important purpose in designating this land as green space, and we believe it should remain in this category.

The spray fields are directly behind this parcel. There are signs posted at the entrance to the facility that state "DANGER, KEEP OUT, Wastewater Treatment and Disposal Facilities, Talquin Electric Cooperative, Inc., Quincy, Florida." It is difficult to imagine that residential housing would be appropriate for that site. We regret that Talquin was not permitted to buy that very small lot when the 1998 purchase was made of all surrounding property. If this subject site were developed for residential or office use, the building(s) would be in close proximity to the spray fields. The proposed 8 unit row-house site is only about 280 feet from Talquin's sewerage spray field. What is an acceptably distance for Planning, or for children playing in the woods by their house, or for odors blowing in the wind? We do not know the potential dangers involved with this, if any, but we imagine that it might be difficult to market the units thus creating an additional undesirable effect on the Golden Eagle neighborhood.

Citizen Comment
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The elimination of the buffer to filter any potential smells/sights from the Golden Eagle subdivision, the destruction of the natural foliage that presently lines all Killlearn Lake's main streets, the creation of parking spaces or parking lot, are all strongly opposed by Golden Eagle residents.

REZONING REQUEST COULD BECOME A PRECEDENT FOR FUTURE DEVELOPMENT OF THE ADJACENT ACREAGE BORDERING DEERLAKE ROAD ACROSS FROM GOLDEN EAGLE

If this small parcel is permitted to change its zoning, there is nothing to keep the additional acreage which is adjacent to it from developing in like manner. A precedent would be set to change the nature of the Killlearn Lakes roadways as well as the current entries to the individual developments within Killlearn Lakes. It is possible that the entire strip leading into Golden Eagle could become a multi-family development with direct access to DeerLake. It is hard to imagine that Talquin would eliminate its buffer, but, if rezoning for this parcel is approved, it would open the door for others to request the same.

TRAFFIC CONCERNS

The proposed building for that site is directly across from the roads going in and out of Golden Eagle's busy East entrance. The lanes are very narrow. We are very concerned about the increased traffic, and lack of visibility from that parcel, potentially causing accidents (unless the trees are removed from the subject property). We are also concerned over the danger of cars exiting the subject property as they must cross over cars which are entering the Golden Eagle property.

The Planning Commission Staff Report stated that Kinhega Drive was operating at or above 110% capacity. However, the October staff report concluded that a decrease in units built on the West side of Golden Eagle at the end of McDougal Court would compensate in the Killlearn Lakes DRI plan for adding the additional housing units on the East side of Golden Eagle, thus mitigating the increased traffic on the already heavily trafficked Kinhega Drive. We disagree with this conclusion for two significant reasons. The residents on the West side of Golden Eagle exit the Killlearn Lakes subdivision on Tekesta Road, not on Kinhega Drive. Additionally, the Golden Eagle Golf and Country Club has not relinquished its development rights to the land at the end of McDougal Court (See attached GEGCC letter, dated October 24, 2006, RE: Concurrency Credit for Parcel 14-04-20-603-000-0), thus those credits cannot be used to compensate for the increased traffic on Kinhega Drive to meet concurrency requirements as proposed in the applicant's request. Adding an additional 8 townhomes will increase traffic on Kinhega. We also do not know what the impact was on the approved development order of the Killlearn Lakes DRI when additional homes were added to unit 6.

WE URGE YOU TO DENY THIS APPLICATION. Please keep this land in its current designation as Rural and as designated "green space" to preserve the integrity of the Killlearn Lakes design as outlined in the original Killlearn Lakes DRI, and to provide a buffer to the Sewage Treatment Facility and spray fields which were also anticipated in that original design. The green space and buffer serve an important overall community purpose. Thank you.

**Citizen Comment
Amendment # 2007-1-M-012**



3700 Golden Eagle Drive / Tallahassee, Florida 32312-4017
Telephone (850) 893-7700 / Fax (850) 668-1538
www.goldeneaglecc.org

October 24, 2006

Leon County Growth Management
Attn: Chris Wittaker
3401 W. Tharpe Street
Tallahassee, FL 32303

RE: Concurrency Credit for Parcel 14-04-20-603-000-0

Dear Mr. Wittaker:

I am initiating this letter due to the proposed Map Amendment #2007-1-M-012 requested October 12, 2006 by Twin Action Properties, Inc.

In February 2000, Golden Eagle Golf and Country Club, Inc. purchased the above noted parcel from RK Development of Tallahassee, Inc. and Marlin Design and Construction, Inc. (OR Book: R2346 Page: 1071).

While it is not our intention to develop this parcel at the present time, we do however reserve the right to do so in the future.

We do not relinquish any concurrency credits assigned to Parcel #14-04-20-603-000-0.

Your attention to this matter is greatly appreciated.

Sincerely

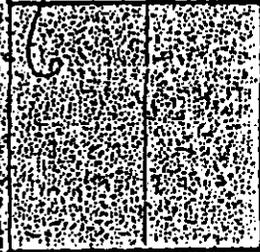
Bruce Sellers
General Manager

Citizen Comment Amendment # 2007-1-M-01

ILLINOIS LAND USE AND HEALTH DEPARTMENT

PROJECT	TYPE	VALUED	CHANGE %	EST.
1	WAC	ALL	162.0	
2	W	ALL	62.0	60
3	W	ALL	100.0	1010
4	W	ALL	70.0	110
5	W	ALL	61.7	92
6	W	ALL	110.7	170
7	W	ALL	72.0	110
8	W	ALL	70.0	121
9	W	ALL	100.0	204
10	W	ALL	120.0	170
11	W	ALL	81.0	771
12	W	ALL	80.0	20
13	School	ALL	37.0	70
14	C	EM	10.0	64
15	W	ALL	10.2	200

PROPOSED SEWAGE TREATMENT
PLANT LOCATION

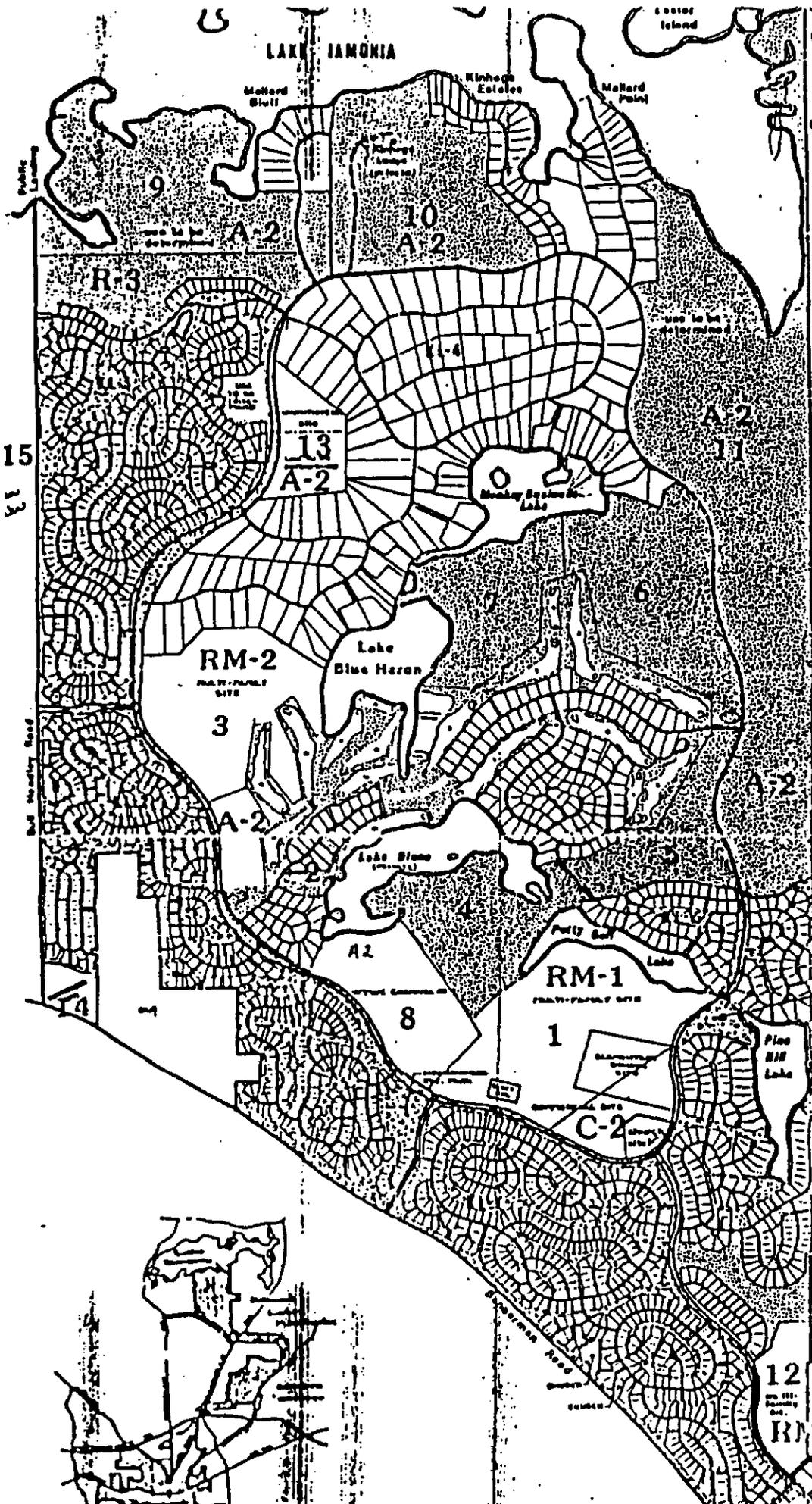


Lots in Developed Units

Unit 1	756 lots
Unit 2	629 lots
Unit 3	538 lots
Unit 4	167 lots
Unit 5	114 lots
Golden Eagle Unit 1	123 lots
Golden Eagle Unit 2	49 lots



effective date
6/20/86



Citizen Comment
Amendment # 2007-1-M-012

oard of directors,

I have looked through my files and want to make some recommendations to be used at the meeting scheduled for November 15th with the County Planning staff. The point of the following is to challenge the statement made by the Hobbs attorney about the 8 unit condo.

One thing we were probably not aware of was the capability to use slides to project the subjects as the presenters spoke about their subjects. It was discovered when Andy Navarro showed his diagram of the traffic pattern at the East Gate area.

SUGGESTED PRESENTAION

The Twin Action attorney stated that they were actually taking a lot that had an 8 unit condo which previously to be developed and moving it to the lot across from the East Gate area. I am afraid that their attorney must not have been briefed by Twin Action on the location and history before she gave her presentation.

1. Let's look at how the substitution of the 8 unit condo form McDougal Court would affect the traffic flow at the East Gate area. Let's look at the lot as well as the area that she was referring.

- The referenced lot is cannot be compared as far as affecting the traffic that she indicated because of the location in the development.
 - **Attachment 1.** This chart is an overall picture of Golden Eagle.
- This chart shows that McDougal Court is far away from the East Gate traffic and is at the end of a dead end street and therefore cannot be compared when addressing a reduction of traffic.
- Is there any rationale in using this logic? Certainly not!!

2. Their Attorney stated that there was an 8 Unit condo proposed for the McDougal Court site.

- This statement is true. There was an 8 unit condo proposed by the previous developer, Capital First Holdings, Inc.
 - **Attachment 2.** This chart shows the proposed plat for the Landings Phase 1.
- This chart shows that in 1994 the proposed plat would have had an 8 unit condo at the end of McDougal Court.
- Here is the proposed condo site at the end of McDougal Court:
 - **Attachment 3.** Blowup of the proposed condo site.
- As you can see that there was a proposed 8 unit condo, however we need to examine what has happened since the original proposed plat was created:
 - a. First the lots on McDougal Court were sold by Capital First Holdings, Inc., not by Twin Action Properties, Inc. as the attorney had suggested, but by two other companies – Marlin

Citizen Comment
Amendment # 2007-1-M-012

- As you can see that they have re-plated this area and currently there it s home being built on the site that was originally plated for a condo.
- Now let's address the proposed condo site at the end of McDougal Court:
 - **Attachment 5.** Blowup of the proposed condo site.
- As you can see that there was a proposed 8 unit condo, however let's look at what has happened since the original proposed plat was created:
 - a. First the lots on McDougal Court were sold by Capital First Holdings, Inc., not by Twin Action Properties, Inc. but by two other companies – Marlin Design and Construction, Inc. and R. K. Development of Tallahassee, Inc. as shown on the following attachment:
 - **Attachment 6.** Deed dated January 19, 1999.
 - b. You can clearly see that Twin Action had nothing to do with this purchase, so how could they even consider saying that they were exchanging one 8 unit condo for another across from the main gate.
 - c. You can also note that the last lots sold to RK Development and Marlin Design was lot number L-30 which is adjoining the proposed condo site. (Turn to last page of deed)
 - d. Since the previous Attachment is difficult to read here is a current blow-up of the homes on McDougal Court showing lot L-30 at the end of McDougal Court.
 - **Attachment 7:** Current plat of the Landings

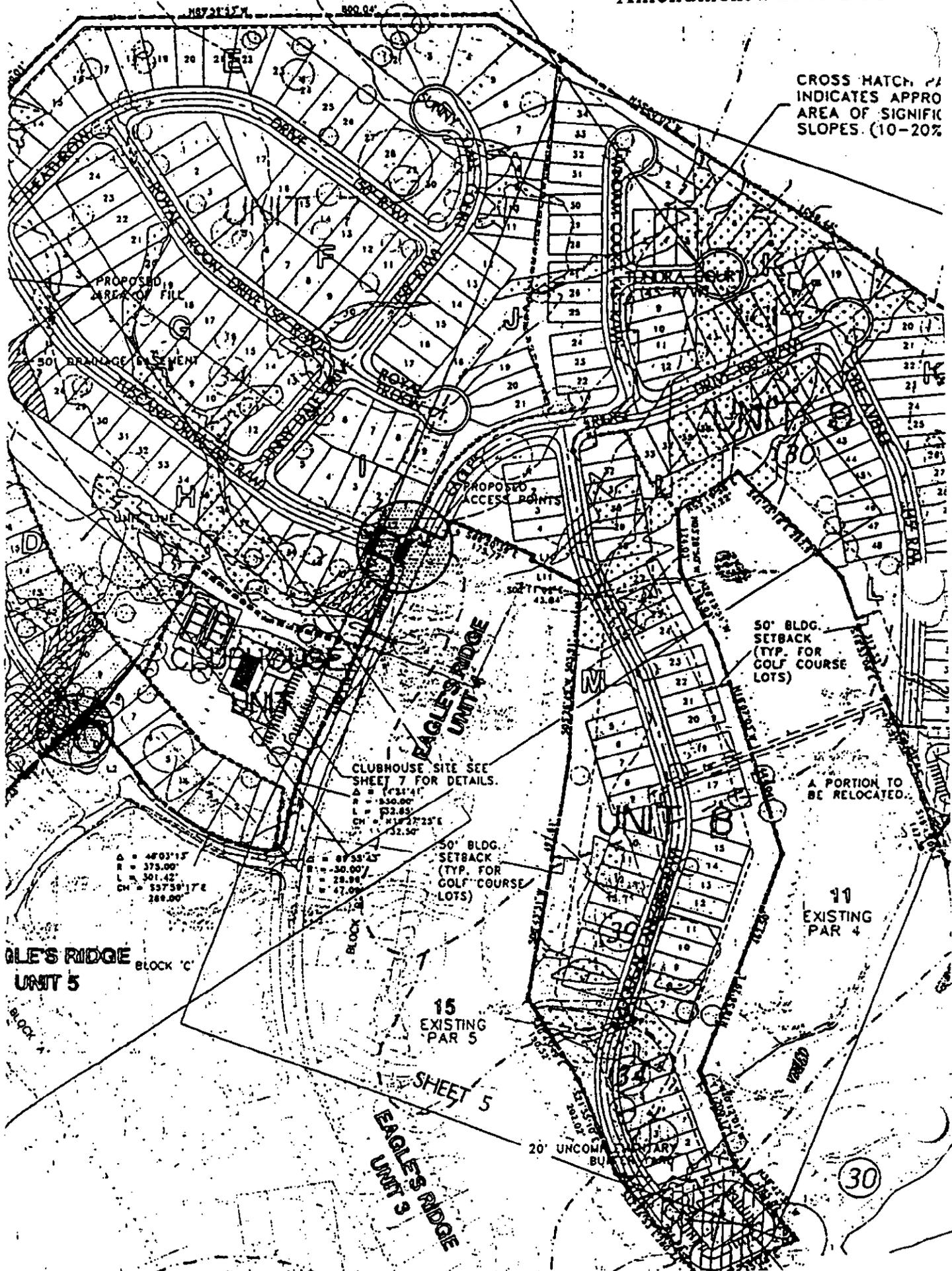
This is not all that was presented about the exchange of the proposed McDougal Court condo site:

- RK Development of Tallahassee and Marlin Design Construction sold this lot to Golden Eagle Golf and County Club, Inc on February 17, 2000.
 - **Attachment 8.** Deed dated February 17, 2000 to the Club

CONCLUSION: There is no logic in the argument presented by Twin Action Properties, Inc that they were going to substitute one 8 unit condo site for the one proposed at the East gate location. In fact, there may be reason to censure them for using this argument in front of this group.

**Citizen Comment
Amendment # 2007-1-M-012**

CROSS HATCH ∇
INDICATES APPROXIMATE
AREA OF SIGNIFICANT
SLOPES (10-20%)



PROPOSED
AREA OF FILL

50' DRAINAGE EASEMENT

PROPOSED
ACCESS POINTS

50' BLDG.
SETBACK
(TYP. FOR
GOLF COURSE
LOTS)

A PORTION TO
BE RELOCATED.

CLUBHOUSE SITE SEE
SHEET 7 FOR DETAILS.

50' BLDG.
SETBACK
(TYP. FOR
GOLF COURSE
LOTS)

11
EXISTING
PAR 4

EAGLE'S RIDGE
UNIT 5

15
EXISTING
PAR 5

SHEET 5

EAGLE'S RIDGE
UNIT 3

20' UNCOMMON
BOUNDARY

30

$\Delta = 4803'15"$
 $R = 375.00'$
 $L = 301'42"$
 $CH = 53758'17"E$
 $288.00'$

$\Delta = 8753'25"$
 $R = 350.00'$
 $L = 332.85'$
 $CH = 51127'25"E$
 $32.50'$

86731.17'

800.04'

**Citizen Comment
Amendment # 2007-1-M-012**

This instrument Prepared by & refers to:
Name: W. Ott Smith, Esq.
 State of Tennessee, Esq.
 Frank S. Shaw, III, Esq.
Address: 3200 Thimbleberry Rd.
 4th Floor
 Tallahassee, FL 32309
 904.774.8183

RECORDED
 TALLAHASSEE COUNTY FL
 FEB 01 10:00 AM 2008
 REC'D. CLERK OF COUNTY
 WK: 02212 PG: 01863

Form LD, 8

THIS WARRANTY DEED Made the 19th day of **JANUARY, A.D. 1999** by

CAPITAL FIRST HOLDINGS, INC., A FLORIDA CORPORATION, a corporation existing under the laws of the State of Florida and having its principal place of business at **7716 BEECH RIDGE TRAIL, TALLAHASSEE, FL 32312**, hereinafter called the **grantor**, in

A.K.A. DEVELOPMENT OF TALLAHASSEE, INC., A FLORIDA CORPORATION AND MARLIN DESIGN AND CONSTRUCTION, INC., A FLORIDA CORPORATION whose post office address is hereinafter called the **grantee**

(Persons and lands to have "grantor" and "grantee" include all the parties to this instrument, despite and placed in this, last expressions and subject to interests, and the contents and signs of acceptance, wherever the same be made or applied.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee all that certain land shown in **Levy County, State of FLORIDA**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same to the grantee forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple that it has good right and lawful authority to sell and convey said land, and hereby fully covenants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes outstanding subsequent to December 31, 1998.

In Witness Whereof, the said grantor has caused these presents to be executed to its own and its corporate seal and to be witnessed by its property officers (hereinafter duly authorized, this day and year first above written).

ATTEST:

Secretary

Signed, sealed and delivered in the presence of:

Frank S. Shaw, III
 Signature

David E. McManis
 Signature

David E. McManis
 Signature

David E. McManis
 Signature

State of Florida
 County of Levy

CAPITAL FIRST HOLDINGS, INC.
 BY: [Signature]
 Title: **MARK A. CONNER**
 Title: **THE PRESIDENT**

Documentary Tax \$ 4022.00
 Tallahassee Tax Pk.
 Levy County
 [Signature] Secretary Clerk

I, Clerk of County, do hereby certify that on the day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared **MARK A. CONNER** known to me to be the **PRESIDENT** of **CAPITAL FIRST HOLDINGS, INC.**, the corporation in whose name the foregoing instrument was executed and that he acknowledged executing the same for said corporation, and that the said instrument was duly acknowledged on behalf of said corporation, and that the said officer returned to the said corporate seal of said corporation, that I acted upon the following provisions of the aforementioned power.

Witness my hand and official seal to the County and State last aforesaid this 19th day of **JANUARY, A.D. 1999**
[Signature]
 Secretary

[Signature]
 Private Secretary Signature

Citizen Comment
Amendment # 2007-1-M-012

20060708
L. J. ...
FEB 01 10:00 AM '08
... ..

EXHIBIT "A" CONTINUED



MC: 02213 PG: 01955

Begin at the west Southerly corner of the Landing at Golden Eagle Phase 1, a subdivision as per map or plan thereof recorded in Plat Book 12, Page 19 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 69 degrees 47 minutes 59 seconds East along the Southerly boundary of said The Landing at Golden Eagle Phase 1 a distance of 197.48 feet, thence run South 36 degrees 42 minutes 34 seconds East 183.82 feet, thence run South 62 degrees 25 minutes 48 seconds West 180.01 feet, thence run North 37 degrees 26 minutes 53 seconds West 211.90 feet to the POINT OF BEGINNING containing 0.36 acres, more or less.

**Citizen Comment
Amendment # 2007-1-M-012**

This instrument Prepared by & return to
Name **P. Cro Smith, Esq**
Steven S Thompson, Esq
Frank S Shaw, III, Esq

Address **Fourth Floor, 3528 Theasterville Rd.**
Tallahassee, FL 32308
2000306LHK

Parcel ID # **14-04-30-001-000-0**
Grantor's SS #

720000012664
RECORDED IN
Pub. Ac. Records Tallahassee FL
FILE # 2007-0001
FEB 22 2008 03:12 PM
TALLAHASSEE COUNTY CLERK'S OFFICE



BK: R2346 PG: 01071

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS WARRANTY DEED Made the 17th day of February, A D 2008, by **RK DEVELOPMENT OF TALLAHASSEE, INC., A FLORIDA CORPORATION**, and **MARLIN DESIGN AND CONSTRUCTION, INC., A FLORIDA CORPORATION**, which corporations' principal place of business is **7118 BEECH RIDGE TRAIL, TALLAHASSEE, FLORIDA 32312**, hereinafter called the grantors, to **GOLDEN EAGLE GOLF AND COUNTRY CLUB, INC., A FLORIDA CORPORATION**, having its principal place of business at **3700 COUNTRY CLUB DRIVE, TALLAHASSEE, FL 32312**, hereinafter called the grantees

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument together and their and their legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth That the grantors, for and in consideration of the sum of \$10 00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, claim, release, convey and confirm unto the grantees all that certain land situate in Leon County, State of Florida, to:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Subject to taxes for the year 2000 and subsequent years, restrictions, reservations, easements and encumbrances of record, if any

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold the same to the grantees forever

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple, that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999

In WITNESS Whereof, the said grantors have signed and sealed these presents or caused these presents to be executed in their respective names and their respective corporate seals to be hereunto affixed by their proper officers thereunto duly authorized, the day and year first above written

Signed, sealed and delivered in the presence of

[Signature]
Witness Signature

[Signature]
Printed Name

[Signature]
Witness Signature

[Signature]
Printed Name

RK DEVELOPMENT OF TALLAHASSEE, INC
By *[Signature]* J.S.
Name **ROGER E MOSES**
Title **PRESIDENT**
Address
**7118 BEECH RIDGE TRAIL, TALLAHASSEE,
FLORIDA 32312**

MARLIN DESIGN AND CONSTRUCTION, INC
By *[Signature]* J.S.
Name **THOMAS L BALDWIN**
Title **PRESIDENT**
Address
**7118 BEECH RIDGE TRAIL, TALLAHASSEE,
FLORIDA 32312**

Primary Tax PG # 420-00
Assessable Tax PG.
Long, Clay, Leon County
By *[Signature]* Deputy Clerk



**Citizen Comment
Amendment # 2007-1-M-012**

EXHIBIT "A"

BEGIN AT THE MOST SOUTHERLY CORNER OF THE LANDING AT GOLDEN EAGLE PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA FROM SAID POINT OF BEGINNING RUN NORTH 69 DEGREES 47 MINUTES 59 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID THE LANDING AT GOLDEN EAGLE PHASE 1 A DISTANCE OF 197 48 FEET, THENCE RUN SOUTH 36 DEGREES 42 MINUTES 34 SECONDS EAST 185 82 FEET, THENCE RUN SOUTH 62 DEGREES 25 MINUTES 48 SECONDS WEST 189 01 FEET, THENCE RUN NORTH 37 DEGREES 26 MINUTES 53 SECONDS WEST 211 93 FEET TO THE POINT OF BEGINNING

R2000012504
RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK 0000 PAGE 01673
FEB 22 2008 03:12 PM
STATE LABOR. CLERK OF COURTS



BK: R2346 PG: 01673



**Citizen Comment
Amendment # 2007-1-M-012**

Board members,

The question came up about whether Twin Action increased the number of lots in Unit 6 from what the previous developer, Capital First, Inc. had proposed. Here are the two plats:

Attachment 1: Capital First Holdings Inc. proposed 190 lots in Unit 6. Here is how the count is broken down by Blocks:

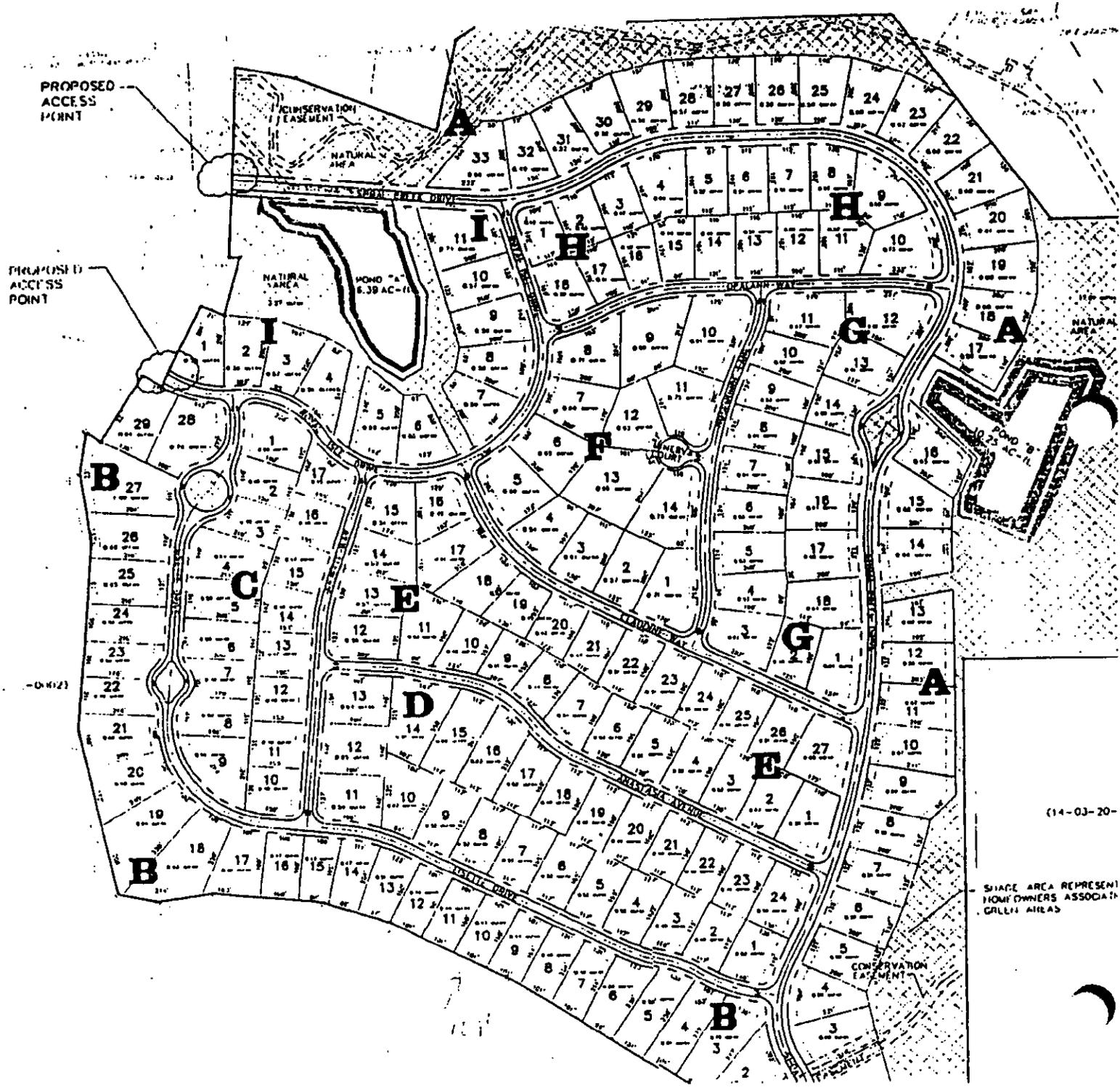
Block	Number
A	33
B	28
C	17
D	24
E	27
F	14
G	18
H	18
I	11
Total	190

Attachment 2: Twin Action Properties Inc. proposed 193 lots in Unit 6. Here is how the count is broken down:

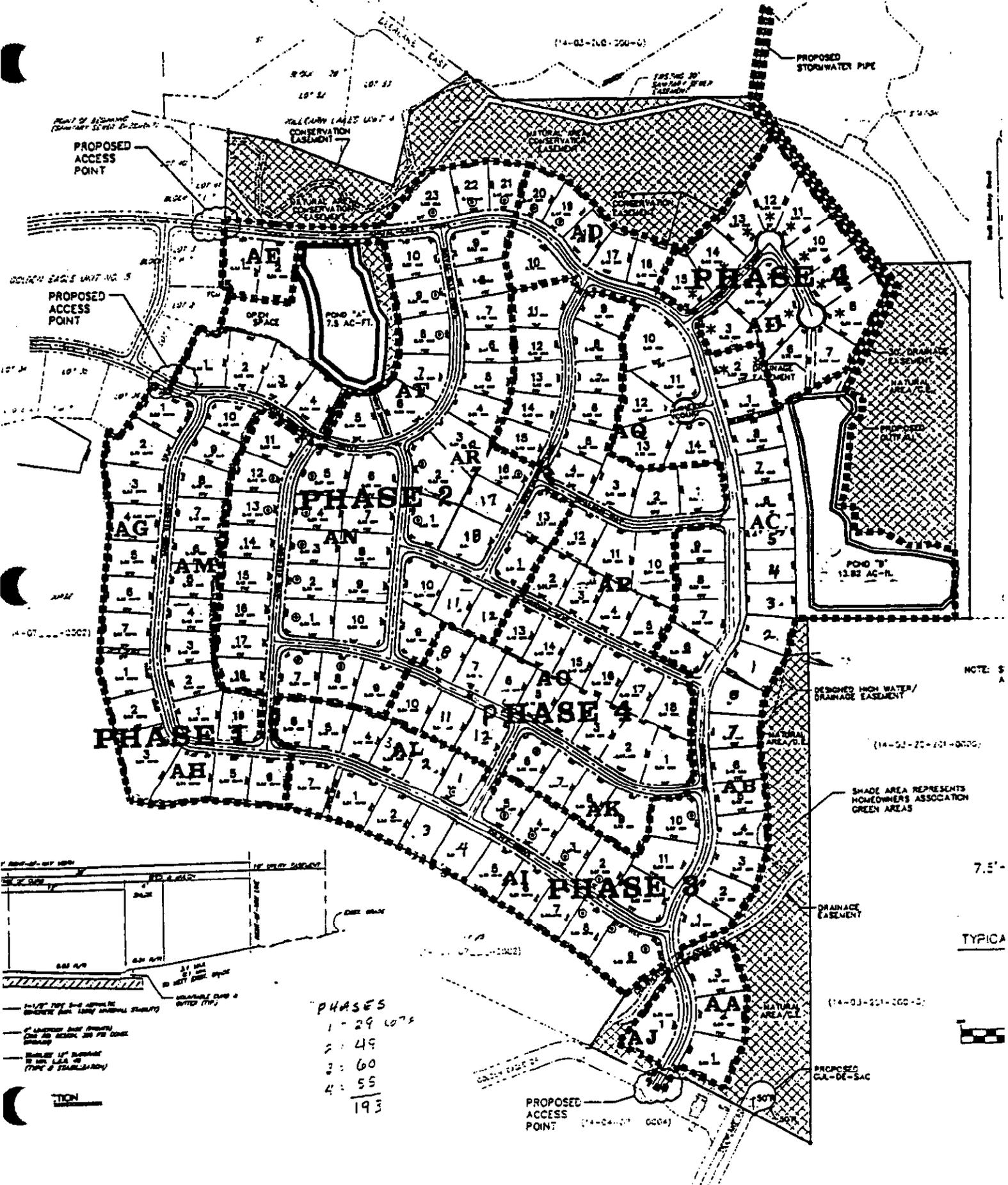
AA	3
AB	8
AC	8
AD	23
AE	2
AF	10
AG	14
AH	9
AI	10
AJ	1
AK	11
AL	12
AM	19
AN	10
AO	18
AP	13
AQ	14
AR	18
Total	193

Citizen Comment
Amendment # 2007-1-M-012

Capital First Proposed Unit 6



**Citizen Comment
Amendment # 2007-1-M-01**



NOTE: S A

SHADE AREA REPRESENTS HOMEOWNERS ASSOCIATION GREEN AREAS

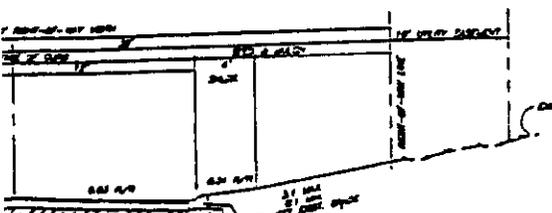
7.5'

TYPICAL



PHASES

1	29	675
2	49	
3	60	
4	55	
		193



- 1-1/2" TYPE III ASPHALT CONCRETE (100% SAND/STRAINS)
- 4" UNBLENDED ASPHALT (100% SAND/STRAINS) OVER 1/2" GRAVEL (30% FINE) OVER SUBGRADE
- SHOULDER 1/2" ASPHALT OVER 1/2" GRAVEL (30% FINE/STRAINS)

TION

PROPOSED ACCESS POINT (14-04-07 0004)

Citizen Comment

Amendment # 2007-1-M-012

UNIT 6 COVENANTS

20010073642
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2557 PG: 0129
SEP 21 2001 04:08 F
BOB INZER, CLERK OF COURTS

5. Additional Covenants. The covenants and restrictions imposed hereby are in addition to those imposed by Twin Action Properties, Inc. pursuant to that certain Declaration of Covenants and Restrictions dated Oct. 21, 200, as recorded in Official Records Book 2557, at Page 1246, of the Public Records of Leon County, Florida. In addition to becoming members of the Golden Eagle Homes Association, Inc., all Lot Owners shall become members of the Killearn Lakes Homeowners Association, Inc., and shall pay the assessments levied by said Associations

ARTICLE XI
RESALE OF PROPERTY

To assist in maintaining property values and to provide a structural plan to assist the sale of lots and homes, Twin Action Properties, Inc., or assigns ("Realtor) shall maintain a properly staffed sales office in Golden Eagle during normal business hours for Realtors. In consideration thereof, all sales and resales of all lots, improved or unimproved, shall be listed with the sales office by each Owner at the time they wish to sell their property. Such listing agreement shall provide for a payment to Realtor of ten per cent (10%) commission on the sale of lots and a five per cent (5%) commission on the sale of homes. Realtor agrees to cross list the property with multiple listing service, or equivalent, in addition to providing its own sales staff. If the home or lot is sold directly by Owner, only one-half of the commission will be due Twin Action properties, Inc., or assigns. Any such commission due shall be paid on or before the closing of the sale, whether or not the property is listed with Twin Action properties, Inc., or assigns. Any commission not paid at closing shall become a lien upon such property. Such obligation for commission shall not apply to the sale, transfer, or assignment to an immediate family member, a transfer upon the death of an Owner(s), nor to the transfer resulting from a Foreclosure of a mortgage or sale from sheriff's deed. For purposes of this covenant, "immediate family" shall mean son(s), daughter(s), step-son(s), step-daughter(s), mother, father, step-mother, step-father, brother(s), sister(s), step-brother(s), step-sister(s), or grandchildren.

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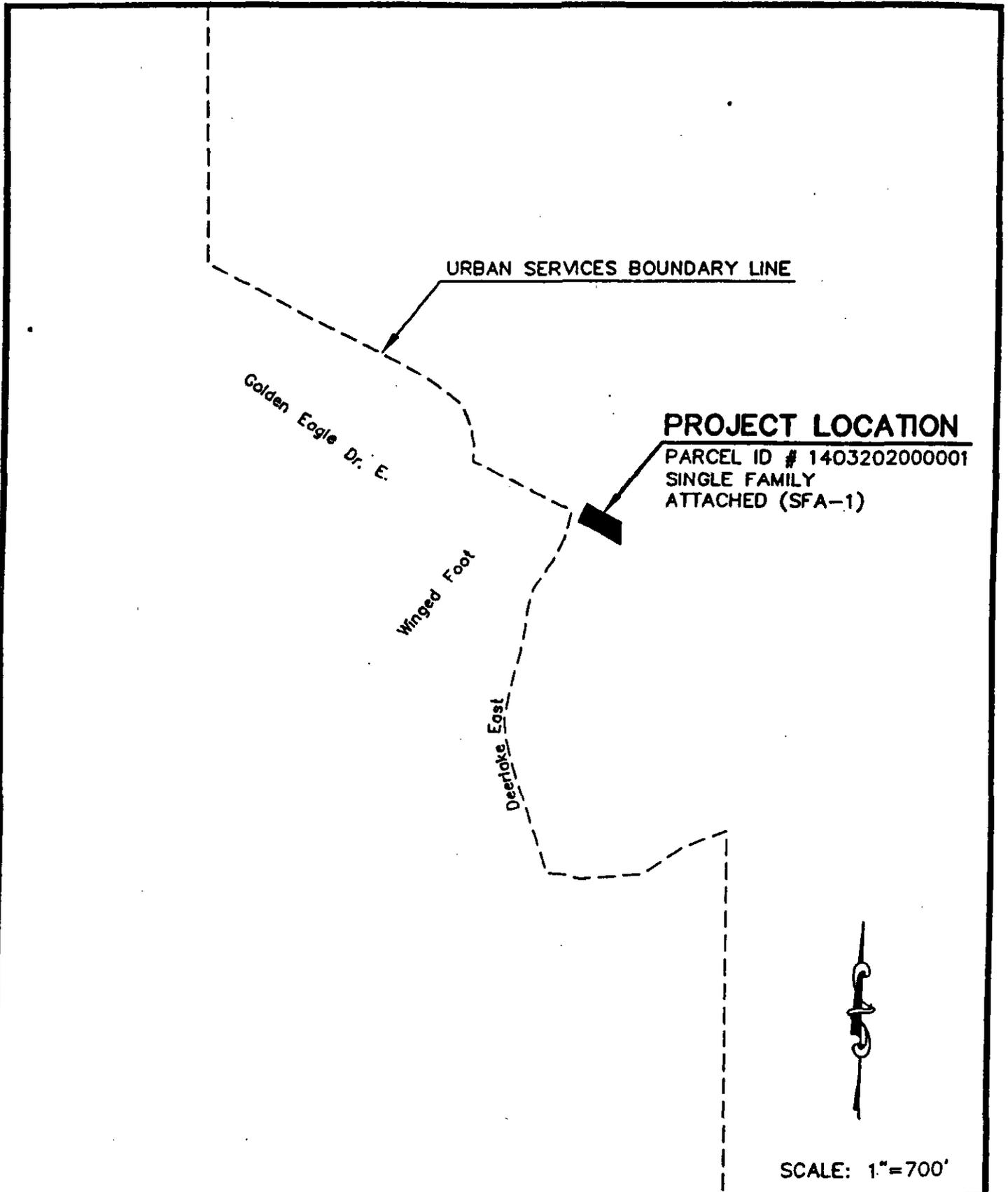
Citizen Comment
Amendment # 2007-1-M-012

REVIEW OF TAP APPLICATION TO AMEND THE MASTER DEVELOPMENT PLAN, DRI

1. Page 3, Para. 5, is there an approved Master Development Plan map H that shows the TAP 1.09 acre parcel? If not, where did the parcel come from that is on the "Revised Map H?" (Incl. 1)
2. Page 4, Para. 5, line 2, how did this property become Golf Course and Green Areas? Where is the separate deed for the 1.09 acre parcel? (Incl. 2)
3. Page 4, Para. 5, line 9, TAP is proposing to delete 8 previously -approved attached single family (i.e. condominium) resident units that they do not own. These proposed Golden Eagle Landing condominium units shown in the Landings, Phase I portion of the Killlearn Lakes DRI were deeded (Incl.3) to Golden Eagle Golf and Country Club, Inc. on February 17, 2000. CEGCC letter, dated October 24, 2006 (Incl.4) indicates that they are not giving up their rights to this property. Incl. 5 shows that the 8 condo unit's rights on McDougal Court are being deleted and added to the TAP 1.09 acre lot.
4. Page 4, Para. 5, line 16, the traffic study (Incl. 6) shows trips are reduced in the revised NOPC and that adding the Club's condo concurrency credits to the 1.09 area lot, there would be no increased traffic impacts. The Club's letter indicates that they didn't give up their credits or their right to build on their parcel.
5. Page 5, Para. 6, line 10, the Substantial Deviation Chart unit will increase if TAP is allowed to build on their 1.09 area lot without trading off the Club's condos.
6. Deed Ownership and Current survey of the 1.09 acre lot.
 - i) Incl. 7 is a sketch of the property and not a survey.
 - ii) The sketch indicates the corner points were not found.
 - iii) The sketch also states that "a current field survey has not been performed to verify the accuracy of the sketch shown hereon."
 - iv) This document also states that "THIS IS NOT A BOUNDARY SURVEY."
 - v) Incl. 8 is the LEGAL DESCRIPTION of the 1.09 area tract.
 - vi) The LEGAL DESCRIPTION statement the Surveyor indicates that "The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries."

REVIEW OF KILLEARN LAKES DRI-1.09 Acre Parcel, COMPREHENSIVE PLAN MAP AMENDMENT.

1. Page 1, Para. IV, page 3, TAP concludes that the proposed amendment changes the FLUM designation from Rural to Suburban and amending the USA boundary (Incl. 9) to include the parcel (incl. 10) meets all applicable standards and criteria, and further, meets a key intent of the Tallahassee Comprehensive Plan to allow residential development where it is COMPATIBLE with surrounding land uses ...
2. This 1.09 acre lot has no separate deed; it has not been surveyed and it has no identifiable boundaries to amend the Killlearn Lakes DRI Comprehensive Plan Map.



PROJECT LOCATION
PARCEL ID # 1403202000001
SINGLE FAMILY
ATTACHED (SFA-1)

URBAN SERVICES BOUNDARY LINE

Golden Eagle Dr. E.

Winged Foot

Deerhoke East



SCALE: 1" = 700'

ser. 11554
:\CIVIL\K\learnL...
rezoning\Oct-2006-Exhibits\exhibits-2-4.dwg 10/12/2006 03:43:C



LOCATION MAP

OCTOBER 2006

EXHIBIT 2

**Citizen Comment
Amendment # 2007-1-M-012**



3700 Golden Eagle Drive / Tallahassee, Florida 32312-4017
Telephone (850) 893-7700 / Fax (850) 668-1538
www.goldeneaglecc.org

October 24, 2006

Leon County Growth Management
Attn: Chris Wittaker
3401 W. Tharpe Street
Tallahassee, FL 32303

RE: Concurrency Credit for Parcel 14-04-20-603-000-0

Dear Mr. Wittaker:

I am initiating this letter due to the proposed Map Amendment #2007-1-M-012 requested October 12, 2006 by Twin Action Properties, Inc.

In February 2000, Golden Eagle Golf and Country Club, Inc. purchased the above noted parcel from RK Development of Tallahassee, Inc. and Marlin Design and Construction, Inc. (OR Book: R2346 Page: 1071).

While it is not our intention to develop this parcel at the present time, we do however reserve the right to do so in the future.

We do not relinquish any concurrency credits assigned to Parcel #14-04-20-603-000-0.

Your attention to this matter is greatly appreciated.

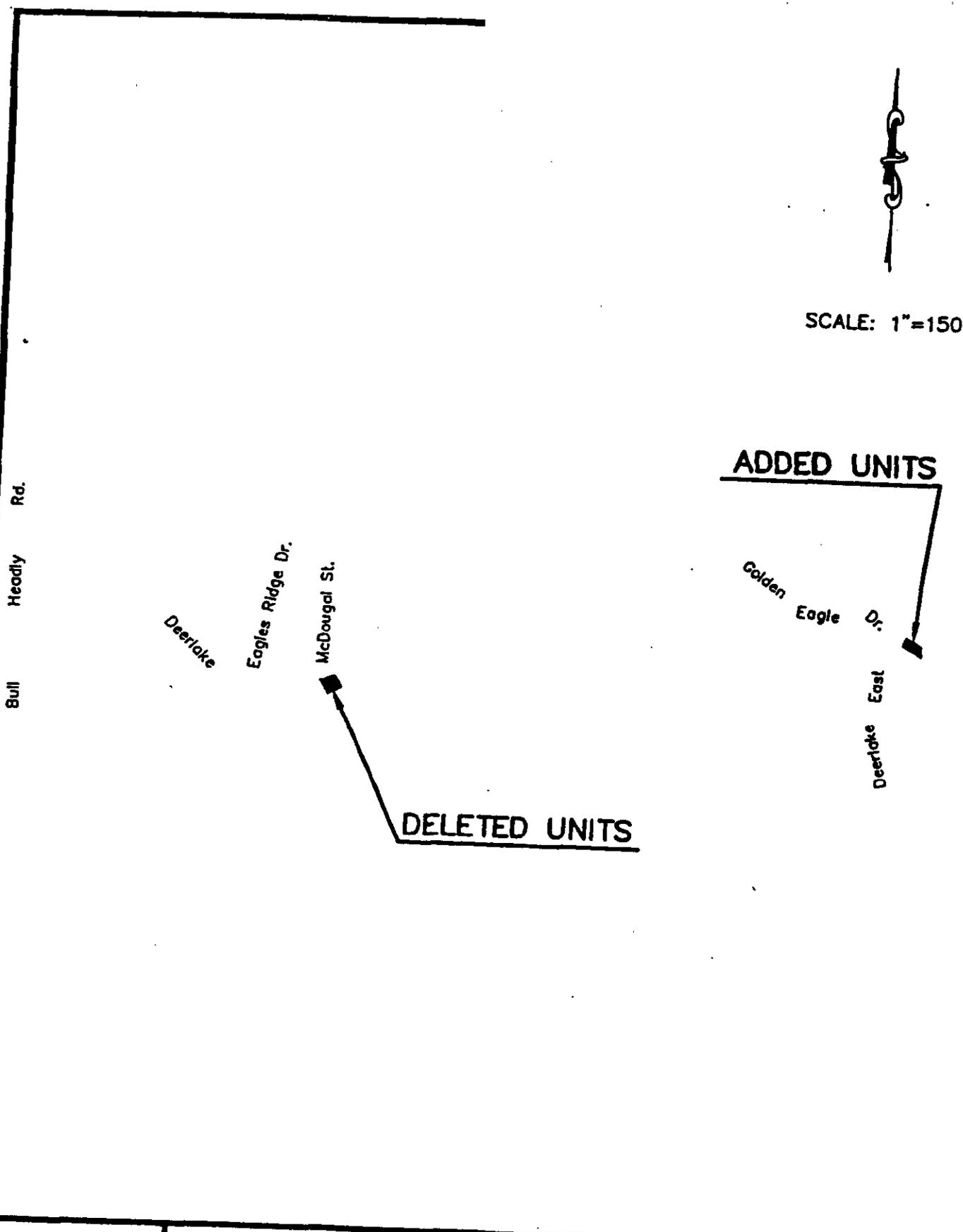
Sincerely

Bruce Sellers
General Manager

Citizen Comment
Amendment # 2007-1-M-012



SCALE: 1"=1500'



\\mszrhing\oct-2006-Exhibits\exhibits-2-4.dwg 10/10/2006 05:27:44 PM



PROPOSED RESIDENTIAL
UNIT EXCHANGE

OCTOBER 2006

Citizen Comment
Amendment # 2007-1-M-012

EXHIBIT 3
Killearn Lakes DRI NOPC - Trip Generation Comparison

CLUB

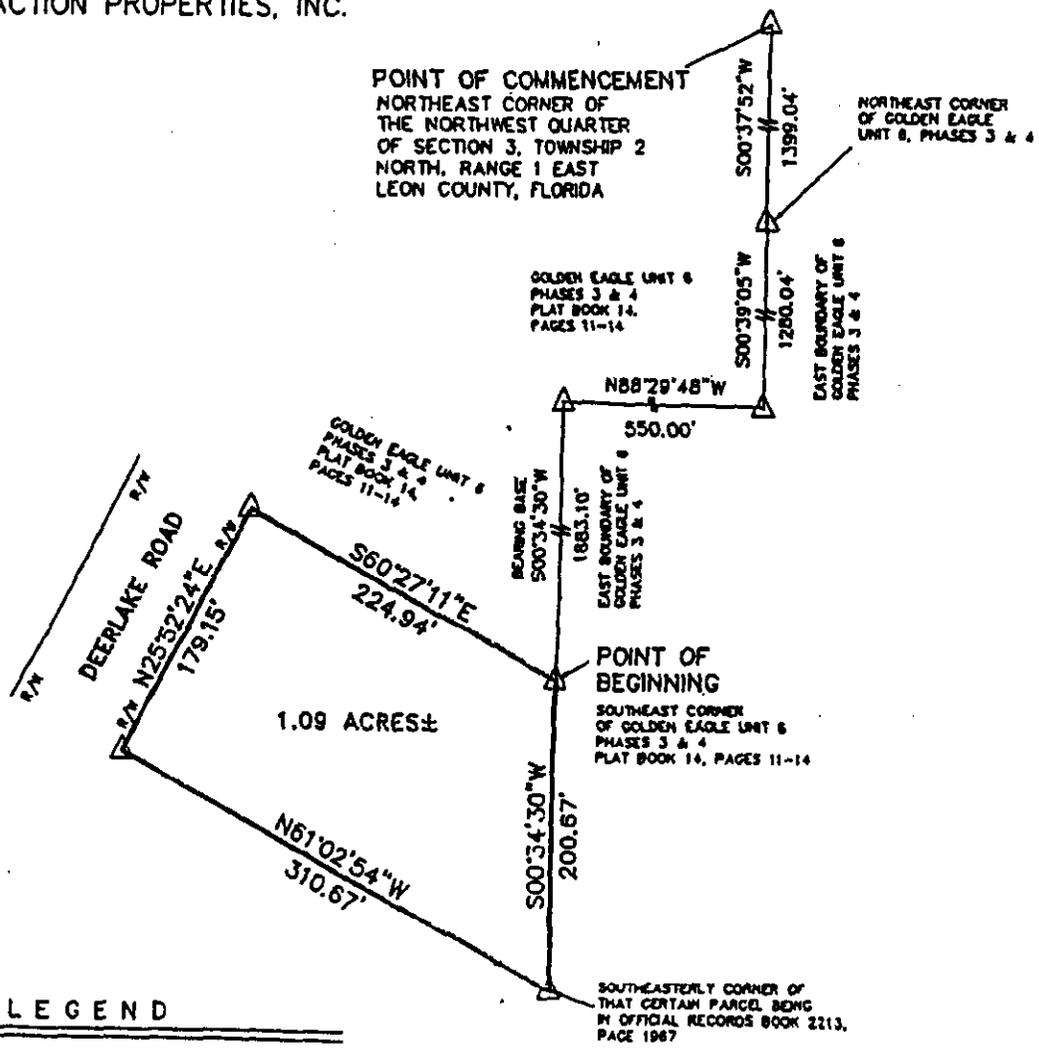
Type	Units	ITE Code	Daily Trips	PM Peak Trips	PM Peak Enter	PM Peak Exit
DRI Scenario (Approved Plan)						
Duplex	58	210/230*	447	44	29	16
Condo	8	230	47	4	3	1
			494	49	32	17
Plat (as built)						
SF Attached	46	210/230*	355	35	23	12
Approved Trips Remaining						
			139	13	9	5

*Hybrid rate of single-family detached and condominium/townhouse created to represent duplex and single family attached units.

Type	Units	ITE Code	Daily Trips	PM Peak Trips	PM Peak Enter	PM Peak Exit
Proposed (New Location)						
Townhouse	8	230	47	4	3	1

Citizen Comment
Amendment # 2007-1-M-012

SKETCH OF PROPERTY FOR:
 TWIN ACTION PROPERTIES, INC.



LEGEND

- \triangle POINT NOT SET OR FOUND
- \sim NOT TO SCALE

NOTES:

1. SOURCE: Record plat and special instructions as per client.
2. BEARING REFERENCE: Easterly boundary of Golden Eagle Unit 6, Phases 3 & 4 being South 00 degrees 34 minutes 30 seconds West as per record plat.
3. A current field survey has not been performed to verify the accuracy of the sketch shown hereon.
4. THIS IS NOT A BOUNDARY SURVEY.
5. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. See attached sheet for legal description.

I hereby certify that this is a true and correct representation of the sketch shown hereon and that this sketch meets the minimum technical standards for land surveying (Chapter 81C17-8, Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Jon Hill

THURMAN RODDENBERRY & ASSOCIATES, INC.
 Professional Surveyors & Mappers
 L.S. NO. 7180
 P.O. Box 900 • 125 S. ...



Citizen Comment
Amendment # 2007-1-M-012

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2338
Fax: 850-962-1103

July 28, 2004

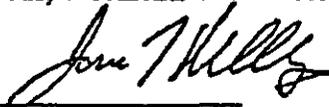
Legal Description of a 1.09 Acre Tract
Certified To: Twin Action Properties, Inc.

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at the Northeast corner of the Northwest quarter of Section 3, Township 2 North, Range 1 East, Leon County, Florida and run South 00 degrees 37 minutes 52 seconds West along the Easterly boundary of the Northwest quarter of said Section 3, a distance of 1399.04 feet to the Northeast corner of Golden Eagle, Unit 6, Phases 3 & 4 a subdivision as per map or plat recorded in Plat Book 4, Pages 11,12,13,& 14 of the Public Records of Leon County, Florida, thence run South 00 degrees 39 minutes 05 seconds West along the Easterly boundary of said Golden Eagle, Unit 6, Phase 3 & 4 a distance of 1282.52 feet, thence run North 88 degrees 29 minutes 48 seconds West along the Southerly boundary of said Golden Eagle, Unit 6, Phases: 3 & 4 a distance of 550.00 feet, thence run South 00 degrees 34 minutes 30 seconds West along the Easterly boundary of said Golden Eagle, Unit 6, Phases: 3 & 4 a distance of 1883.10 feet to the Southeasterly corner of said Golden Eagle, Unit 6, Phases: 3 & 4, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 34 minutes 30 seconds West 200.67 feet to the Southeasterly corner of that certain parcel as described in Official Records Book 2213, Page 1967 of the Public Records of Leon County, Florida, thence run North 61 degrees 02 minutes 54 seconds West along the Southerly boundary of said described parcel a distance of 310.67 feet to a point lying on the Easterly right-of-way boundary of Deer Lake Road, thence run North 25 degrees 52 minutes 24 seconds East along the Easterly right-of-way boundary a distance of 179.15 feet to a point lying on the Southerly boundary of Golden Eagle, Unit 6, Phases: 3 & 4, thence run South 60 degrees 27 minutes 11 seconds East along said Southerly boundary 224.94 feet to the POINT OF BEGINNING containing 1.09 acres more or less.

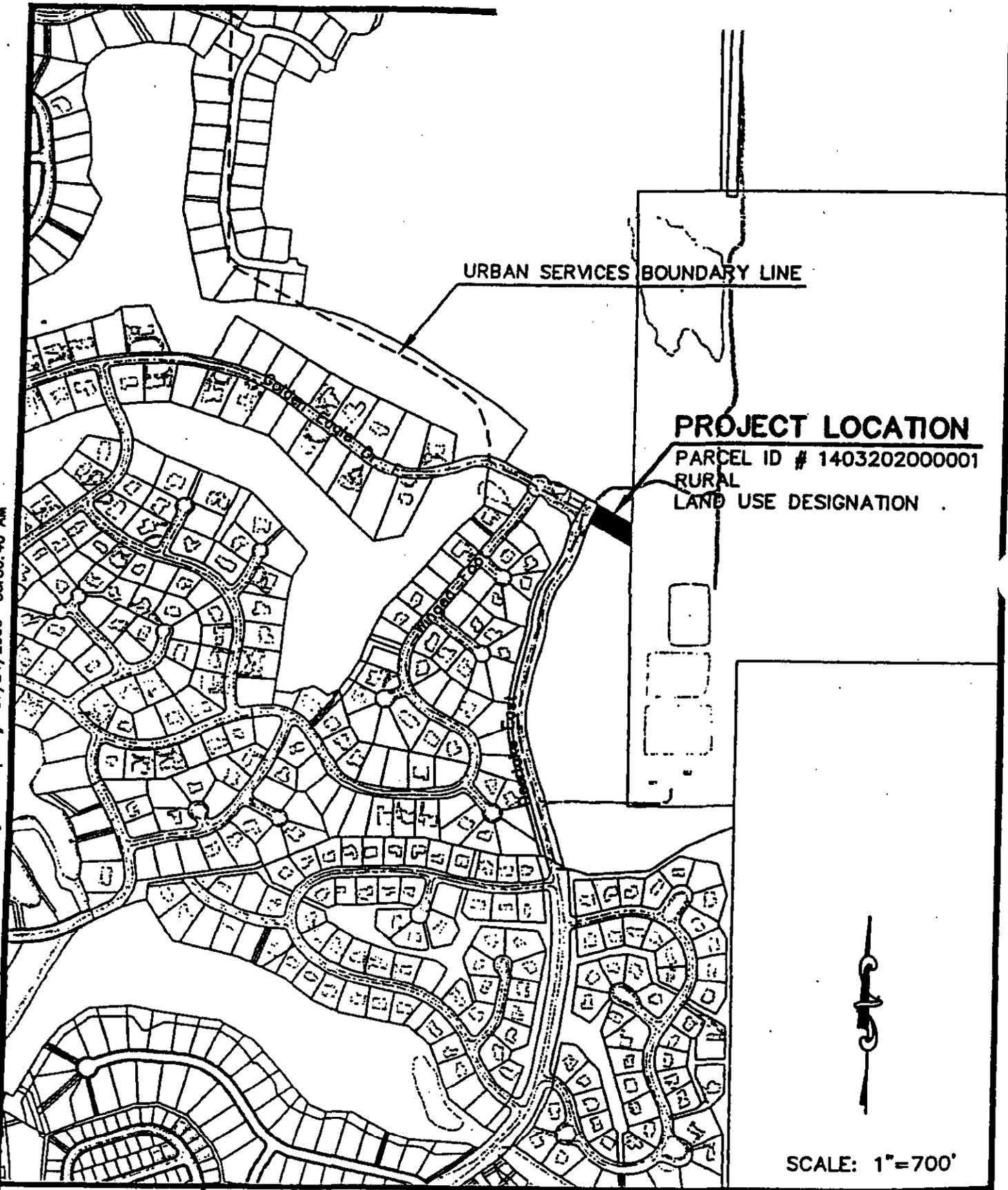
NO FIELD work has been performed to verify the accuracy of the property described hereon.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261
02-610ac.1.09

Citizen Comment
Amendment # 2007-1-M-012



PROJECT LOCATION
PARCEL ID # 140320200001
RURAL
LAND USE DESIGNATION

URBAN SERVICES BOUNDARY LINE



SCALE: 1"=700'

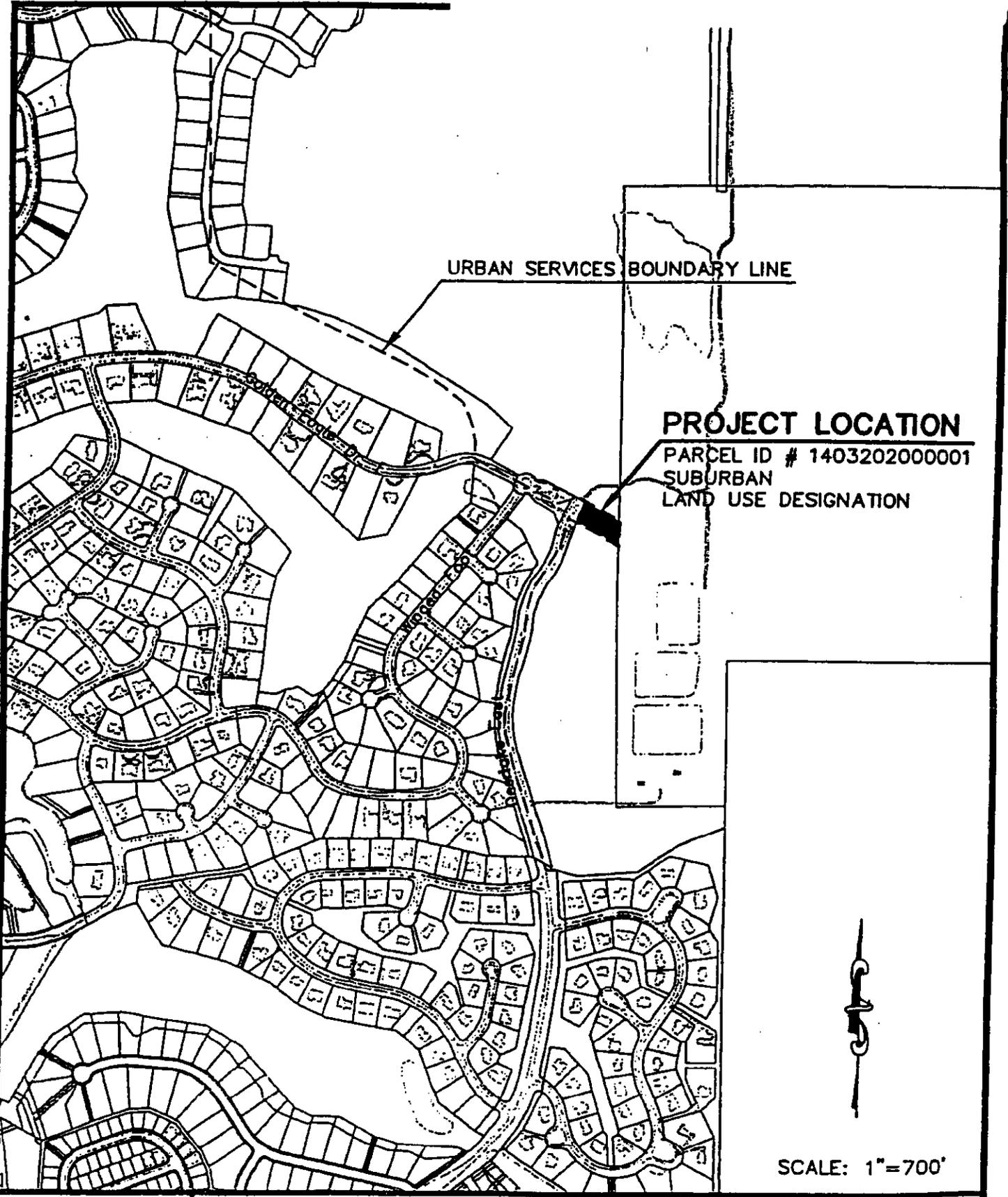
\\CVL\Acadmic\Misc-Small-Projects\KilllearnLakes-Resoning-Locmap.dwg 07/24/2006 08:36:40 AM



**KILLEARN LAKES
EXISTING LAND USE
LOCATION MAP**

JULY 2006

Citizen Comment
Amendment # 2007-1-M-012



C:\Users\Acadmlsc\Documents\Projects\KillearnLakes-Rezoning-Loomap.dwg 07/24/2006 08:26 AM

P: 11554



KILLEARN LAKES
PROPOSED LAND USE
LOCATION MAP

JULY 2006

**CONCERNS RELATING TO
Request For Rezoning - Amendment 2007-M-012, and
Notification of Proposed Change (NOPC) To
Killearn Lakes DRI**

Submitted by The Golden Eagle Board and Concerned Residents
of the Golden Eagle Community

The Board of Directors of the Golden Eagle Homes Association, Inc., and many Golden Eagle residents are very concerned over the October 17, 2006, request to change the original Killearn Lakes DRI (NOPC application) to remove the historically designated "green space" outside Golden Eagle's East entrance, and the concurrent application to rezone this very small parcel of raw, unplatted land from the Rural category to the Suburban category (with an anticipated R-3 designation allowing 8 attached townhomes on this approximate 1 acre parcel).

POSITION OF THE BOARD OF THE GOLDEN EAGLE HOMES ASSOCIATION

We urge you to deny these concurrent applications for many reasons, including (1) their incompatibility with the intended design of Killearn Lakes as outlined in the original DRI, (2) the need to preserve the 31-year old promise of protected green space by our entrance (provided in the original Killearn Lakes DRI) that Golden Eagle residents relied on when they bought their properties, (3) the proximity of this raw unplatted land to the Talquin Sewage Treatment Facility and spray fields, (4) the increased traffic hazards posed by this potential development, and (5) the bad precedent this would set for potential future development along Killearn Lakes' main roadways and subdivision entrances undermining the original design of the master plan. Additionally, (6) we are concerned about the inaccuracies in the proposed application. Please preserve the integrity of the Killearn Lakes master design. We request that you carefully consider the information and concerns that are expressed below.

SAFETY CONCERNS

- Presentation by David Phillips, Traffic Engineer; Major Issues
 - Golden Eagle - West Gate, South Gate and East Gate
 - Golden Eagle Country Club-Landlocked
 - Deer Lake (East) From Horseshoe Trl. to East Gate-0.3 Miles
 - No Intersections, Green Space, Limited sight distance, Narrow traffic lane, S curve and Downhill grade.
 - The Older Driver-50 years plus.

Citizen Comment
Amendment # 2007-1-M-012

- Most Crashes occur at Intersections for older drivers because reaction time is SLOWER, Peripheral Vision(side vision) DIMINISHES and Depth Perception(ability to judge distance) DIMINISHES.

-This Plan would make the East Gate less SAFE for the average driver.

- The proposed building for that site is directly across from the roads going in and out of Golden Eagle's busy East entrance. The lanes are very narrow. We are very concerned about the increased traffic, and lack of visibility when exiting that parcel, potentially causing accidents. Trees and bushes would have to be removed to increase the line of vision from the adjacent property, but this will not resolve all of the problems. We are also concerned over the potential danger of cars exiting the subject property since they will be directly in the line of traffic with those cars entering and leaving the Golden Eagle community.
- The Planning Commission staff has stated that both Kinhega Drive and Tekesta Drive are operating at or above 110% capacity. This will only exacerbate the problem.

UNIQUE CHARACTER OF KILLEARN LAKES DESIGN – PROTECTED AND PRESERVED IN THE KILLEARN LAKES DRI

- For 31-years, the Killearn Lakes DRI has provided a unique natural setting along the main roadways and subdivision entrances in Killearn Lakes. (*Photos and Map of Killearn Lakes development*).
- This approximate 1 acre parcel of raw, unplatted land has not been platted, and was not platted in the original design. It was not intended for development, but for green space. (*Map of 1986 Projected Land Use*)
- Talquin Sewage Treatment Facility and spray fields are located directly behind this property. Talquin owns most of the land to the east of Golden Eagle, and to the east of the northern section of Killearn Lakes. It appears that Talquin purchased all surrounding land not only for their expansive operations, but also, to provide a buffer to the surrounding homes. Golden Eagle created a buffer of its own in unit 6 when it expanded the eastern boundary line of the Golden Eagle subdivision. **The Golden Eagle green space runs along the entire northern property line of this subject property.** We believe there was an important purpose in designating this land as green space, and we believe it should remain in this category.
- If this subject site were developed for residential use, the building(s) would be in close proximity to the spray fields. Due to this fact and the potential for a hazardous situation for children playing in this area, we would imagine that it might be difficult to market the units thus creating an additional undesirable effect on the Golden Eagle neighborhood
- A precedent would be set to change the nature of the Killearn Lakes roadways as well as the current entries to the individual developments within Killearn Lakes. It is possible that the entire strip leading into Golden Eagle could become a multi-family development with direct access to DeerLake Road.

Citizen Comment
Amendment # 2007-1-M-012

TRAFFIC CREDITS

- Golden Eagle Country Club has not relinquished its development rights to the land at the end of McDougal Court, thus those traffic credits and this current green space cannot be used to compensate for the increased traffic on Kinhega Drive to meet concurrency requirements as proposed in the applicant's request. TAP further states that the traffic study shows that because trips are reduced by this NOPC, the addition of the 8 single family attached units on the 1.09 acre parcel does not result in increased traffic impacts. We do not agree since they do not own this land. *(See plat, deed, letter from Golden Eagle Country Club.)*
- The Eight (8) additional credits at the end of Eagle's Ridge Drive may be presented as part of the formula for determining leftover credits from the original platting. That particular condominium was proposed in sensitive wetlands with a stream running through the lot. How could credits be used for something that would never have been approved in the first place? *(Landings II plat, 8-unit condominium sketch)*
- Additional homes were added to Unit 6 when the Eastern boundary was widened. We do not know the impact of these approximately 50 homes on the approved development order of the Killlearn Lakes DRI, but it may have reduced the overall credits available.

**REVIEW OF TAP NOPC TO AMEND THE MASTER DEVELOPMENT PLAN,
KILLEARN LAKES DRI - INACCURACIES AND QUESTIONS**

- Page 3, Para. 5, is there an approved Master Development Plan map H that shows the TAP 1.09 acre parcel? If not, where did the parcel come from that is on the "Revised Map H?" (Incl. 1)
- Page 4, Para. 5, line 2, how did this property become Golf Course and Green Areas? Where is the separate deed for the 1.09 acre parcel? (Incl. 2)
- Page 4, Para. 5, line 9, TAP is proposing to delete 8 previously approved attached single family (i.e. condominium) resident units that they do not own. These proposed Golden Eagle Landing condominium units shown in the Landings, Phase I portion of the Killlearn Lakes DRI were deeded (Incl.3) to Golden Eagle Golf and Country Club, Inc. on February 17, 2000. CEGCC letter, dated October 24, 2006 (Incl.4) indicates that they are not giving up their rights to this property. Incl. 5 shows that the 8 condo unit's rights on McDougal Court are being deleted and added to the TAP 1.09 acre lot.
- Page 4, Para. 5, line 16, the traffic study (Incl. 6) shows trips are reduced in the revised NOPC and that adding the Club's concurrency credits to the 1.09 area lot, there would be no increased traffic impacts. The Club's letter indicates that they didn't give up their credits or their right to build on their parcel.
- Page 5, Para. 6, line 10, the Substantial Deviation Chart unit will increase if TAP is allowed to build on their 1.09 area lot without trading off the Club's condos.
- Deed Ownership and Current survey of the 1.09 acre lot.

Citizen Comment
Amendment # 2007-1-M-012

- i) Incl. 7 is a sketch of the property and not a survey.
- ii) The sketch indicates the corner points were not found.
- iii) The sketch also states that "a current field survey has not been performed to verify the accuracy of the sketch shown hereon."
- iv) This document also states that "THIS IS NOT A BOUNDARY SURVEY."
- v) Incl. 8 is the LEGAL DESCRIPTION of the 1.09 area tract.
- vi) The LEGAL DESCRIPTION statement the Surveyor indicates that "The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries."

REVIEW OF KILLEARN LAKES DRI-1.09 Acre Parcel, COMPREHENSIVE PLAN MAP AMENDMENT.

- Page 1, Para. IV, page 3, TAP concludes that the proposed amendment changes the FLUM designation from Rural to Suburban and amending the USA boundary (Incl. 9) to include the parcel (incl. 10) meets all applicable standards and criteria, and further, meets a key intent of the Tallahassee Comprehensive Plan to allow residential development where it is COMPATIBLE with surrounding land uses ...
- This 1.09 acre lot has no separate deed; it has not been surveyed and it has no identifiable boundaries to amend the Killearn Lakes DRI Comprehensive Plan Map.

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, November 07, 2006 9:03 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment to Killearn Lakes Master Plan

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

From: annecorcoran@comcast.net [mailto:annecorcoran@comcast.net]
Sent: Tuesday, November 07, 2006 7:42 PM
To: Perrine, Beth
Subject: Amendment to Killearn Lakes Master Plan

As a resident of Golden Eagle, I would like to express my opposition to the proposed amendment to the Killearn Lakes Master Plan to remove designated green space from Golden Eagle's main entrance in order to build an 8-unit townhouse. One of the reasons I bought in Golden Eagle was because of the rural nature of its surroundings. I assumed that since the roads within Killearn Lakes leading up to Golden Eagle were basically undeveloped this was a purposeful planning on the part of the developers that would continue. As I have since found out, that assumption was correct -- it is part of the Killearn Lakes DRI to protect this designated green space.

This amendment would change the character of this development and take away from its scenic beauty. If I had wanted a development with a more urban feel, I would have bought in a different community. This amendment is inconsistent with the initial intent of the type of area that Killearn Lakes was supposed to be and which originally attracted me to area.

Annecorcoran

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 27, 2006 8:54 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: 2007m012

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

From: Jian Wu [mailto:jianwt@hotmail.com]
Sent: Thursday, October 26, 2006 9:31 AM
To: Perrine, Beth
Cc: tang7@yahoo.com
Subject: 2007m012

Dear Mrs. Perrine,

We oppose Twin Action's request to rezone parcel 1403202000000 into suburban in order to build townhouse or commercial building.

Best wishes,

Hengli Tang and Jian Wu

Owner of Lot 38L
9144 shoal Creek Drive
allahassee FL 32312

Find a local pizza place, music store, museum and more...then map the best route! <http://local.live.com?FORM=MGA001>

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 23, 2006 8:31 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 parcel 1403202000000

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

From: Sneed, Jynelle [mailto:jynelles@advocacycenter.org]
Sent: Sunday, October 22, 2006 9:29 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012 parcel 1403202000000

I am writing to express my opposition to this amendment as a current resident of the Golden Eagle subdivision. I think that the impact on the aesthetics, our traffic, and our property values will be devastating to our community. Thank you for your consideration.

Jynelle Sneed
9098 Eagles Ridge Drive
Tallahassee, FL 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

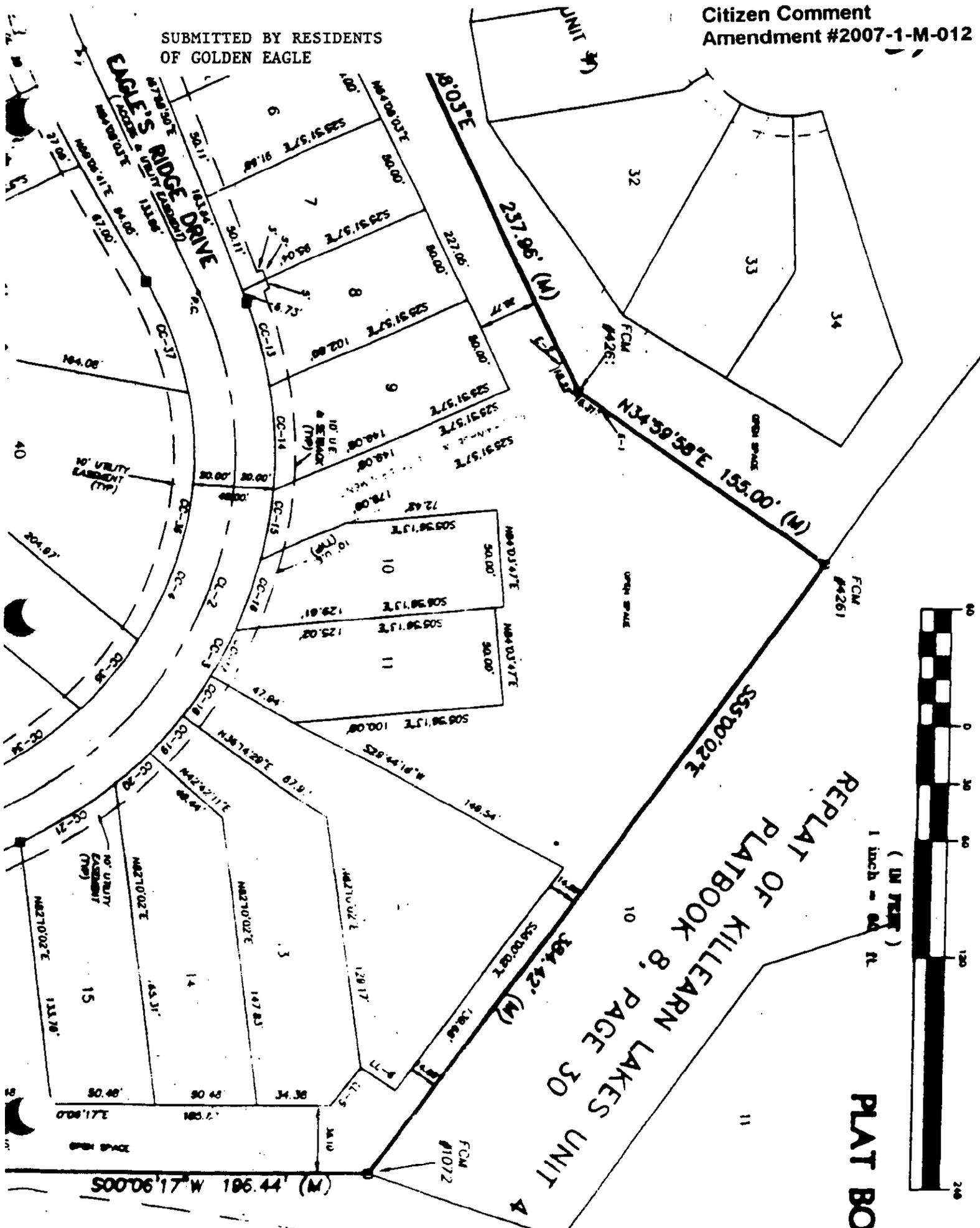
From: Perrine, Beth
Sent: Wednesday, October 18, 2006 8:30 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Larry Hall [mailto:LarryMHall@comcast.net]
Sent: Wednesday, October 18, 2006 8:02 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

We am opposed to any change in the zoning of parcel 1403202000000.
Larry M. Hall
Marilyn K. Hall
2990 Golden Eagle Dr
Tallahassee, FL

SUBMITTED BY RESIDENTS
OF GOLDEN EAGLE



REPLAT OF KILLEARN LAKES UNIT A
8, PAGE 30

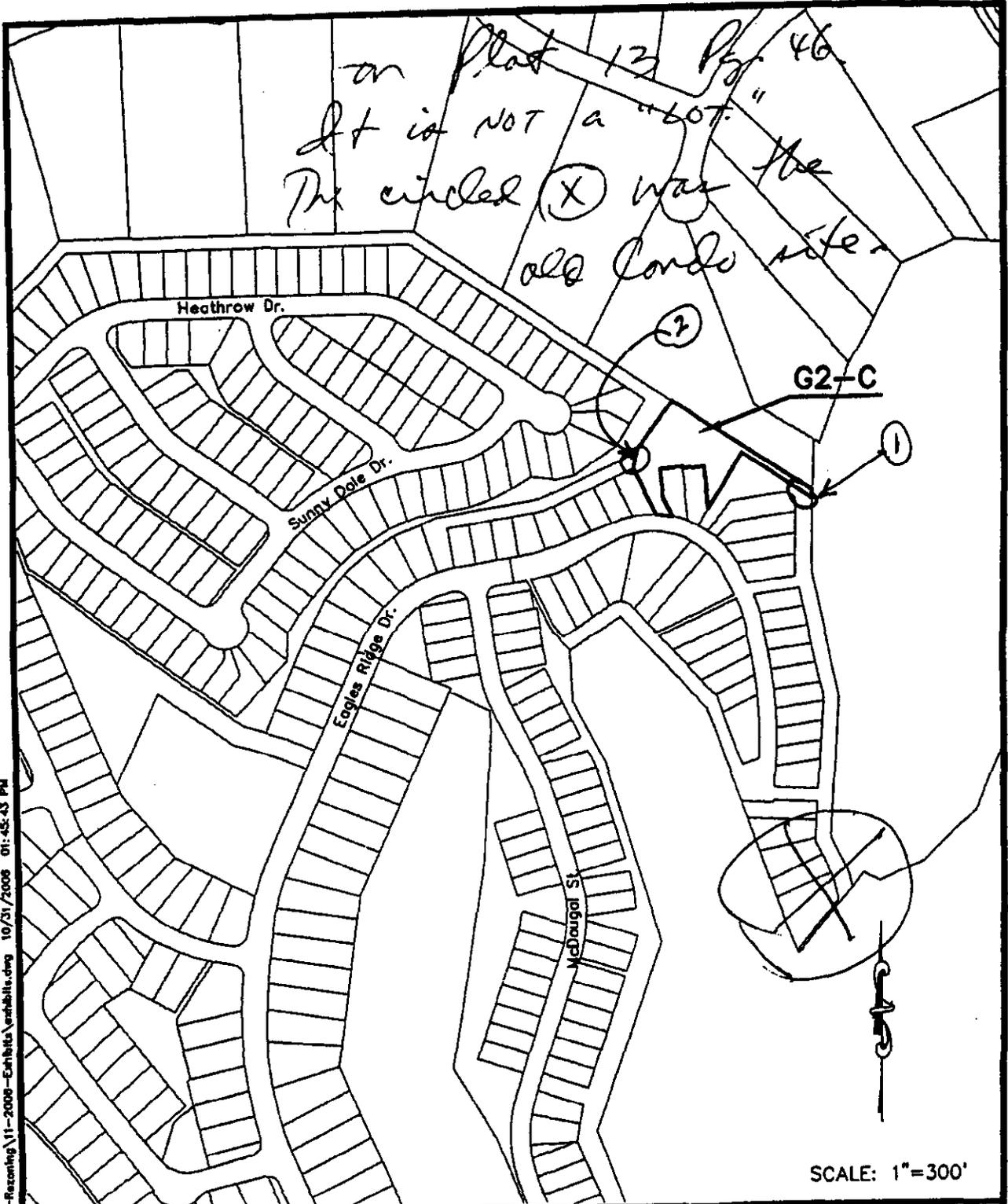
PLAT BOX



2

"G2-C" is actually Open Space

on Plat 13 Pg 46
It is NOT a "LOT."
The circled (X) was the
old Condo site.



H:\CWA\WilliamsLakes-Resoning\11-2006-Exhibits\exhibits.dwg 10/31/2006 01:45:43 PM

PBSJ

G2-C SITE

NOVEMBER 2006

TWO "LOT LINES" have erroneously
been added to "G2-C" to make it
look like a LOT.

3

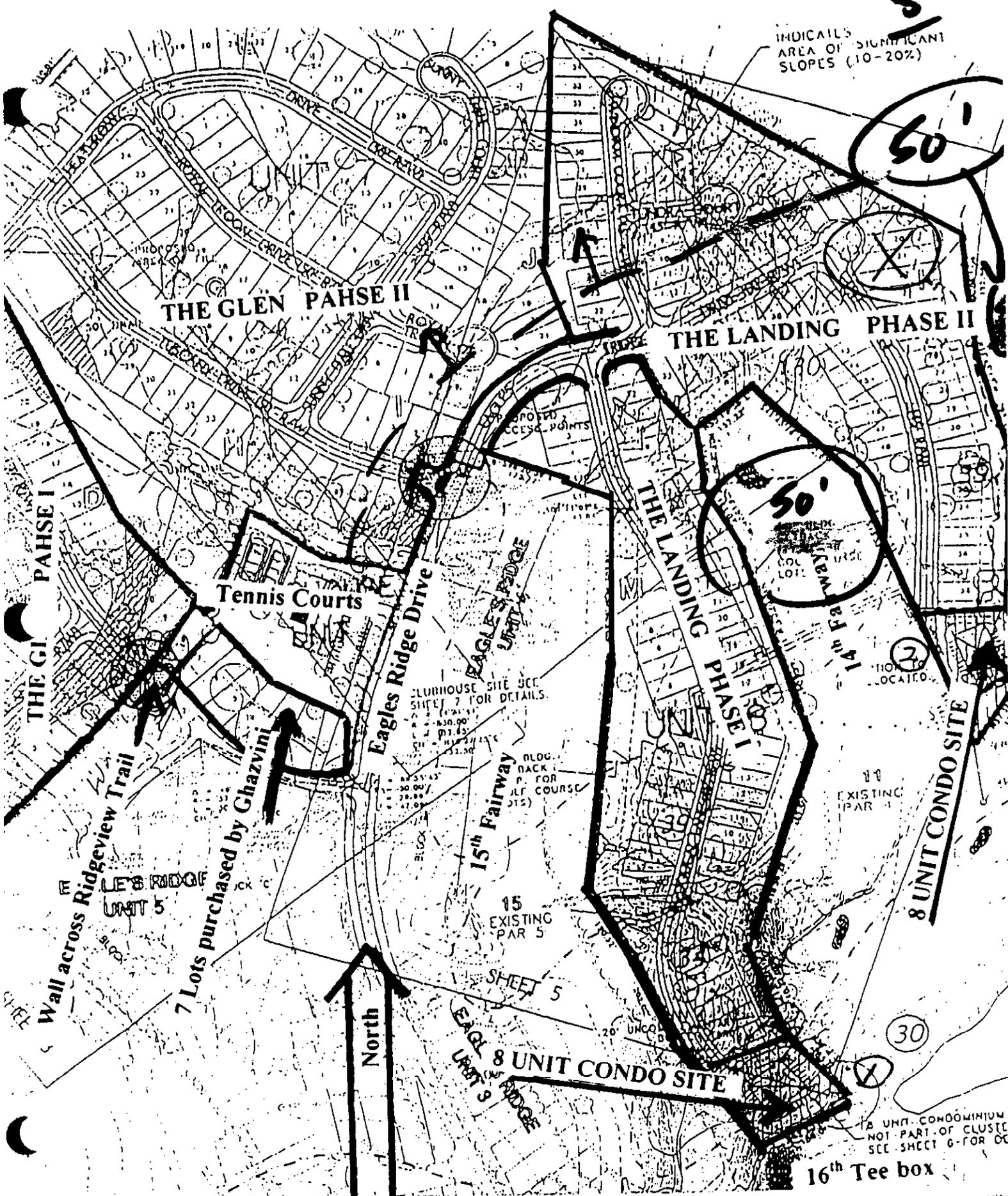
INDICATES AREA OF SIGNIFICANT SLOPES (10-20%)

60'

50'

2

30



MOORE, BASS AND RIRIFR INC

DATE 8/10/94

JOB 94-060

LAND USE PLANNING - ENGINEERING OF

CAPITAL FIRST PLAT

1014

MAC

PROJECT NAME

E CLUST

1A UNIT-CONDOMINIUM NOT PART OF CLUSTER SEE SHEET G-FOR OC

SUBMITTED BY APPLICANT'S
REPRESENTATIVE

Nov. 1. 2006 12:02PM

No. 7560 P. 3

THIS INSTRUMENT PREPARED BY AND
TO BE RETURNED TO:
RICHARD M. POWERS
RICHARD M. POWERS, P.A.
2104 DELTA WAY - SUITE 6
TALLAHASSEE, FLORIDA 32303
TELEPHONE: (850) 234-6596

20060034887
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 3490 PG:527, Page 1 of 3
04/17/2006 at 04:11 PM,
BOB INZER, CLERK OF COURTS

**ASSIGNMENT OF DECLARANT'S/DEVELOPER'S RIGHTS
UNDER THE GOLDEN EAGLE RESIDENTIAL DECLARATION
OF COVENANTS AND RESTRICTIONS FOR RESERVE
AT THE RIDGE, FORMERLY KNOWN AS EAGLE'S RIDGE UNIT 9**

THIS AGREEMENT made this 23 day of November, 2005, by and
between HOBBS BROTHERS, INC., a Florida corporation, and TWIN ACTION
PROPERTIES, INC., a Florida corporation,

WITNESSETH:

WHEREAS, Hobbs Brothers, Inc., a Florida corporation (Hobbs Brothers)
is the Declarant and Developer under the Golden Eagle Residential Declaration of
Covenants and Restrictions for Reserve At The Ridge, formerly known as Eagle's Ridge
Unit 9, recorded on July 12, 2002, in O.R. Book 2694, at Page 2338, of the Public Records
of Leon County, Florida (hereinafter, the Declaration);

WHEREAS, Hobbs Brothers desires to assign its rights under the
Declaration to Twin Action Properties, Inc., a Florida corporation (Twin Action); and

WHEREAS, Twin Action will accept an assignment of the rights of Hobbs
Brothers under the Declaration,

NOW THEREFORE, FOR AND IN CONSIDERATION of the promises contained herein and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties hereto agree as follows:

FIRST. Hobbs Brothers hereby assigns its rights under the Declaration to Twin Action, and Twin Action hereby accepts said assignment.

SECOND. From on and after the date this assignment is recorded in the Public Records of Leon County, Florida, Twin Action shall be the Declarant/Developer under the Declaration with all rights of the Declarant/Developer thereunder.

THIRD. The parties hereto agree to sign and deliver any and all documents and do all things necessary to effect the purposes of this assignment and to bring about the transfers agreed to under this assignment.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year indicated hereinbelow

Signed in the Presence of Witnesses as to both:

[Signature]
Signature of Witness

AMY N HORNE
Printed Name

[Signature]
Signature of Witness

MARK A. FRDST
Printed Name

HOBBS BROTHERS, INC.

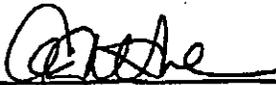
By: [Signature]
Roger K. Hobbs, President

TWIN ACTION PROPERTIES, INC.

By: [Signature]
Roger K. Hobbs, President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23 day of November, 2005, by Roger K. Hobbs, who is the President of Hobbs Brothers, Inc. and the President of Twin Action Properties, Inc. and who: (check one) is personally known to me has produced _____ as identification.



Notary Public, State of Florida
Notary Public's Stamp:

 Amy Norman Horn
MY COMMISSION # 00160280 EXPIRES
March 14, 2006
BONDED BY THE FARM INSURANCE INC

This Instrument Prepared by & return to:
Name: W. Crut Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shuw, III, Esq.

BK: R2495 PG: 01668

Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, FL 32308
20011718JRG
Parcel I.D. #: 14-04-20-602-0000
Grantee's S.S. #:

R20010033149
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2495 PAGE: 01668
MAY 04 2001 01:05 PM
BOB INZER, CLERK OF COURTS

SPACE ABOVE THIS LINE FOR INSTRUMENT DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 30th day of April, A.D. 2001, by TWIN ACTION PROPERTIES, INC., A FLORIDA CORPORATION, having its principal place of business at 7118 BEECH RIDGE TRAIL, TALLAHASSEE, FL 32312, hereinafter called the grantor, to HOBBS BROTHERS, INC., A FLORIDA CORPORATION, having its principal place of business at 7118 BEECH RIDGE TRAIL, TALLAHASSEE, FL 32312, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Leon County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Subject to taxes for the year 2001 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
AMY W HORNE
Printed Name

TWIN ACTION PROPERTIES, INC.
By: [Signature] L.S.
Name: ROGER K. HOBBS
Title: PRESIDENT

Wendy L. Elmore
Witness Signature

Address:
7118 BEECH RIDGE TRAIL, TALLAHASSEE, FL
32312

Wendy L. Elmore
Printed Name

Documentary Tax Pd. \$ 7350.00
\$ _____ Intangible Tax Pd.
Bob Inzer, Clerk, Leon County
By: [Signature] Deputy Clerk

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ROGER K. HOBBS known to me to be the PRESIDENT of TWIN ACTION PROPERTIES, INC., the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 30th day of April, A.D. 2001.

Notary Public Rubber Stamp Seal
Amy M. Horne
MY COMMISSION # C0715272 EXPIRES
February 11, 2002
ISSUED THROUGH THE INSURANCE, INC.

[Signature]
Notary Signature
AMY W HORNE
Printed Notary Signature



BK: R2495 PG: 01669

EXHIBIT "A"

R20010033149
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2495 PAGE: 01669
MAY 04 2001 01:05 PM
DOD INZER, CLERK OF COURTS

BEGIN AT THE MOST NORTHERLY CORNER OF THE LANDING AT GOLDEN EAGLE PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 19 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING RUN SOUTH 80 DEGREES 50 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF EAGLE'S RIDGE DRIVE 110.54 FEET, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 25 DEGREES 47 MINUTES 38 SECONDS WEST 130.23 FEET, THENCE RUN NORTH 80 DEGREES 50 MINUTES 43 SECONDS EAST 239.99 FEET, THENCE RUN NORTH 64 DEGREES 08 MINUTES 03 SECONDS EAST 237.96 FEET, THENCE RUN NORTH 34 DEGREES 59 MINUTES 58 SECONDS EAST 155.00 FEET, THENCE RUN SOUTH 55 DEGREES 00 MINUTES 02 SECONDS EAST 384.42 FEET, THENCE RUN SOUTH 00 DEGREES 06 MINUTES 17 SECONDS WEST 196.44 FEET, THENCE RUN SOUTH 11 DEGREES 43 MINUTES 15 SECONDS EAST 295.38 FEET, THENCE RUN SOUTH 03 DEGREES 48 MINUTES 05 SECONDS WEST 332.00 FEET, THENCE RUN SOUTH 25 DEGREES 19 MINUTES 47 SECONDS EAST 87.45 FEET, THENCE RUN SOUTH 11 DEGREES 48 MINUTES 13 SECONDS EAST 40.93 FEET, THENCE RUN SOUTH 37 DEGREES 36 MINUTES 06 SECONDS WEST 198.69 FEET, THENCE RUN NORTH 19 DEGREES 45 MINUTES 06 SECONDS WEST 147.59 FEET, THENCE RUN NORTH 18 DEGREES 53 MINUTES 08 SECONDS WEST 470.37 FEET, THENCE RUN NORTH 41 DEGREES 45 MINUTES 16 SECONDS WEST 292.91 FEET, THENCE RUN SOUTH 55 DEGREES 32 MINUTES 19 SECONDS WEST 137.00 FEET, THENCE RUN NORTHWESTERLY AND SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID THE LANDING AT GOLDEN EAGLE PHASE 1, THE FOLLOWING COURSES: NORTH 40 DEGREES 41 MINUTES 50 SECONDS WEST 75.90 FEET, NORTH 25 DEGREES 51 MINUTES 59 SECONDS WEST 120.40 FEET, SOUTH 80 DEGREES 50 MINUTES 49 SECONDS WEST 29.91 FEET; NORTH 09 DEGREES 09 MINUTES 17 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING.

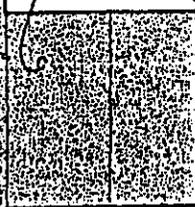
SUBMITTED BY RESIDENTS
OF GOLDEN EAGLE

**Citizen Comment
Amendment #2007-1-M-012**

ILLINOIS LAND USE AND ZONING ACT

UNIT	TYPE	VILLAGE	ACRES	EST. VALUE	EST. TAX
1	WAC	ALA	162.6	1924	
2	W	ALA	43.2	98	
3	W	ALA	124.3	1314	
4	W	ALA	76.6	118	
5	W	ALA	61.7	92	
6	W	ALA	110.7	176	
7	W	ALA	73.3	110	
8	W	ALA	79.3	121	
9	W	ALA	182.0	264	
10	W	ALA	124.0	190	
11	W	ALA	314.0	371	
12	W	ALA	84.4	39	
13	School	ALA	27.0	70	
14	C	ALA	10.0	66	
15	W	ALA	84.3	328	

PROPOSED SEWAGE TREATMENT
PLANT LOCATION

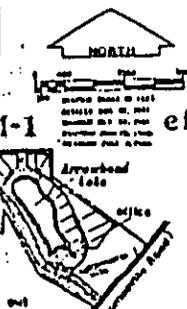
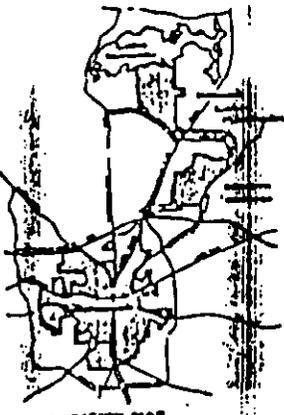
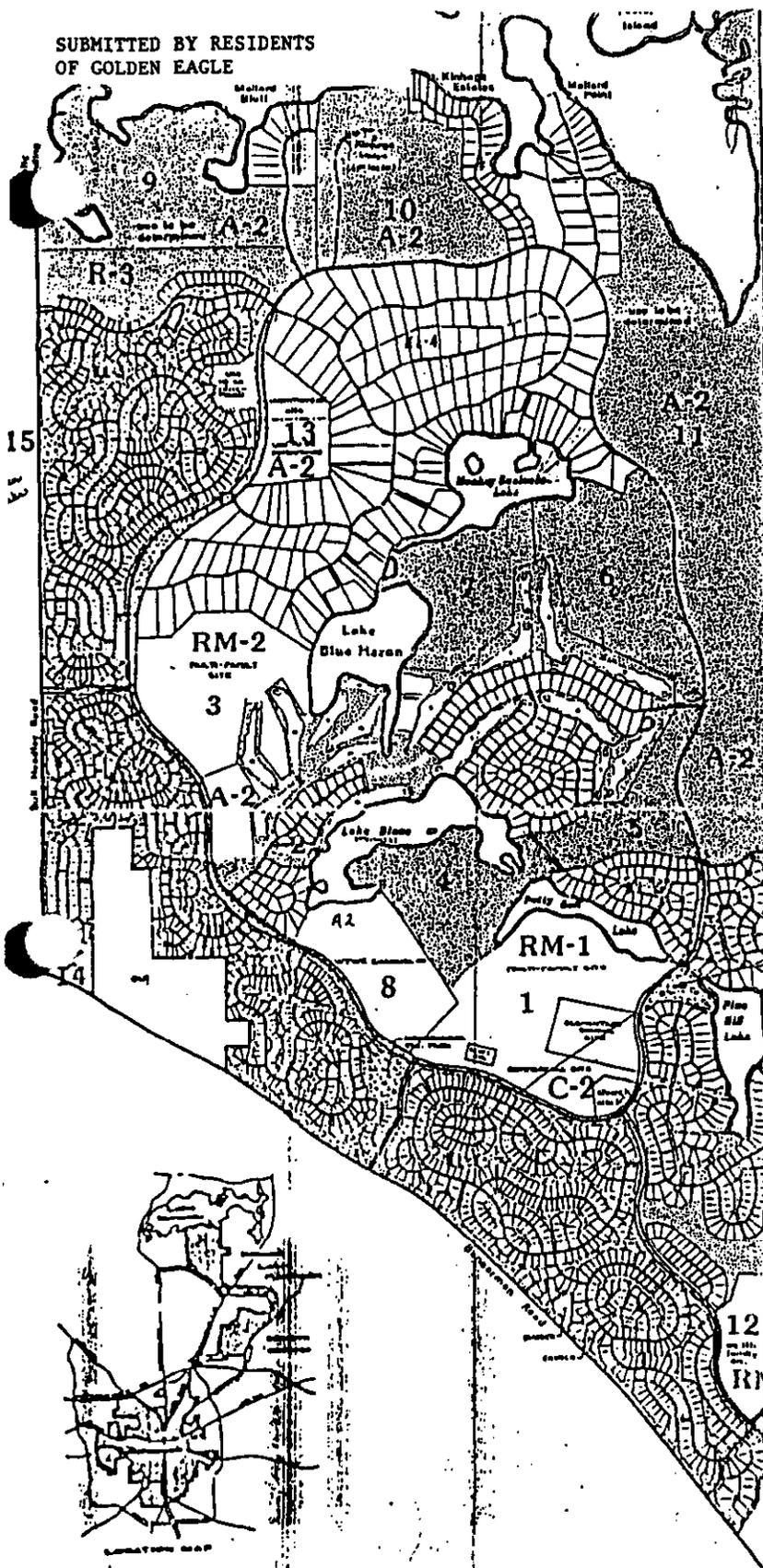


Lots in Developed Units

Unit 1	136 lots
Unit 2	629 lots
Unit 3	538 lots
Unit 4	168 lots
Unit 5	114 lots
Golden Eagle Unit 1	132 lots
Golden Eagle Unit 2	49 lots

effective date
6/20/86

**KILLEARN LAKES
PLANTATION
PROJECTED LAND USE AND CURRENT ZONING**



**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 27, 2006 8:56 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Proposed Rezoning Parcel #1403202000000

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

From: John McGraw [mailto:jmcgraw1023@comcast.net]
Sent: Thursday, October 26, 2006 9:01 PM
To: Perrine, Beth
Subject: Proposed Rezoning Parcel #1403202000000

**JOHN & KATHIE McGRAW
2135 GOLDEN EAGLE DRIVE WEST
TALLAHASSEE, FLORIDA 32312
(850) 893-7691**

October 26, 2006

**RE: Proposed Rezoning Parcel #1403202000000
Planning Department Hearing of November 15, 2006**

Dear ladies & Gentlemen:

We OPPOSE the rezoning of the referenced parcel from Rural to Suburban, as proposed by Twin Action Properties. If this change was approved, it would significantly alter the character of Killearn Lakes and Golden Eagle.

Sincerely,

John & Kathie McGraw

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 26, 2006 8:25 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: 2007m012

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

From: dongming.white@dot.state.fl.us
[mailto:dongming.white@dot.state.fl.us]
Sent: Wednesday, October 25, 2006 9:13 AM
To: Perrine, Beth
Subject: 2007m012

I oppose Twin Action's request to rezone parcel 1403202000000 into suburban in order to build townhouse or commercial building.

Dongming White

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-012**

From: Perrine, Beth
Date: Friday, November 17, 2006 8:19 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW:

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

From: bfoster1221@bellsouth.net [mailto:bfoster1221@bellsouth.net]
Sent: Thursday, November 16, 2006 8:15 PM
To: Perrine, Beth
Subject:

We are writing to express our extreme opposition to the proposed rezoning request Amendment 2007-M-012 and NOPC to Killlear Lakes DRI.

We just recently moved to Tallahassee and were attracted to the Killlearn Lakes area and Golden Eagle especially because of the extensive green space and natural foliage. Building townhouses outside the entrance to our subdivision seems completely inconsistent with the entire area.

This could not possibly have a positive impact in any way. Please do not allow it.

Thank you.

Barbara D. Foster and Robert R. Dykstra
14 Wharton Circle

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 12:08 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Forward to anyone you know in the Killearn Lakes Area. FW: 2007-M-012 #1403202000000

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

From: Amy Sanford [mailto:amys@answeronemortgage.com]
Sent: Thursday, October 12, 2006 12:02 PM
To: Perrine, Beth
Cc: michael@answeronemortgage.com; tracyb@answeronemortgage.com; johnwhetsel@manausa.com; shellygriffin@wolff-tan.com; jmconnell@i4ins.com; blaise@nettally.com
Subject: Forward to anyone you know in the Killearn Lakes Area. FW: 2007-M-012 #1403202000000

Just because we have a square inch of undeveloped land, does not mean that it is suitable for development. Our kids don't even have a protected bus stop shelter to wait for transportation. At this rate we should expect a gas station, liquor store, and Whataburger within a 45 second walking distance of the gate by next year. May as well build 4th floors on houses and we can all count them as rental apartments. Why not ask Taltran to come pick people up at the gate, and while we are at it, let's go ahead and lobby the Hobbs for a Water Park at one of the "lakes". I hear you can charge \$15.00 a head at those places. With our warm weather, we're looking at 8 months of usable increased cash flow time.

Ask us about our Second Opinion Service and our amazing "10 Day Close"!!

Amy Sanford, Business Manager
 Answer One Mortgage
 1632 Metropolitan Circle
 Tallahassee, Florida 32308

(850) 297-1200 x 104 Phone
 (850) 297-1700 Fax
amys@answeronemortgage.com
www.AnswerOneMortgage.com

From: Bryan Sanford [mailto:bryans@answeronemortgage.com]
Sent: Thursday, October 12, 2006 10:42 AM
To:
Cc: 'Amy Sanford'; michael@answeronemortgage.com; tracyb@answeronemortgage.com; johnwhetsel@manausa.com; shellygriffin@wolff-tan.com; jmconnell@i4ins.com
Subject: 2007-M-012 #1403202000000

I wanted to drop you a note in opposition to changing the above property's zoning to suburban. We have enough traffic on our streets now and our schools are at capacity. Twin Action is developing another property that is adjacent to Killearn Lakes Elementary school and fronts Deerlake. We have too much development in the Killearn Lakes area and don't need more. Please pass this along to the members of the commission as an opposition to zoning change.

Thank You

Ask me about our Second Opinion Service and our amazing "10 Day Close"!!

Bryan Sanford, President
 Answer One Mortgage
 1632 Metropolitan Circle
 Tallahassee, Florida 32308

10/12/2006

(850) 297-1200 x 101 Phone
(850) 297-1700 Fax
bryans@answeronemortgage.com
www.answeronemortgage.com

Citizen Comment
Amendment # 2007-1-M-012

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No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.408 / Virus Database: 268.13.2/472 - Release Date: 10/11/2006

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: jbmilstead@aol.com [mailto:jbmilstead@aol.com]
Sent: Thursday, October 12, 2006 5:21 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Dear Sir/Madam:

I can't begin to express my disappointment that Twin Action Properties and the Hobbs family are once again attempting to change the zoning through Ammendment 2007-M-012 described as Parcel 1403202000000. Their history shows that they have attempted to acquire a zoning change to build town houses and escalated to their desire to build a 6,000 sq.ft. office building.

1. You only need to contact any real estate agent in the Tallahassee area to confirm that there is presently a glut of town homes and condominiums on the current market with a lack of available buyers. This condition is only partly related to the recent downturn in the real estate market and more related to the lack of qualified buyers in the general population in relation to the over abundance of available properties.

2. The same condition exists in the available office space in the Tallahassee area. There are several proposed and approved complexes that have not been built due to an excess of available space in relation to the number of available companies/businesses that require space.

Now they are once again trying to rezone in order to attempt to build town homes. The facts are still the same. Tallahassee does not need additonal town homes/condominiums for several years to come. Why would Leon County want to permit more town homes to be built when there are already more units available than can be sold and occupied in both the near and distant future. They will only sit vacant, eventually lack upkeep, and become eyesores like many of the other properties that already exist.

If the purpose is to raise additonal tax money, you only need to look at the value of the homes that will have to look at these town homes across their back yards. Their values will rapidly decrease, the balance of homes in Golden Eagle will lose value proportionate to the loss of the homes that will be directly affected. In total, Leon County will lose a tax base that exists today and the over all effect will be a loss of tax dollars due to this devaluation.

Finally, I regret the fraud that Twin Action and the Hobbs family has perpetrated on the families and homeowners of Golden Eagle. We have all been promised by them the tranquility, asthetics, security, and property values that go with a gated community. Now that they have developed the area and taken our money, their promises have become lies.

I strongly implore you to reject the changing of zoning for parcel 1403202000000 in Amendment 2007-M-012 which is now before you.

Thank you for your consideration in this matter.

10/13/2006

Citizen Comment
Amendment # 2007-1-M-012

James B. Milstead

9131 Shoal Creek Drive
Tallahassee, FL 32312
850-668-3976

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:19 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: REZONING PARCEL #1403202000000

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

From: MARTYG070@aol.com [mailto:MARTYG070@aol.com]
Sent: Monday, October 16, 2006 10:14 PM
To: Perrine, Beth
Cc: Brady, Kate
Subject: REZONING PARCEL #1403202000000

To Whom This My Concern:

I wished to go record as opposing the rezoning of parcel #1403202000000. I also oppose Amendment 2007-M-012. My wife and I have lived in Golden Eagle on Winged Foot Dr since 1994. We moved to Golden Eagle for it's esthetic beauty and abundant wildlife. I cannot believe that anyone would want to ruin the appearance of the said property across from our Main Gate. Twin Action should not be allowed to DESTROY our beautiful neighborhood with their moneymaking plans. I believe we as Golden Eagle Homeowners thru our Homeowners Association own and maintain the property and roadway directly in front of said property. If Twin Action is allowed to develop said property, commercial traffic would be allowed to use our property for the sole benefit of Twin Action Properties. Please do not allow this to happen.
Thank you.
Marty Greco

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:16 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 / Parcel #1403202000000

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

From: Bryan Carrell [mailto:bryan.carrell@verizonbusiness.com]
Sent: Monday, October 16, 2006 3:19 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012 / Parcel #1403202000000

To whom it may concern:

As a Golden Eagle Subdivision resident (GE 8X9) I am writing to express opposition to Amendment 2007-M-012. I believe the Amendment would potentially allow for commercial or multi-family dwellings which would adversely affect the appearance and character of this residential neighborhood.

Thank you,

Bryan Carrell
2208 Gates Drive
Tallahassee, FL 32312

11

Sullivan, Sherri

Citizen Comment

Amendment # 2007-1-M-012

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:18 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: REZONING PARCEL #1403202000000

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

From: MARTYG070@aol.com [mailto:MARTYG070@aol.com]
Sent: Monday, October 16, 2006 10:12 PM
To: Perrine, Beth
Cc: Brady, Kate
Subject: REZONING PARCEL #1403202000000

To Whom This My Concern:

I wished to go record as opposing the rezoning of parcel #1403202000000. I also oppose Amendment 2007-M-012. My wife and I have lived in Golden Eagle on Winged Foot Dr since 1994. We moved to Golden Eagle for it's esthetic beauty and abundant wildlife. I cannot believe that anyone would want to ruin the appearance of the said property across from our Main Gate. Twin Action should not be allowed to DESTROY our beautiful neighborhood with their moneymaking plans. I believe we as Golden Eagle Homeowners thru our Homeowners Association own and maintain the property and roadway directly in front of said property. If Twin Action is allowed to develop said property, commercial traffic would be allowed to use our property for the sole benefit of Twin Action Properties. Please do not allow this to happen.
Thank you.

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Request for zoning change--Amendment 2007-M-012

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

From: BGillander@cs.com [mailto:BGillander@cs.com]
Sent: Monday, October 16, 2006 4:39 PM
To: Perrine, Beth
Subject: Request for zoning change--Amendment 2007-M-012

My wife and I are strongly opposed to the proposed zoning change. The change would apparently allow townhouses to be built on a small parcel of land near the main gate of Golden Eagle. This is not appropriate as the townhouses would not fit in to the upscale single family home theme of Golden Eagle and would cause severe traffic problems at the Golden Eagle entrance.

Bruce and Luisa Gillander

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Admendment 2007-M-012 (Parcel #1403202000000)
Importance: High

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

From: Craig Allen [mailto:1challen@earthlink.net]
Sent: Monday, October 16, 2006 5:12 PM
To: Perrine, Beth
Subject: Admendment 2007-M-012 (Parcel #1403202000000)
Importance: High

I am a Golden Eagle Resident (3071 St. Andrews Drive). I am opposed to this amendment. I do not want the property zoning to change from rural to suburban. I am opposed to building a town house or office development at this location.

Craig Allen

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Rezoning Twin Action Properties

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

From: DUBHAMPTON@aol.com [mailto:DUBHAMPTON@aol.com]
Sent: Monday, October 16, 2006 5:24 PM
To: Perrine, Beth
Subject: Rezoning Twin Action Properties

We strongly oppose the rezoning on Amendment 2007-M-012 on 1.09 acres of land (Partial #1403202000000) directly across from Golden Eagle Main Entrance. This would cause excess traffic and diminish the value of properties in Golden Eagle.

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:18 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Rezoning application #2007-M-012

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

From: Charles and Jeanne Alexander [mailto:chjmalex@comcast.net]
Sent: Monday, October 16, 2006 10:06 PM
To: Perrine, Beth
Subject: Opposition to Rezoning application #2007-M-012

We would like to voice our concern and opposition to application **#2007-M-012** regarding parcel **#140320200000**. This parcel is owned by Twin Action Properties and they have made an application to have this property rezoned for the purpose of building an office building on that site. This property is **directly across** from the main gate at Golden Eagle County Club entrance. The property is currently zoned rural.

This immediate area leading up to the gate is rural and pristine. The reason most people buy property in this gated community is mainly for the seclusion, privacy and beauty of the immediate area.

The road dead ends at the gate; therefore, the proposed office building's personnel, clients, visitors, etc would create additional traffic, and destroy the aesthetics of the community. It would totally change the character of our community. The proposed building would cause an additional build-up of traffic at the main gate which sometimes experiences vehicle back-up while the Guard checks the **security and purpose** of Visitors & Service Vehicles.

We are opposed to both office buildings and townhomes in this immediate area. Please help us preserve the immediate area of this residential community by keeping it zoned **rural**.

Thank you,
Charles H. & Jeanne M. Alexander
Residents of Golden Eagle & Members of Golden Eagle Home Owners' Association
2331 Gates Drive (32312)

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Tuesday, October 17, 2006 8:19 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Twin Action Properties

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

From: Ella.Schwarz.Parisi@comcast.net [mailto:Ella.Schwarz.Parisi@comcast.net]
Sent: Tuesday, October 17, 2006 6:37 AM
To: Perrine, Beth
Subject: Twin Action Properties

I am deeply opposed to Twin Action Properties attempt to rezone the 1.09 acre parcel directly across from the main gate of Golden Eagle in order to build town houses.

If I wanted to live an overcrowded development, I would have however I did not. The beauty and safety of Golden Eagle are and will be affected by Twin Action endeavor to rezone.

Ella Schwarz-Parisi
2025 Herb Court
Tallahassee FL 32312

Sullivan, Sherri

Citizen Comment

Amendment # 2007-1-M-012

n: Perrine, Beth
t: Tuesday, October 17, 2006 8:19 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Malcolm Barnes <> Retiring May 2006
[mailto:mqbarnes@earthlink.net]
Sent: Monday, October 16, 2006 11:42 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

As a homeowner and taxpayer in the Golden Eagle Community, I am opposed to the rezoning from rural to suburban of parcel 1403202000000, given the potential negative impact the proposed rezoning could have on our community.

Malcolm Barnes, Home owner and registered voter.

Malcolm Q Barnes

"Keep a close watch on all you do and think. Stay true to what is right ..."
1T416

What I kept I lost;
What I spent I had;
What I gave I have." Anon

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Monday, October 16, 2006 2:33 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Ammenment 2007-M-012 opposition

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

From: LARRY GRAVES [mailto:lgraves@prodigy.net]
Sent: Monday, October 16, 2006 1:26 PM
To: Perrine, Beth
Cc: Barbara Graves
Subject: Ammenment 2007-M-012 opposition

I write in opposition to the proposed zoning change for parcel # 1403202000000 by Twin Action Properties. I do not feel that the proposed use is the best that can be done for this parcel based on its location. The change will create a traffic issue on a dead end street that could also affect the safety of the elementary school on the same roadway.

Also based on Twin Action's lack of success in developing the parcel on Deerlake I am very concerned as to what kind of an eyesore they would create at this location.

Please reject the requested changes.

Yours

Larry and Barbara Graves
9040 Winged Foot Drive

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 12:15 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 Re: Parcel #1403202000000.

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

From: Tracy Blomeley [mailto:tracyb@answeronemortgage.com]
Sent: Thursday, October 12, 2006 11:51 AM
To: Perrine, Beth
Cc: gblomeley@firstam.com
Subject: Amendment 2007-M-012 Re: Parcel #1403202000000.

Dear Commission & Planning Department Members;

I'm writing this letter to express my strong objection to Amendment 2007-M-012, Re: Parcel #1403202000000. As a Leon County, Killlearn Lakes and Golden Eagle resident I strongly object to the request to change zoning of this parcel from rural to suburban. I ask that The County Commission consider my and fellow homeowners objection when voting on the proposed amendment.

Thank you for your consideration.

Sincerely,

Tracy Meinhardt Blomeley
1663 Eagle's Watch Way
Tallahassee, FL 32312
850 508-5468

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 12:58 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Doyle Campbell [mailto:doyle@camfam.com]
Sent: Thursday, October 12, 2006 12:48 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I hope you will NOT support this amendment. It's passage will result in the destruction of many trees, greatly increased traffic congestion and the loss of aesthetics to a naturally beautiful area.

D. E. Campbell

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 2:52 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: slrc43@comcast.net [mailto:slrc43@comcast.net]
Sent: Thursday, October 12, 2006 10:30 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I just wanted to copy you on the email I sent to the Leon County Commissioners as there appeared to be no way to "cc" you on that web based email form:

Dear Commissioners, As a resident of Golden Eagle and member of the Golden Eagle Homes Association, I am writing to object to Twin Action Realty's attempt to rezone parcel #1403202000000 from rural to suburban. As a member of the planning profession, I recognize that there is an appropriate time and place for mixed-use development. For instance, I applaud the infill development taking place in downtown Tallahassee. However, Killlearn Lakes and Golden Eagle are clearly intended to be purely single family/residential developments. We built a home in the area five years ago for this reason. This proposed rezoning has the potential to impact our schools (which are already at capacity), aesthetics, traffic, and property values and more importantly, will compromise the character of our community. Unfortunately, I am unable to attend the October 17 hearing, but I urge you to oppose this rezoning.
Sincerely, Sheri Coven

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Thursday, October 12, 2006 2:53 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 Parcel # 1403202000000

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

From: Michael Forslund [mailto:michaelf@answeronemortgage.com]
Sent: Thursday, October 12, 2006 2:07 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012 Parcel # 1403202000000

Please do not let the Twin Action convert this property in order to build 8 townhouses. There is already enough traffic etc on Deerlake Rd. Don't allow those greedy people to continue to ruin Killearn Lakes. All but one of the Hobbs family has moved out of Killearn Lakes and that should tell us something. Lets stop the madness!!!!

Ask me about our Second Opinion Service & our "10 Day Close"!

Michael Forslund
Answer One Mortgage
850-297-1200 ext.102
850-297-1700 fax

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 3:28 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012, Parcel 1403202000000

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

From: Phyllis Marks [mailto:fsumom1@comcast.net]
Sent: Thursday, October 12, 2006 3:19 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012, Parcel 1403202000000

As homeowners in this lovely gated community of GOLDEN EAGLE, we strongly oppose the zone changes proposed by TWIN ACTION PROPERTIES in Amendment 2007-M-012, Parcel 1403202000000. Their desire to build 8 townhouses near the East Gate will adversely affect our property value and the aesthetics of the entrance. Increased traffic there is also a concern. TWIN ACTION PROPERTIES is concerned only about their financial profit and the wishes and needs of the community have been disrespected many times. Every legal concern here in Golden Eagle seems to stem from the promotion of their business. Please vote against this zone change.

Respectfully,

Phyllis and James Marks
850) 907-0687

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:15 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Proposed Zoning Change

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

From: Jon Martin [mailto:jvmartin2006@yahoo.com]
Sent: Thursday, October 12, 2006 4:05 PM
To: Perrine, Beth
Subject: Proposed Zoning Change

October 12, 2006

To Whom It May Concern-

Amendment - 2007-M-012, parcel # 1403202000000

Please let this email letter serve as our strong opposition to the proposal under discussion to change the current rural zoning on the property on Deerlake Road (directly across from the main gate of Golden Eagle) from rural to suburban.

We are new homeowners in Golden Eagle and are very concerned that a change in zoning to that parcel would lead to a negative change in the character of the neighborhood and the property values of the existing homes in the neighborhood.

We purchased our home in this section of town because of the character and charm it maintains. A change in zoning would only detract from this and would not benefit anyone other than the current owner of that parcel to change the zoning.

Please do the right thing and deny this proposal.

Thank you,
Jonathan & Valerie Martin
8321 Inverness Drive

How low will we go? Check out Yahoo! Messenger's low PC-to-Phone call rates.

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:18 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Zoning Amendment 2007-M-012 Objection

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

From: Danny Langston [mailto:Danny@flightlinegroup.com]
Sent: Thursday, October 12, 2006 8:29 PM
To: Perrine, Beth
Subject: Zoning Amendment 2007-M-012 Objection

Zoning Amendment 2007-M-012
Reference Property: Parcel #1403202000000

Dear Leon County Planning Department:

Please accept this correspondence as my sincere desire for you to deny the proposed zoning change from rural to suburban in regards to the above referenced property. As a life long resident of Leon County and a fifteen year property owner in the neighborhood that is next to the subject property I would be saddened to see the beautiful rural setting changed into a high density, high traffic, low aesthetics area.

Thank you for your time and consideration in denying this zoning request.

Regards,
Dan Langston
9211 Hampton Glen Court
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Ed Madden [mailto:fsunoles1@comcast.net]
Sent: Thursday, October 12, 2006 6:13 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I am a resident of the Golden Eagle subdivision and I am adamantly opposed to any initiative to rezone the property in and around the subdivision. I was recently informed that Twin Actions Properties has requested that the parcel (#1403202000000) across from the Mate Gate of the Golden Eagle be rezoned from rural to suburban so that they can construct 8 townhouses on that property. Please deny their request.

Respectfully,

Ed Madden
2221 Gates Drive
Tallahassee, FL 32312
(850) 893-8076

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:17 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Sylvia Adams [mailto:sadams@hubbard-adams.com]
Sent: Thursday, October 12, 2006 5:31 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

We are homeowners in Golden Eagle. We are stongly opposed to changing the zoning from rural to suburban on lot #1403202000000. This lot is directly across from the main entrance and any development would have a negative impact on traffic, parking and aesthetics.

Sylvia & Bob Adams

sadams@hubbard-adams.com

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:19 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Twin Action Properties proposed development

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

From: g.dusoe@att.net [mailto:g.dusoe@att.net]
Sent: Friday, October 13, 2006 3:49 AM
To: Perrine, Beth
Subject: Twin Action Properties proposed development

Re: Parcel #1403202000000
Opposition to Amendment 2007-M-012

Dear Sirs:

My family owns two homes in the Golden Eagle neighborhood, at 9057 Eagles Ridge Dr., and at 9013 Bob-O'Link Ct. We are strongly opposed to the application to re-zone the property directly across the street from the main entrance to Golden Eagle from rural to suburban. Twin Action Properties plans on building townhomes on these parcels, and we do not feel that this is in character with the neighborhood, and will detrimentally impact our property values.

As you know, Golden Eagle is one of Tallahassee's premier planned communities, with average homes exceeding half a million and up, and to have this eyesore at our main entrance would be most unacceptable. The proposed density would be completely inconsistent with anything within over a mile nearby inside Killlearn Lakes Plantation.

Please do not allow this proposed amendment to pass.

Sincerely,
Mr. & Mrs. George Dusoe
(850) 345-1933

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 8:20 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Kevin [mailto:kevdebatten@comcast.net]
Sent: Friday, October 13, 2006 7:17 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

The proposal by Twin Action Realty to convert parcel 1403202000000 from rural zoning to suburban to allow them to build town houses is nothing less than spiteful retaliation for the problems they have been having with the neighborhood and its association.

It is painfully obvious that this type of housing was never intended for Golden Eagle. I would ask that you see this for what it is and not pass this zoning modification request.

Kevin Patten
2012 Herb Court
Tallahassee, Fl. 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 10:51 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment regarding parcel #1403202000000. Amendment 2007-M-0-12

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

From: sylvia ellis [mailto:sylviaell@earthlink.net]
Sent: Friday, October 13, 2006 9:35 AM
To: Perrine, Beth
Subject: Amendment regarding parcel #1403202000000. Amendment.2007-M-0-12

Please do not change the zoning to suburban. The building of commercial or multi-story townhouses would have a negative impact on our neighborhood. We are very opposed to Amendment 2007-M-0-12.

Thank you,
Ken and Sylvia Ellis
2970 Golden Eagle Dr.
Tallahassee, Fl. 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 10:52 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Ammendment 2007-M-012

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

From: Jerry & Faye [mailto:jwaters44@earthlink.net]
Sent: Friday, October 13, 2006 9:50 AM
To: Perrine, Beth
Subject: Ammendment 2007-M-012

This is to let you and the entire commission know that my husband and I are strongly opposed to Amendment 2007-M-012 as pertains to parcel 1403202000000. The rezoning of this parcel from rural to suburban is unconsciouable. The property owners of Golden Eagle Subdivision and the entire area of Killearn Lakes bought their properties with this property properly zoned rural. It's rezoning will impact our entire area, increased traffic and property value degradations are primary concerns.

Please do not allow this to happen.

Sincerely,

Faye Grogan Waters

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 1:52 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Helen Massey [mailto:helen.massey@comcast.net]
Sent: Friday, October 13, 2006 1:18 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

PLEASE DO NOT ALLOW HOBBS FAMILY TO DO THIS TO US AND OUR ENVIRONMENT!!!! a construction of 8 townhouses/office space across from the Golden Eagle Gategouse to further express their desire for "emminent domain" in our community is a most disturbing proposal;hese people have driven other realtors away with their agendas-myself included.This appears to be an unrestrained desire to further their own agendas,exert dominion over this community and quash healthy competetion not mention increase BUSINESS related traffic in our area when they already have major offices in at least two other locations!

The wildlife and in particular the deer population is a source of great enjoyment to most of us-as one who lives near the guard gate,the deer arrive on schedule at 6:00PM in my backyard and are a welcome sight;constant business related traffic and the increase resulting will surely disrupt them-this is not a one time construction of a house-it is ongoing traffic generated for the specific purpose of selling real estate for the Hobbs family.Also,please note their is a rare ALBINO FAWN in this area which I have personally seen-only 1 in 30,000 is born-isn't there some protection for it?

We object.We see this as furthering a monopoly and disrupting our environment and the peaceful enjoyment of same which is our right.

Thank you for considering this request

Helen Massey

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 10:52 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amend. 2007-M-012

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

From: BEE71@aol.com [mailto:BEE71@aol.com]
Sent: Friday, October 13, 2006 10:07 AM
To: Perrine, Beth
Subject: Amend. 2007-M-012

Dear Sir:

Please note my opposition to any use other than that already zoned for parcel #1403202000000 which is 1.09 ac across from the main gate of my subdivision, Golden Eagle. The request to change is amendment 2007-M-012 scheduled for hearing on 17OCT. I will be out of town on business and would appreciate my opposition duly noted. Thanks for any help you can provide.

Regards,

John R. Hardesty
2316 Cobb Dr.
Tallahassee, FL 32312
850-668-1415

Citizen Comment

Visit the Planning Department website at: <http://> **Amendment # 2007-1-M-012**

**NOTICE OF PROPOSE
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. You are being notified of this proposed change because public records indicate that you own property in the vicinity of the request. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and the City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-8600.

Date	Meeting	Purpose	Time	Location
October 9, 2006 (Monday)	Planning Dept.	Public Information Hearing	6:00 PM	Tallahassee Room 2 nd Floor, City Hall
October 17, 2006 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
February 1, 2007 (Thursday)	CC/BCC	Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse
May 3, 2007 (Thursday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle. For more information, please contact the Planning Department at (850) 891-8600.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-8600. The Florida Relay TDD Service Telephone is 1-800-966-8771.

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

To →

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301

Telephone: (850) 891-8600

Fax: (850) 891-8734

FROM:
Andrew T. Graybar
8204 Glenmore Drive
Tallahassee, FL 32312

M-012

I/We as owner(s) of Lot _____ Block _____ of the _____ Amendment # 2007-1-M-012
street address: _____ wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

- (1) This is SPOT ZONING and should be denied!
- (2) 8 town-houses at the Main Gate of a nice subdivision is harmful to value of 949 Homes!
- (3) Address of: Golden Eagle Homes Assoc. is NOT
SIGNED: 7110 Beach Ridge Trail

Correct address is: 3044 Golden Eagle Dr.
Process should be stopped to have proper Notice sent to address of Golden Eagle HOA, which is well known to Twin Actin Co.
Signed: A.T. Graybar

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 8:34 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: zoning change

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

From: philip laron [mailto:mllpwl@frontiernet.net]
Sent: Tuesday, October 10, 2006 9:49 PM
To: Perrine, Beth
Subject: zoning change

We are strongly opposed to the zoning change proposal by twin action realty, amendment 2007-m-012. it would adversely change the character of our community. Philip and Marylou laron, 3436 osprey ridge ct, Tallahassee, fl, 32312, golden eagle residents.

--

No virus found in this outgoing message.
Checked by AVG Free Edition.
Version: 7.1.407 / Virus Database: 268.12.13/463 - Release Date: 10/4/2006

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 09, 2006 8:49 AM
To: Sullivan, Sherri
Subject: FW: Opposition Amendment 2007-M-012.

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

From: wjsan4@aol.com [mailto:wjsan4@aol.com]
Sent: Friday, October 06, 2006 5:57 PM
To: Perrine, Beth
Subject: Opposition Amendment 2007-M-012.

I am opposed to your approval **Amendment 2007-M-012**.

Twin Action Properties owns parcel # 1403202000000 which is directly across from the Main Gate of Golden Eagle.

The home near this gate are \$400,000 to \$800,000 single family properties. Any other use will low the value and those homes and create an eye sore at our gate.

Washington J. Sanchez, Jr.
2229 Gates Drive
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 09, 2006 4:38 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: OPPOSITION TO ZONING REQUEST MADE BY TWIN ACTION PROPERTIES

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

From: GLDNEAGLE46@aol.com [mailto:GLDNEAGLE46@aol.com]
Sent: Monday, October 09, 2006 4:24 PM
To: Perrine, Beth
Subject: OPPOSITION TO ZONING REQUEST MADE BY TWIN ACTION PROPERTIES

Dear Members of the Zoning Commission,

This week we received word that Twin Action Properties has submitted a request for a zoning change (amendment 2007-M-012) for a 1 acre parcel of land they own across from the very entrance to the Main Gate of Golden Eagle.

They currently are proposing to build 8 townhouses on this single acre of land, but, if their history of prior requests is any indication, they will ask to revise this to a request to build an office building on that site.

At an emergency public meeting to deal with this subject, our entire Board of Directors AND every single member of the community present voiced their absolute opposition to this request.

Either of these proposed projects would have a significant negative impact on the character, aesthetics, and property values of our community. The added traffic would also pose a very real safety hazard. The road leading into Golden Eagle is a single lane road heavily trafficked in the morning and evening as it is used by the majority of our residents going to and returning from work. In addition, it is also heavily used by construction and service vehicles throughout the day.

The ingress into the proposed project would be very sharp and the egress would be problematic, as vehicles would have to traverse a narrow raised median directly in the path of cars exiting the Golden Eagle Community.

The current Golden Eagle Board of Directors was overwhelmingly elected last year because of their opposition to this and other issues our community has with Twin Action Properties.

The fact that we are running unopposed for re-election, underscores the confidence our community continues to have that this Board will continue to oppose actions of this type by Twin Action Properties. We speak on behalf of the vast majority of Golden Eagle's 3,000 + citizens.

Please do not approve this zoning change request.

Sincerely,

Andrew J Navarro
Vice President
GEHOA

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 10, 2006 1:18 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Amy Jahn [mailto:amyjahn1@yahoo.com]
Sent: Tuesday, October 10, 2006 11:01 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I wanted to send an email of my OPPOSITION to Amendment 2007-M-012. I would be interested in receiving any further information pertaining to this amendment. It directly impacts me as a resident of Golden Eagle.

Amy Jahn

All-new Yahoo! Mail - Fire up a more powerful email and get things done faster.

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Date: Thursday, October 12, 2006 3:27 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: stefanie dodge [mailto:dodgephoto@earthlink.net]
Sent: Thursday, October 12, 2006 2:51 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

Our family resides at 3026 Golden Eagle Drive E. , directly across from where the proposed townhouses would be located at Parcel #1403202000000.

We strongly oppose the amendment as it would change the character of the neighborhood that we hold in such high regard and one that we chose to move our family to out of all of the neighboring communities because of it's character and reputation. We are firmly against any townhouses and/or commercial building in this area.

I cannot imagine the impact it would have on my three children who wouldn't be able to even go near the front yard because of the traffic increase, not to mention the property value affect it would have on our beautiful home and the homes in this neighborhood.

Please let us know what else we can do to demonstrate our strong opposition to this proposed amendment.

thank you, Kevin and Stefanie Dodge

850-894-4844 home
305-439-2658 cell

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 10, 2006 1:18 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Michelle Sweeney [mailto:michelles@firstcomm.net]
Sent: Tuesday, October 10, 2006 11:01 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Please vote against this amendment and help us keep our neighborhood/community as it is and was intended when we purchased in the Golden Eagle/Killearn Lakes area.

Thank you,
Michelle Sweeney

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 10, 2006 1:18 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Ken Gerzina [mailto:Ken.Gerzina@fldfs.com]
Sent: Tuesday, October 10, 2006 11:06 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I am writing in strong opposition to Amendment 2007-M-012, the proposed rezoning of a 1.09 acre parcel across from the main gate of Golden Eagle. This is certainly not a commercial setting to house a 6,000 square foot office complex. The eyesore that Twin Action Realty & the Hobbs family has already excavated, the several million gallon ditch at Deer Lake & Kinhega, is testament to the lack of ability on their part.

The reason I built my home in Golden Eagle was its rural setting and the attractiveness of the neighborhood, not to have an apartment, office or store right next to it.

I am not pleased with the business practices of Twin Action & the Hobbs family in their dealings with the Golden Eagle Homeowners Association. They have failed to honor agreements in place when they purchased the development from Mark Connor, (i.e., leaving the front gatehouse, which GEHA owns, demanding that they be paid a commission on sales whether they are involved or not & failing to pay fees for lots that they own - but still voting those lots. I very much question their legal standing, their business ethics and their morals. Aside from my negative perception of these entities, I strongly urge that you not permit this rezoning request.

Thank you. Ken Gerzina, 2192 Gates Dr. 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 10, 2006 1:19 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to rezoning request Amendment 2007-M-012

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

From: Sam Varn [mailto:sam@awards4u.com]
Sent: Tuesday, October 10, 2006 12:47 PM
To: Perrine, Beth
Subject: Opposition to rezoning request Amendment 2007-M-012

To whom it may concern,

It is my understanding that per Amendment 2007-M-012, Parcel 1403202000000 is being considered for rezoning from rural to suburban.
As residents of the Killlearn Lakes Golden Eagle community, we would like to register our strong opposition to this pending zoning request, Amendment 2007-M-012.

Thank you,
Sam & Nancy Varn
2668 Wharton Circle
Tallahassee, FL 32312



Sam Varn, President
Awards4U
1387 E. Lafayette Street
Tallahassee, FL. 32301
tel: 850-878-7187
fax: 850-877-5753
sam@awards4u.com
www.awards4u.com



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www.awards4u.com

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Tuesday, October 10, 2006 1:43 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Lonfellenz@aol.com [mailto:Lonfellenz@aol.com]
Sent: Tuesday, October 10, 2006 1:35 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

To Whom it may Concern:

As a 14 year resident of Golden Eagle I am strongly opposed to amendment 2007-M-012 which is apparently due to be reviewed on October 17.

I don't think that particular construction is in concert with the rest of the housing in Golden Eagle. Nor with that section of Killlearn Lakes either.

Please consider the negative impact these 8 units will bring to our neighborhood.

Sincerely,

Lon Fellenz
668-2714

*8155 Glenmore Drive
Tallahassee, FL 32312*

*850-668-2714 o
850-556-9767 c
850-668-7035 f*

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 8:32 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Evan B. Hume [mailto:ebhume@earthlink.net]
Sent: Tuesday, October 10, 2006 6:24 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

Leon County Planning Department:

I wish to register my strong opposition to Amendment 2007-M-012 requesting re-zoning of a parcel of land. Such a re-zoning would be entirely out of character with the neighborhood, and is nothing more than a repeat of a previously rejected re-zoning request. Maybe the requestors figure that if they keep trying, the Planning Department might forget its previous recommendations.

Thank you for your consideration.

Regards,

Evan B. Hume
8875 Glen Abby Drive
Tallahassee, FL 32312

Evan

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 8:33 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Robert McAnally [mailto:bobsuemc@comcast.net]
Sent: Tuesday, October 10, 2006 6:49 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I am strongly opposed to the change proposed by Amendment 2007-M-012. To allow construction of row houses/condos at the entrance to our single family residential community is not in keeping with the standards for living established in this area. This realtor/developer has one eyesore already under construction on Deerlake Drive. This site is "fondly" referred to by the residents of this area as "The Big Hole" or "The Big Dig". The realtor/developer needs to clean up this mess before they are even considered for future development. We respectfully request that this amendment be voted down.

Bob McAnally
9170 Eagles Ridge Drive
;77-3554

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 8:33 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Rayirmwright@aol.com [mailto:Rayirmwright@aol.com]
Sent: Tuesday, October 10, 2006 8:17 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Leon County Planning Department,

I would like to register my strong opposition to the subject Amendment which is scheduled for a hearing on October 17.

The Twin Action Properties application for a zoning change from rural to suburban is designed to allow their 1.09 acre parcel (1403202000000) to be used for 8 row houses / town houses. This is a highly objectionable zoning change given the single family homes that populate Golden Eagle.

It appears that this proposal is Twin Action Properties' latest attempt to change the nature of our neighborhood, one that they themselves spent so many years developing and marketing. Golden Eagle home owners deserve to be protected by our elected officials from those determined to downgrade our way of life and property values.

Please defeat Amendment 2007-M-012.

Respectfully submitted,

Ray Wright
Golden Eagle Property Owner

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 10:29 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Copy of letter in opposition to Amendment 2007-M-012

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

From: AStarrC@aol.com [mailto:AStarrC@aol.com]
Sent: Wednesday, October 11, 2006 9:14 AM
To: Perrine, Beth
Subject: Copy of letter in opposition to Amendment 2007-M-012

I would like to urge the Commissioners to vote against the zoning change requested by the Hobbs family for parcel #1403202000000 in Leon County (Deerlake Road across from the main Gate of Golden Eagle subdivision.)

The most obvious problem with the Hobbs proposal is that the rural nature of both the street (which is barely 2-lane on that end of Deerlake) and the area in general is not going to be able to handle the traffic that such a project could generate. Indeed, this quiet stretch of road has poor visibility for the speed limit and many walkers and bikers use the lane.

Furthermore, the Hobbs have created a terrible (and dangerous) eyesore further around on Deerlake where they are attempting to build another commercial plaza. There has been no work done on this area for months and months after THREE "retaining walls" they built on the site collapsed. Not only did the walls pose a danger, but the site now has a large inadvertent retaining pond near the street where they failed to complete a project. It seems as though they should figure out how to complete THAT project before undertaking another.

Most importantly, the currently proposed project is totally out of character for this rural area of Killearn Lakes.

I beg the Commission to reject the rezoning of ANY kind for this very rural parcel.

Sincerely,
Starr Clay

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 3:14 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Cindy McAllister [mailto:mcallistercindy@msn.com]
Sent: Wednesday, October 11, 2006 2:54 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Twin Action Properties owns a 1.09-acre parcel directly across from the Main Gate of Golden Eagle parcel #1403202000000. They have made an application to the Leon County Planning Department to change the zoning of that parcel from rural to suburban. They are proposing to build 8 row houses/town houses, directly across from our Main Gate.

We strongly oppose this amendment, feeling that these townhomes/row houses would both cheapen our property values and possibly increase our security issues. However, should Twin Action be interested in building a single unit home as is the case of all the property adjacent to this location, we would be quite open with that.

Rick and Cindy McAllister

2250 Cobb Drive

Tallahassee, Florida

mcallistercindy@msn.com

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Wednesday, October 11, 2006 4:11 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: GoldenEagleNoToRezone

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

From: Cneasyrider@aol.com [mailto:Cneasyrider@aol.com]
Sent: Wednesday, October 11, 2006 3:56 PM
To: Perrine, Beth
Cc: DSLyons@earthlink.net; GLDNEAGLE46@aol.com
Subject: GoldenEagleNoToRezone

To whom it may concern:

I am a resident of Golden Eagle and live at 9134 Eagles Ridge Drive. I oppose Amendment 2007-M-012. Parcel number is 1403202000000. I do not support allowing Twin Action Realty rezoning in GE to build town houses.

Thank you,
Christian Notte
668-5555

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Thursday, October 12, 2006 8:53 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Parcel # 1403202000000

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

From: james marshall [mailto:golf8548@comcast.net]
Sent: Wednesday, October 11, 2006 5:02 PM
To: Perrine, Beth
Subject: Parcel # 1403202000000

Regarding the subject parcel, I am in opposition to Amendment 2007-M-012.

James and Garnette Marshall
8548 Congressional Drive
Tallahassee, FL 32312

Sullivan, Sherri

**Citizen Comment
Amendment # 2007-1-M-012**

From: Perrine, Beth
Sent: Thursday, October 12, 2006 8:55 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: JTill3@aol.com [mailto:JTill3@aol.com]
Sent: Wednesday, October 11, 2006 5:56 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Dear Sirs, I am opposed to having Twin Action Properties build Townhouses on the one acre parcel at the front entrance to Golden Eagle (Amendment 2007-M-012. The parcel is 1403202000000. Thank you.

John E. Tillotson III
850/668-0141

9035 Winged Foot Dr.
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 8:55 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Zoning Permit change in Golden Eagle

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

From: Robert Walker [mailto:bobjanwalk@comcast.net]
Sent: Wednesday, October 11, 2006 8:50 PM
To: Perrine, Beth
Subject: Zoning Permit change in Golden Eagle

Leon County Commissioners and the Leon County Planning Department,

When driving into the Golden Eagle development last week I noticed that there was a sign that indicated that there was going to be some houses to be built just outside out main gate. Today, I talked to the Association manager and she confirmed that this was being presented at a meeting on October 17th.

As a resident of this community, I feel that changing the zoning to permit this construction should not be permitted. I feel that this proposed construction an 8 unit building would not be in the best interest of this community. I also feel that it would present a traffic hazard since cars are going in and out of this gate constantly. The only way it would be relatively safe was for them to cut down numerous trees and shrubs along Deer Lake Drive and this would ruin the approach to our community.

Thank you in advance for seriously considering my and my neighborhood's concerns about this pending zoning change.

Bob and Jan Walker
2143 Golden Eagle Drive
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

Perrine, Beth
Thursday, October 12, 2006 8:56 AM
Sullivan, Sherri; Lucas, Daniel M.
FW: Amendment 2007-M-012

To:
Subject:

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

From: Scott Moyer [mailto:scottandbridget@yahoo.com]
Sent: Wednesday, October 11, 2006 8:58 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

The purpose of this email is to express our opposition, as residents of Golden Eagle, to the above-ref. amendment (re: Twin Action Properties plan for multistory townhomes at Main Gate of Golden Eagle Country Club). Please add us to any email list for notification of hearings, etc. on the above referenced proposal.

Sincerely,
Scott and Bridget Moyer

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Thursday, October 12, 2006 8:56 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Sue Lelli [mailto:suelelli@earthlink.com]
Sent: Wednesday, October 11, 2006 9:39 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

We are **STRONGLY** opposed to changing the zoning on parcel 1403202000000. The rural zoning **SHOULD NOT** be changed to suburban.

Twin Action Realty is trying to build 8 town homes across the street from the main gate of Golden Eagle. This will reduce the value of our properties in Golden Eagle.

Besides reducing the property values, this would have a negative impact on the traffic which is a problem as it stands now.

Please do not change the zoning so Twin Actions can profit.

Sincerely,

Kim and Sue Lelli

If you have a disability requi **Citizen Comment**
please call the Tallahassee-Leon County Pl **Amendment # 2007-1-M-012**
(48) hours prior to the hearing (exclu
The Planning Department Tele
The Florida Relay TDD Service Tele

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-8600 Fax: (850) 891-8734

I/We as owner(s) of Lot A1, Block 02 of the Golden Eagle ^(subdivision) **Amendment # 2007-1-M-010 012**
street address: 9610 Deer Valley Dr. wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

A proposed development of 9 townhouses
on a 1 acre parcel of land would
be a serious detriment to a
neighborhood like Golden Eagle

SIGNED: Wanda Mayer

Oct 09 2006 1:35PM HP LMSERJET FAX
 City information that would be use
 amendment request. In addition to the public
 Commissions will hold workshops on the prop
 attend the workshops, but no public commen
 interested in a schedule for the workshops, pl

**Citizen Comment
 Amendment # 2007-1-M-012**

<u>Date</u>	<u>Meeting</u>	<u>Purpose</u>	<u>Time</u>	<u>Location</u>
*October 9, 2006 (Monday)	Planning Dept.	Public Information Hearing	6:00 PM	Tallahassee Room 2 nd Floor, City Hall
October 17, 2006 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
February 1, 2007 (Thursday)	CC/BCC	Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse
May 3, 2007 (Thursday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle.
 For more information, please contact the Planning Department at
 (850) 891-8600.

If you have a disability requiring accommodations,
 please call the Tallahassee-Leon County Planning Department at least forty-eight
 (48) hours prior to the hearing (excluding weekends and holidays).
 The Planning Department Telephone is (850) 891-8600.
 The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the Local Planning Agency and the
 City/County Commissions in regard to this application, you may wish to submit written
 comments in response to this notice. You may submit your comments by letter, facsimile
 (fax), or on the form below. Written comments may be returned to:

Tallahassee-Leon County Planning Department
 ATTN: Comprehensive Planning Division
 4th Floor, City Hall
 300 South Adams Street
 Tallahassee, Florida 32301

Telephone: (850) 891-8600 Fax: (850) 891-8734

I/We as owner(s) of Lot AR, Block 13 of the Golden Eagle ⁰¹²
(subdivision)
 street address: 9610 Prestonia Way wish the following information to be
 considered by the Local Planning Agency and the City/County Commissions:

SIGNED: W. J. K. Phillips I do oppose
Amendment Reforum
Aboud. 10/09/06

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:07 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition of zoning change

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

From: pferren@mail.usf.edu [mailto:pferren@mail.usf.edu]
Sent: Friday, October 13, 2006 10:43 PM
To: Perrine, Beth
Subject: Opposition of zoning change

To whom it may concern,

I would like to express my opinion concerning the application put in by Twin Action to change the zoning definitions of Golden Eagle. There is no valid reason to change zoning to suburban. Not only will this change the character of Golden Eagle and surrounding neighborhoods, but it is selfishly embarrassing to plan to build townhouses or an office building right outside of a well respected gated community. There is no reason for an office building in a residential community. Golden Eagle is 2 minutes from possible office locations. Please take in to consideration my opinion and do not allow this absurd change to occur.

Sincerely,

Golden Eagle Resident

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 2:18 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: wendy_hansen@comcast.net [mailto:wendy_hansen@comcast.net]
Sent: Friday, October 13, 2006 1:51 PM
To: Sarah Stout; Perrine, Beth; Grippa, Tony
Cc: Craig Hansen
Subject: Re: Opposition to Amendment 2007-M-012

Dear Leon County Commission:

Craig and Wendy Hansen, residents of Golden Eagle since July 1996, also strongly oppose this effort by Twin Action Properties and request that our County Commission reject this proposal.

Thank you.
Craig and Wendy Hansen
9670 Deer Valley Drive
Tallahassee, FL 32312

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

From: SOSNoles@aol.com
Date: Fri, 13 Oct 2006 12:21:41
To: perrineb@talgov.com, grippat@leoncountyfl.gov
Cc: wendy_hansen@comcast.net, kloebelellison@comcast.net, audreymc@comcast.net, barbda@comcast.net, darharvell@earthlink.net, dkobes@earthlink.net, Woodrow.Simmons@Verizon.com
Subject: Opposition to Amendment 2007-M-012

As Golden Eagle residents and homeowners for 14 years, we are strongly opposed to Amendment 2007-M-012 in regard to rezoning parcel # 1403202000000 from rural to suburban. Choosing to rezone this property will cause substantial decrease not only in the value of Golden Eagle properties but the quality of life for homeowners as well. Residents have made a conscience decision to live in the Golden Eagle community for the privacy and security that the neighborhood offers. Adjacent development of an 8-unit townhouse concept or commercial office space is neither consistent with the immediate surroundings nor wanted near our community. Twin Action Properties is completely out of line requesting this rezoning, the property has been zoned rural for a reason and needs to stay that way. As concerned residents we demand the rezoning of parcel # 1403202000000 from rural to suburban be rejected.

Sarah and John Stout
2998 Golden Eagle Drive
Tallahassee, FL 32312

Already have

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 12:25 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: SOSNoles@aol.com [mailto:SOSNoles@aol.com]
Sent: Friday, October 13, 2006 12:22 PM
To: Perrine, Beth; Grippa, Tony
Cc: wendy_hansen@comcast.net; kloebelison@comcast.net; audreymc@comcast.net; barbda@comcast.net; darharvell@earthlink.net; dkobes@earthlink.net; Woodrow.Simmons@Verizon.com
Subject: Opposition to Amendment 2007-M-012

As Golden Eagle residents and homeowners for 14 years, we are **strongly opposed to Amendment 2007-M-012** in regard to rezoning **parcel # 140320200000** from rural to suburban. Choosing to rezone this property will cause substantial decrease not only in the value of Golden Eagle properties but the quality of life for homeowners as well. Residents have made a conscience decision to live in the Golden Eagle community for the privacy and security that the neighborhood offers. Adjacent development of an 8-unit townhouse concept or commercial office space is neither consistent with the immediate surroundings nor wanted near our community. Twin Action Properties is completely out of line requesting this rezoning, the property has been zoned rural for a reason and needs to stay that way. As concerned residents we demand the rezoning of parcel # 140320200000 from rural to suburban be rejected.

Sarah and John Stout
2998 Golden Eagle Drive
Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 3:59 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: lenell170 [mailto:lenell170@peoplepc.com]
Sent: Friday, October 13, 2006 3:43 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I wish to express my opposition to Amendment 2007-M-012. I am a home owner in Golden Eagle. My Name Is Barbara L. Larsen and I live at 2832 Royal Isle Dr. PLease do not allow this action to destroy the scenic beauty of the entrance to Golden eagle. This is Parcel #140320200000. Thank you Barbara L. Larsen

PeoplePC Online
A better way to Internet
<http://www.peoplepc.com>

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

n: Perrine, Beth
ent: Friday, October 13, 2006 4:30 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: lenell70 [mailto:lenell70@peoplepc.com]
Sent: Friday, October 13, 2006 4:01 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

My Name is Bridget Jackson I am a home owner in Golden Eagle on Hampton Dr. Tel. # 536-0724. I am opposed to the subject Amendment Parcel# 14032020000. This amendment would destroy a residential area and turn it into a commercial area. Thank you, Bridget Jackson

PeoplePC Online
A better way to Internet
<http://www.peoplepc.com>

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Friday, October 13, 2006 4:57 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: zoning change

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

From: Gerald Dufford [mailto:3putts4me@comcast.net]
Sent: Friday, October 13, 2006 4:54 PM
To: Perrine, Beth
Subject: zoning change

Gentlemen/ladies:

I wish to be put on record that I strongly oppose the zoning change in your amendment 2007-M-012. The parcel # is 1403202000000. When I bought in this community in 1985, the developer at that time, Mr. J.T. Williams assured me that our development, Killearn Lakes and specifically Golden Eagle would remain primarily single family residences. You have allowed multiple dwellings in Eagles Ridge and now you are going to allow the developer to place town houses on this 1.09 acres accross from the main gate of Golden Eagle. KEEP THE PARCEL ZONED RURAL!!!!!! The good lord takes care of the needy not the greedy! The greedy need no assistance from the planning board!!

Gerald H. Dufford
8492 Congressional Dr.
Tlh, Fl. 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 12:08 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: Anderson, David [mailto:AndersonDL@CDM.com]
Sent: Monday, October 16, 2006 11:20 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

I am opposed to Amendment 2007-M-012 to change Parcel No. 1403202000000 from rural to suburban.

David L. Anderson, P.G., CHMM
Senior Project Manager
CDM listen. think. deliver
consulting. engineering. construction. operations
325 John Knox Road, Building M, Suite 100
Tallahassee, Florida 32303
Tel: 850-386-5277
Fax: 850-386-6691
Mobile: 850-591-8871
Email: andersondl@cdm.com
CDM Website: <http://www.cdm.com>

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 12:22 PM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: MULLIN, CHARLIE [mailto:cmullin@ersgroup.com]
Sent: Monday, October 16, 2006 11:27 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012

To Whom it May Concern,

I am writing to express my opposition for Amendment 2007-M-012. This amendment involves an attempt to rezone a parcel of land from rural to suburban. The parcel number is 1403202000000. This is an attempt by Twin Action Realty to rezone this parcel as part of a plan to build townhouses on the land. This would dramatically impact the aesthetics, traffic, property values, and possibly the safety of my community. This is unacceptable to me as this would change my neighborhood into something other than what it was when we moved here.

I respectfully ask that this amendment be defeated.

Thank you for your attention in this matter.

Charles J. Mullin, Ph.D.
Golden Eagle Homeowner

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:15 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012 Parcel #1403202000000

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

From: LDBMISSY@aol.com [mailto:LDBMISSY@aol.com]
Sent: Monday, October 16, 2006 9:53 AM
To: Perrine, Beth
Subject: Amendment 2007-M-012 Parcel #1403202000000

To Whom it may concern:

I am writing to let you know I am opposed to the building of 8 town houses or a commercial building on a 1.09 acre parcel at the main entrance to Golden Eagle. Please don't allow this to happen. The parcel # is 1403202000000. It is Amendment 2007-M-012. Thank you.

Sincerely,

Leslie Berglund (a resident of Golden Eagle)
3238 Pinebrook Court, Tallahassee, FL 32312

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:15 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment #2007-M-012; Parcel 1403202000000

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

From: ralph cottrell [mailto:rccott@earthlink.net]
Sent: Monday, October 16, 2006 10:25 AM
To: Perrine, Beth
Subject: Amendment #2007-M-012; Parcel 1403202000000

RE: Amendment 2007-M-012; Re-zoning of parcel # 1403202000000

I am opposed to the proposal to change the zoning on this parcel from "rural" to "suburban," which would allow townhouses or commercial building.

The building of townhouses or commercial buildings does not fit in with the surrounding residential areas of Golden Eagle or Killearn Lakes Plantation. All of which are single family detached homes on wooded lots. Townhouses or commercial buildings would require large areas of asphalt parking with high intensity commercial lighting. Again, this does not mesh well with the wooded lots and detached homes of the area. Townhouses or commercial interests would add to the already congested area at the Golden Eagle entrance as well as on the winding Deerlake E. road. This change could also adversely affect the property values in the immediate area.

Finally, this is quite possibility a "spite" proposal or reprisal by the Twin Action Properties / Hobbs interests in their on going litigation with the Golden Eagle Home Owners Association regarding a "re-sale clause" in some property deeds

Ralph Cottrell
8877 Blackheath Way
Tallahassee, FL 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:10 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Trowers, Eugene [mailto:eugene.trowers@med.fsu.edu]
Sent: Sunday, October 15, 2006 6:43 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

I am opposed to Amendment 2007-M-012, parcel # 1403202000000. I bought a home in Golden Eagle and I do not want townhouses nor a 6,000 sq ft office building on a 1.09 acre site directly across from the Main Gate of Golden Eagle.

Sincerely,

Dr. Eugene Trowers
Assistant Dean
FSU College of Medicine

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:09 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: mdmiddle [mailto:mdmiddle@earthlink.net]
Sent: Sunday, October 15, 2006 1:00 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

To all involved,

RE: Parcel 1403202000000

RE: Parcel# 1403202000000
Ladies and Gentleman,

It has been brought to my attention that Twin Action Properties is proposing a zoning change to allow for suburban zoning in a residential area outside of the main entrance to Golden Eagle.(referenced above). I understand the incentive behind Twin Actions efforts (i.e. financial) and that there has been a past attempt to rezone that failed due to neighborhood opposition. In that attempt the area would have ultimately resulted in a 6,000 sq. ft. office building, not the original townhouse concept. It is blatantly obvious that if the area is rezoned the Realty has the ability to place any type of NON-RESIDENTIAL facility they choose. This area should remain residential and I'm sure that Twin Action Realty will tell the commission what they want to hear just to get the zoning change and then do what ever is in their best financial interest. The zoning definition changes should NOT be allowed since it would alter the principal reason for myself and many other Golden Eagle residents to move into this area. There has been ongoing litigation between the Golden Eagle Homeowners Association and Twin Action Realty and this is just another round of activity. I, and I'm sure most of the Golden Eagle Community, STRONGLY URGE you to NOT allow Twin Action to alter the character of our community by placing any type of non-residential facility immediately outside residential properties. I will be attending the City Commission meeting on October 17th to gain additional insight as to why this zoning change was even proposed. Thank you for your attention to this proposal and urge the commission to do the right thing for the residents of Golden Eagle.

Sincerely,

Michael D. Middleton

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:09 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Oppose Amendment 2007-M-012

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

From: Dale Travis [mailto:dtravis19@yahoo.com]
Sent: Sunday, October 15, 2006 5:59 PM
To: Perrine, Beth
Subject: Oppose Amendment 2007-M-012

Have you driven down Deer Lake Road recently? It reminds me of driving through a state park, with it's lush trees and landscaping. Please don't destroy this setting with townhouses or businesses. Keep Deer Lake looking park-like; don't change parcel #1403202000000.

Thank you...

Dale Travis
8909 Winged Foot Dr
Tallahassee, FL 32312

Stay in the know. Pulse on the new Yahoo.com. [Check it out.](#)

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:09 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: RE-ZONING of Parcel 1403202000000 and Amendment 2007-M-012

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

From: wjsan4@aol.com [mailto:wjsan4@aol.com]
Sent: Sunday, October 15, 2006 2:51 PM
To: Perrine, Beth
Subject: RE-ZONING of Parcel 1403202000000 and Amendment 2007-M-012

I am a resident of Golden Eagle Community and I am completely opposed to you granting approval to the request to rezone parcel 1403202000000 from Rural to Suburban. I also think the approval of Amendment 2007-M-012 may need some serious reevaluation in light of the questionable structures that can be built given this change.

If this parcel 1403202000000 which is less than one (1) acre is zoned Suburban, it will be a one of it's kind in our Community. Probably less than 6 town homes can to be built there which is next Talquin buffer zone and their Sewage Treatment Facility and Spray fields. This is got to be the most undesirable use of this property that one would ever consider. I Know of no other residential property in the Killearn Lakes Community area that open out into a major road such as Dear Lake Drive.

This entire request is incompatible with Killearn Lakes Community area and it should be disapproved.

Washington Sanchez, Jr.
2229 Gates Drive
Tallahassee, FL 32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:09 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Proposed Rezoning -- Amendment 2007-M-012 Parcel 1403202000000

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

From: dan callahan [mailto:alvcall@earthlink.net]
Sent: Sunday, October 15, 2006 3:51 PM
To: Perrine, Beth
Subject: Proposed Rezoning -- Amendment 2007-M-012 Parcel 1403202000000

Dear representative of the Leon County Planning Department:

As a resident of Golden Eagle, I wish to express my opposition to subject amendment, specifically I adamantly oppose the proposed rezoning of subject parcel from rural to suburban. I am equally adamant in my opposition to the construction of 8 town houses on subject parcel, which is located directly across from the Main Gate of Golden Eagle. To Twin Action Properties, of course, this attempt to rezone subject parcel is simply all about money and profit with no consideration being given whatsoever to the deleterious affect that this rezoning and the planned construction of town houses would have on road traffic, the ambient noise level and the overall quality of life at Golden Eagle. We residents did not invest in our homes at Golden Eagle only to have the quality of life disrupted on a permanent basis as a result of the lack of consideration that is being displayed by Twin Action Properties in this instance.

In summary, the proper answers to Twin Action Properties' request for approval of subject amendment and its request for rezoning of subject parcel from rural to suburban are simply **no and no, respectively.**

Sincerely,

A. E. Callahan

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:08 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: amendment 2007-M-012

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

From: Andre Pozzuoli [mailto:apozzuoli@comcast.net]
Sent: Sunday, October 15, 2006 11:06 AM
To: Perrine, Beth
Subject: amendment 2007-M-012

Leon County Planning Department,

Upon recent notification from Doug Lyons, President of the Golden Eagle Homeowners Association that Twin Action Properties has again attempted to change zoning laws governing parcel # 1403202000000, I respectfully submit my opposition to any such zoning change affecting this parcel. As a resident of Golden Eagle I believe such a zoning change would negatively affect the natural beauty of our entrance area and overload a small roadway with congestion that could be hazardous to children and wildlife that frequent this thruway. Please reject any motion made to change the existing rural status of this parcel.

Sincerely,
Andre Pozzuoli
8862 Winged Foot Drive
Tallahassee, Florida
32312

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:08 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: M Howe [mailto:mhowe100@comcast.net]
Sent: Saturday, October 14, 2006 1:03 PM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

To the Leon County Planning Department:

I am opposed to Amendment 2007-M-012, parcel #1403202000000. I do not want the rural zoning to change to suburban.

Marie Howe
8874 Blackheath Way
Tallahassee, FL 32312
850-906-9195
Mhowe100@comcast.net

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:08 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Jane [mailto:janentially@comcast.net]
Sent: Sunday, October 15, 2006 8:31 AM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

I am writing to express my opposition to Amendment 2007-M-012 which would allow Twin-Action Properties to construct 8 town houses on a 1.09 parcel at the main gate of Golden-Eagle.

Golden-Eagle has maintained it's property values and good reputation though a history of well considered moves and community based planning. This attempt to capitalize on the good name of Golden-Eagle will negatively impact the community, and our future property values.

The planned construction -- directly at the entrance to our community -- is ill advised and intended simply to make a quick profit at our expense.

I thank you for your time and consideration in this matter.

Jane

Jane N. Whitehead
9126 Shoal Creek Dr
Golden-Eagle
Tallahassee, FL 32312
850-893-1194

Parcel # 1403202000000

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:08 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Parcel # 1403202000000

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

From: Carbona, Kelly R [mailto:kelly_carbona@merck.com]
Sent: Saturday, October 14, 2006 7:58 PM
To: Perrine, Beth
Subject: Parcel # 1403202000000

Leon County Planning Department:

I am a Golden Eagle resident and I want to voice my strong opposition to the application to change this parcel from rural to suburban. I am opposed to Amendment 2007-M-012!

Thank you for your consideration

Kelly Carbona
8925 Winged Foot Drive
Tallahassee, FL 32312
Lot GE36K
850-894-5008

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Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:07 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Objection to rezoning action - Amendment 2007-M-012

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

From: Fred Schmidt [mailto:fschmidt@vrsystems.org]
Sent: Saturday, October 14, 2006 10:15 AM
To: Perrine, Beth
Subject: Objection to rezoning action - Amendment 2007-M-012

I am writing in opposition to the proposed rezoning of the 1.09 acres which is adjacent to the entrance (and green space) to the main entrance of Golden Eagle (parcel 1403202000000). This item is being brought to you via Amendment 2007-M-012. The proposed rezoning would result in land development options that are clearly not compatible with the surrounding land use -- that being single family homes. I understand that this issue has been before the commission in the past and was previously rejected by the commission. The makeup of the surrounding community has only grown through the development of single family homes with the immediate area having a density of about 1 home per acre. A zoning category that would allow a density of 8 family residences on 1.09 acres or a large office building is not compatible.

Fred Schmidt
9152 Eagles Ridge Drive
Golden Eagle/Killearn Lakes resident
Tallahassee, FL.

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:10 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: mridula [mailto:mriwal@gmail.com]
Sent: Sunday, October 15, 2006 7:26 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

Leon County Planning Commission:

We are homeowners in the Golden Eagle community. We are vehemently opposed to the amendment related to parcel # 1403202000000. Our understanding is that this amendment would change the zoning of this parcel from rural to suburban. We believe that this would be a tremendous negative for all Golden Eagle homeowners and would negatively impact the attractiveness of this community. Benefits would only accrue to Twin Action Realty and their efforts in this regard seem to be oblivious to the tackiness they would impose on our community.

Thank you for your serious consideration of this amendment.
Sincerely,
Sudhir and Mridula Aggarwal

Citizen Comment
Amendment # 2007-1-M-012

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:10 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Amendment 2007-M-012

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

From: cginn37@comcast.net [mailto:cginn37@comcast.net]
Sent: Sunday, October 15, 2006 9:29 PM
To: Perrine, Beth
Subject: Amendment 2007-M-012

To Whom it may concern,
I am a resident of Golden Eagle. I am sending this email to let you know that I strongly oppose amendment 2007-M-012 that concerns parcel # 1403202000000.
I would like to see this property continued to be zoned rural and I am sure many of my neighbors would agree with me.
Sincerely,
Chris Ginn
2180 Gates Drive

**Citizen Comment
Amendment # 2007-1-M-012**

Sullivan, Sherri

From: Perrine, Beth
Sent: Monday, October 16, 2006 11:12 AM
To: Sullivan, Sherri; Lucas, Daniel M.
Subject: FW: Opposition to Amendment 2007-M-012

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

From: Pattyg070@aol.com [mailto:Pattyg070@aol.com]
Sent: Monday, October 16, 2006 8:18 AM
To: Perrine, Beth
Subject: Opposition to Amendment 2007-M-012

Leon County Planning Department:

I am submitting this letter as a formal request to not allow the rezoning of parcel
#1403202000000

I live here in Golden Eagle and I am opposed to Twin Action ruining our beautiful environment
to put money in their pockets.

We have a beautiful entrance for our community---just imagine what it would look like all built
up. I believe this would damage our property values not to mention the traffic we would have.
We want to be able to walk and ride our bikes without having to worry about any more vehicles
then we already have.

.Please do not allow Twin Action to ruin our environment. Their looking for money--we want to
keep the value of our homes and the aesthetics to our NEIGHBORHOOD.

Thank you
Mrs. Patricia Greco

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

ALL COMMISSIONERS
RECEIVED THIS
Citizen Comment
Amendment #2007-1-M-014

Los Robles Animal Hospital
2006 NOV 28 PM 1:16

Melanie C. Donofrio, D.V.M.

1314 Thomasville Road, Tallahassee, Florida 32303

850/222-3117 Fax 850/224-7870

November 28, 2006

Honorable John Marks, Mayor
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014

Rezoning request for commercial property located at Thomasville Road and 9th Avenue
Operating as Allied Veterinary Emergency Hospital
REQUEST to be the only property considered for this amendment.

Dear Mayor Marks:

In 1991, 14 local veterinarians saw the need to create an emergency facility to provide for after hours care for our patients and other veterinarians patients. We combined our assets and bought property at 401 East 9th Avenue which at that time was zoned commercial and had been operating as a bar. We have been open and providing emergency services to the community and surrounding towns for 15 years, and our volume has reached the point that some time in the near future, we must search out another location that will allow for a bigger facility.

This realization led us to have our property appraised recently. When we received the appraisal, we realized that sometime between the time we put our property under contract and purchased it in 1991 and the year 2005, the Comprehensive Plan rezoned it to residential zoning. We were never notified of this change and honestly do not know who was sent the notification. If we had been notified, we would have certainly dealt with this problem at that time.

Dr. George Simmons, our president, recently requested an amendment to the Comprehensive Plan to have our property rezoned back to its original commercial zoning which would then allow us to sell the property when the time comes to a small business such as an insurance agent or other professional business.

For an unknown reason to us, staff at the City's planning department thought it wise to add the property adjacent to our lot operating as Haute Headz plus three other empty lots all owned by the same owner to our amendment.

This action has created much discomfort to the adjacent neighborhood (and rightfully so), and the residents are now opposed to a "blanket" amendment because if one owner bought our lot, Haute Headz and the three empty lots, a "Strip Mall" could be built causing increased traffic and congestion for their neighborhood. This is and never has been our intention. Where the strip mall concept originated is not known to us. I can't imagine the planning department approving any type of dense commercial development in that area due to the converging traffic pattern caused by the merge of Gadsden and Thomasville Roads at this location.

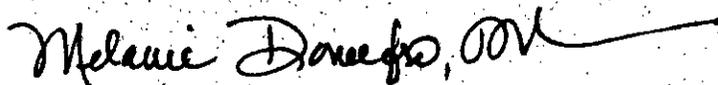
It is our request that Amendment #2007-1-M-014 only consider the property at 401 East 9th Avenue for rezoning. If we cannot get this property rezoned, it can only continue operating as a Veterinary Hospital under the current residential zoning. Since I am one of the owners, and the other shareholders committed to me at its inception that it would never be sold as a veterinary facility, our only option if we do not regain commercial zoning, would be to tear down the building, tear up the parking lot and build a single family home to be sold. This would absolutely be cost prohibitive for anyone developing .21 acres in that location.

There have been several unfortunate events that have led us to this situation, and we would greatly appreciate you and the City Commissioners helping us to regain our commercial zoning status and at the same time, by only considering our property in this amendment, reassuring the neighbors that a strip mall or other high density commercial development, will not be built.

I am available to meet with you either by telephone or in person on Wednesday and by telephone on Thursday should you have any questions or comments.

Thank you for your time and help with this matter..

Most Sincerely,



Melanie C. Donofro, DVM

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

2006 NOV 21 AM 8:11

**Citizen Comment
Amendment #2007-1-M-014**

November 20, 2006

1501-A Grape St.
Tallahassee, FL 32303

Mayor John Marks
City Hall
300 S. Adams St.
Tallahassee, FL 32301

RE: Comp Plan Amendment 3007-1-M-014

Dear Mayor Marks:

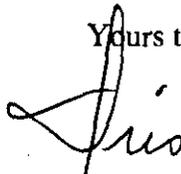
We met once or twice when I was in the company of Priscilla Quinones, and I was sorry I couldn't make it to Robert's birthday party last week because I wanted to say hello again, particularly since the above-referenced item will be coming before you soon.

As a property owner and resident of the Midtown Neighborhood Association, I wish to strongly object to approval of this amendment as being totally detrimental to the preservation of one of the most unique midtown neighborhoods in Tallahassee. From a traffic/safety standpoint, even those who do not live on Grape, 9th, 8th or Colonial, would be adversely affected by a change in zoning for this parcel which would permit multi-business to operate at this location.

The only parties who would benefit from approval of this amendment is the group of veterinarians who own the clinic. They simply do not have an interest in preserving the quality of our neighborhood. It is my understanding they plan to move to another location and the reason for this proposal is so that they can increase their profit when they sell their building. I do not believe this is in the best interest of anyone except them. I believe I speak for everyone in the Association and in the neighborhood when I say we have enjoyed having this business as a neighbor. However, we would NOT enjoy having a storefront or any business that increases the traffic on our streets and contributes to an already hazardous and accident-prone corner.

Thank you for your time and attention.

Yours truly,


Iris Ahl

**Citizen Comment
Amendment #2007-1-M-014**

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

November 9, 2006

2006 NOV 12 AM 10:12 D.V.M.
Alex "Steve" Steverson Jr D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, FL 32303

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, FL 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road

Dear Commissioner Gillum,

I am writing you as a member of the management board for Allied Veterinary Emergency Hospital to request your assistance on an important matter. The request to rezone our property on Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our requested change was supported by city staff, and despite their recommendation to restore our commercial zoning, the amendment was not recommended by the planning commission.

Allied Veterinary Emergency Hospital was formed in 1991 by 16 cooperating veterinary partners to provide a needed service to our community. After much searching we decided on a centrally located building on Thomasville Road. This parcel had C-4 commercial zoning in 1991. Needless to say we were surprised when we discovered our property had been rezoned residential. I assume this was a scrivener's error upon implementation of the comprehensive plan. We only wish to restore our zoning to light commercial. I feel this is a reasonable compromise for everyone involved.

As a native of Tallahassee and an ardent supporter of our fair city, I understand the need for proper zoning and restrictions. This is a grave zoning oversight that can be rectified with your help. Please support this request as city staff has recommended. Thank you for your attention to this matter.

Sincerely,



Alex "Steve" Steverson Jr D.V.M.

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OFFICE OF THE MAYOR
&
CITY COMMISSION

76 NOV 13 AM 10:14

Citizen Comment
Amendment #2007-1-M-014

Westwood Animal Hospital
216 Ausley Rd
Tallahassee, FL 32304
(850) 576-4168
Fax (850) 574-3779

November 10, 2006

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, FL 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
9th Avenue and Thomasville Road for Allied

As a part owner of Allied Veterinarians' Emergency Hospital I am requesting that you allow our property to be rezoned to commercial. When we purchased this property in 1991, it was zoned C-4. The Comprehensive plan rezoned our property without our knowing of the change. The building was a bar before we purchased it so we feel we have improved its image. It appears to me that most of the property in the area facing Thomasville Road is commercial. We have had a commercial operation in this area long before most of the residential property was developed. Please allow us to have it zoned commercial. I have been a veterinarian in Tallahassee since 1973 and I am proud to be a part of this city. I would like to think that our city government would want to keep a thriving commercial property productive.

Sincerely,



John R. Sanders, D.V.M.

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OFFICE OF THE MAYOR
&
CITY COMMISSION

**Citizen Comment
Amendment #2007-1-M-014**

November 4, 2006

2006 NOV -9 PM 2: 29

Shane M. Burkhead, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

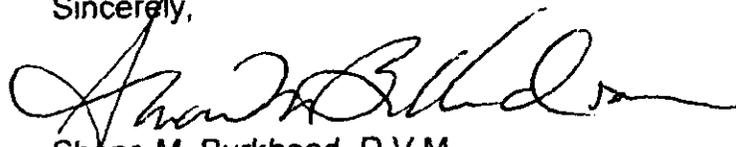
Dear Commissioner Gillum,

I am a stockholder of Allied Veterinary Emergency Hospital and would appreciate your assistance regarding our property located on the corner of 9th Avenue and Thomasville Road. The request to rezone our property was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006, despite diligent efforts by city staff to restore our commercial zoning status.

Our veterinary emergency facility is owned and operated by myself and thirteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan rezoned our property on Thomasville Road to residential. We are asking to restore our zoning status to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road.

I am a big supporter of good zoning policies and understand the need for proper zoning and restrictions, but this is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) and thank you in advance for your prompt attention to this matter.

Sincerely,



Shane M. Burkhead, D.V.M.

November 13, 2006

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

**Citizen Comment
Amendment #2007-1-M-014**

2006 NOV 15 AM 8:55

Thomas G. Bevis, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located at
9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

Dear Commissioner Gillum,

I am on the Board of Directors for Allied Veterinary Emergency Hospital and need your assistance on important matter. The request to rezone our property located on the corner of 9th Avenue and Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our request was supported by city staff, and despite diligent efforts on their part to restore our commercial zoning, the amendment was, by a minimal margin, not recommended.

Our veterinary emergency facility is owned and operated by fourteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan has unwittingly rezoned our property, which faces Thomasville Road, and was a bar before our purchase, to residential. We only wish to restore our zoning to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road. This, according to our new zoning, is our only option.

As a multiple business owner and ardent supporter and contributor to the beauty and preservation of our hometown, I understand the need for proper zoning and restrictions. This is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) to this group of fourteen individual veterinary business leaders of our fine community. Thank you for your prompt attention to this matter.

Sincerely,



Thomas G. Bevis, D.V.M.

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

Citizen Comment
Amendment #2007-1-M-014

November 4, 2006

2006 NOV -9 PM 2:26
Randy S. Fullerton, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

Dear Commissioner Gillum,

I am Secretary of Allied Veterinary Emergency Hospital and need your help. The request to rezone our property located on the corner of 9th Avenue and Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our request, despite diligent efforts by city staff to restore our commercial zoning, did not pass.

Our veterinary emergency facility is owned and operated by fourteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan rezoned our property on Thomasville Road to residential. We only wish to restore our zoning to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road.

I understand the need for proper zoning and restrictions, but this is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) and thank you in advance for your prompt attention to this matter.

Sincerely,



Randy S. Fullerton, D.V.M.

**Citizen Comment
Amendment #2007-1-M-014**

Marshall R. Cassedy Jr.
2012 North Point Boulevard, Suite D
Tallahassee, FL 32308
(850) 386-4700

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

2006 OCT 19 AM 9:13

October 18, 2006

Commissioner Andrew Gillum
Tallahassee City Commission
300 S. Adams Street
Tallahassee, Florida 32301

Re: Rezoning request for commercial properties Haute Headz and Animal Veterinary Clinic between 8th and 9th Avenues (Amendment # 2007-1-M-014)

Dear Mr. Andrew Gillum,

I need your help. Last night, the Planning Commission (2-2 split vote) failed to approve our request to rezone our commercial properties on Thomasville Road from residential preservation to light office/commercial (planning meeting amendment # 2007-1-M-014). My location at 1445 Thomasville Road has been commercial since it's origin as the first location for Lindy's Fried Chicken in 1966. The fourteen veterinarians and I are upset and surprised to find that the 1990 comprehensive plan took our commercial zoning away. This amendment would have restored our zoning to light office versus the full C-4 zoning prior to the plan.

City staff fully recommended our amendment and did a very thorough job of researching this amendment. Our simple request is to ask you to approve our amendment as stated. Both businesses at these locations are local, profitable and contributing to the general welfare of the community.

If it is the purpose of the comprehensive plan to take away commercial property rights of local business please pass that policy openly at the next commission meeting. I don't think that is the case.

Thank you in advance for your attention to this very important matter. I would not like to tear my building down to build a house right on Thomasville Road.

Sincerely,



Marshall Cassedy Jr.

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

Citizen Comment
Amendment #2007-1-M-014

November 6, 2006

2006 NOV - 7

AM 7:50
George W. Simmons, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Commissioner Andrew Gillum
Tallahassee City Commission
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

Dear Commissioner Gillum,

I am President of Allied Veterinary Emergency Hospital and need your assistance on an important matter. The request to rezone our property located on the corner of 9th Avenue and Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our request was supported by city staff, and despite diligent efforts on their part to restore our commercial zoning, the amendment was, by a minimal margin, not recommended.

Our veterinary emergency facility is owned and operated by fourteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan has unwittingly rezoned our property which faces Thomasville Road, and was a bar before our purchase, to residential. We only wish to restore our zoning to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road. This, according to our current new zoning, is our only option.

As a multiple business owner and ardent supporter and contributor to the beauty and preservation of our home town, I understand the need for proper zoning and restrictions. This is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) to this group of fourteen individual veterinary business leaders of our fine community. Thank you for your prompt attention to this matter.

Sincerely,



George W. Simmons, D.V.M.

**Citizen Comment
Amendment #2007-1-M-014**

TO: Members of the City Commission

RE: Comprehensive Plan Amendment #2007-1-M-014

As a resident/ homeowner of 1459 Grape Street, I am writing to strongly object to the referenced amendment due to its negative impacts to our vibrant in-town neighborhood. The proposal to remove the Residential Preservation designation on the subject properties will harm our neighborhood in the following ways:

- Further commercial encroachment on our neighborhood and resulting harm to our neighborhood's desirability and quality of life.
- Increased traffic and speeding on our neighborhood streets, particularly Grape Street and Ninth Ave. due to restricted southbound traffic access to these parcels from Thomasville Rd. thereby necessitating the use of Haute Headz' rear driveway on Grape Street.
- Likelihood of consolidation of these small parcels and the construction of a large office building or strip commercial shopping center and increased neighborhood incompatibility.

We are not opposed to the existing businesses continuing to operate as non-conforming uses as they have for the last 14 years. However, we are asking that if these uses cease to exist, the intent of the City's comprehensive plan be honored by returning these parcels to their Residential Preservation land use designation.

Please vote against Amendment #2007-1-M-014.

Name: Candice Odom
Address: 1459 Grape Street, TLM, FL, 32203

RECEIVED
06 OCT 24 AM 10: 09
TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

Memorandum

To: Comprehensive Planning Division
Tallahassee-Leon County Planning Department

From: Robert C. Harris – Owner, 1523 Grape Street
Owner, 514-516 East Ninth Avenue

Date: October 21, 2006

Subject: Future Land Use – Amendment 2007-M-104 - OPPOSITION

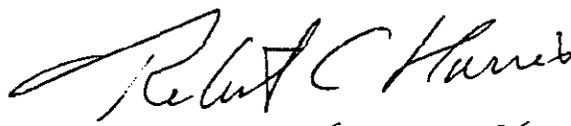
This letter is to register my opposition to above referenced proposal to change an area of 9th Avenue from Residential Preservation to Suburban or Office zoning.

I purchased a home in the neighborhood because of its Residential Preservation zoning as a way to protect the ideal community it has become and my property value.

Grape Street is already burdened with what appears to be in appropriate zoning by allowing the business at 1449 Thomasville Road to use 1432 Grape Street as a customer driveway. There is a constant flow of commercial traffic on Grape Street because of the exception that should be corrected. Cars exit the business, drive down a driveway that has no stop sign and turn left or right in between the family homes on Grape Street, creating an unsafe environment.

The existing zoning and compressive plan intent is to protect residential areas and in-town neighborhoods. *Acceptance of Amendment 2007-M-104 is contrary to the plan and significantly injurious to the surrounding homeowners.* Thank you for your consideration.

RCH/acer


Oct 21, 2006

**Citizen Comment
Amendment #2007-1-M-014**

TO: Members of the City Commission

RE: Comprehensive Plan Amendment #2007-1-M-014

As a resident/ homeowner of 1426 Colonial Dr., I am writing to strongly object to the referenced amendment due to its negative impacts to our vibrant in-town neighborhood. The proposal to remove the Residential Preservation designation on the subject properties will harm our neighborhood in the following ways:

- Further commercial encroachment on our neighborhood and resulting harm to our neighborhood's desirability and quality of life.
- Increased traffic and speeding on our neighborhood streets, particularly Grape Street and Ninth Ave. due to restricted southbound traffic access to these parcels from Thomasville Rd. thereby necessitating the use of Haute Headz' rear driveway on Grape Street.
- Likelihood of consolidation of these small parcels and the construction of a large office building or strip commercial shopping center and increased neighborhood incompatibility.

We are not opposed to the existing businesses continuing to operate as non-conforming uses as they have for the last 14 years. However, we are asking that if these uses cease to exist, the intent of the City's comprehensive plan be honored by returning these parcels to their Residential Preservation land use designation.

Please vote against Amendment #2007-1-M-014.

Name:

Sylvia D. Rousseau

Address:

1426 Colonial Dr Tall F1 32303

**Citizen Comment
Amendment #2007-1-M-014**

TO: Members of the City Commission

RE: Comprehensive Plan Amendment #2007-1-M-014

As a resident/ homeowner of 1552 Grape St, I am writing to strongly object to the referenced amendment due to its negative impacts to our vibrant in-town neighborhood. The proposal to remove the Residential Preservation designation on the subject properties will harm our neighborhood in the following ways:

- Further commercial encroachment on our neighborhood and resulting harm to our neighborhood's desirability and quality of life.
- Increased traffic and speeding on our neighborhood streets, particularly Grape Street and Ninth Ave. due to restricted southbound traffic access to these parcels from Thomasville Rd. thereby necessitating the use of Haute Headz' rear driveway on Grape Street.
- Likelihood of consolidation of these small parcels and the construction of a large office building or strip commercial shopping center and increased neighborhood incompatibility.

We are not opposed to the existing businesses continuing to operate as non-conforming uses as they have for the last 14 years. However, we are asking that if these uses cease to exist, the intent of the City's comprehensive plan be honored by returning these parcels to their Residential Preservation land use designation.

Please vote against Amendment #2007-1-M-014.

Name: Pats. Cawley
Address: 1552 Grape St

TO: Members of the City Commission

RE: Comprehensive Plan Amendment #2007-1-M-014

As a resident/ homeowner of 1418 Grape Street, I am writing to strongly object to the referenced amendment due to its negative impacts to our vibrant in-town neighborhood. The proposal to remove the Residential Preservation designation on the subject properties will harm our neighborhood in the following ways:

- Further commercial encroachment on our neighborhood and resulting harm to our neighborhood's desirability and quality of life.
- Increased traffic and speeding on our neighborhood streets, particularly Grape Street and Ninth Ave. due to restricted southbound traffic access to these parcels from Thomasville Rd. thereby necessitating the use of Haute Headz' rear driveway on Grape Street.
- Likelihood of consolidation of these small parcels and the construction of a large office building or strip commercial shopping center and increased neighborhood incompatibility.

We are not opposed to the existing businesses continuing to operate as non-conforming uses as they have for the last 14 years. However, we are asking that if these uses cease to exist, the intent of the City's comprehensive plan be honored by returning these parcels to their Residential Preservation land use designation.

Please vote against Amendment #2007-1-M-014.

Name: Judi O'Neil & Norman Taplac
Address: 1418 Grape St. Tallahassee FL 32303

Citizen Comment
Amendment #2007-1-M-014

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

November 13, 2006

2006 NOV 15 AM 8: 58

Thomas G. Bevis, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Mayor John Marks
Mayor's Office
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located at
9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

Dear Mayor Marks,

I am on the Board of Directors for Allied Veterinary Emergency Hospital and need your assistance on important matter. The request to rezone our property located on the corner of 9th Avenue and Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our request was supported by city staff, and despite diligent efforts on their part to restore our commercial zoning, the amendment was, by a minimal margin, not recommended.

Our veterinary emergency facility is owned and operated by fourteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan has unwittingly rezoned our property, which faces Thomasville Road, and was a bar before our purchase, to residential. We only wish to restore our zoning to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road. This, according to our new zoning, is our only option.

As a multiple business owner and ardent supporter and contributor to the beauty and preservation of our hometown, I understand the need for proper zoning and restrictions. This is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) to this group of fourteen individual veterinary business leaders of our fine community. Thank you for your prompt attention to this matter.

Sincerely,



Thomas G. Bevis, D.V.M.

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

Citizen Comment
Amendment #2007-1-M-014

November 9, 2006

2006 NOV 16 PM 4:08

Alex "Steve" Steverson Jr D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, FL 32303

Commissioner Debbie Lightsey
Tallahassee City Commission
300 South Adams Street
Tallahassee, FL 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road

Dear Commissioner Lightsey,

I am writing you as a member of the management board for Allied Veterinary Emergency Hospital to request your assistance on an important matter. The request to rezone our property on Thomasville Road was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006. Our requested change was supported by city staff, and despite their recommendation to restore our commercial zoning, the amendment was not recommended by the planning commission.

Allied Veterinary Emergency Hospital was formed in 1991 by 16 cooperating veterinary partners to provide a needed service to our community. After much searching we decided on a centrally located building on Thomasville Road. This parcel had C-4 commercial zoning in 1991. Needless to say we were surprised when we discovered our property had been rezoned residential. I assume this was a scrivener's error upon implementation of the comprehensive plan. We only wish to restore our zoning to light commercial. I feel this is a reasonable compromise for everyone involved.

As a native of Tallahassee and an ardent supporter of our fair city, I understand the need for proper zoning and restrictions. This is a grave zoning oversight that can be rectified with your help. Please support this request as city staff has recommended. Thank you for your attention to this matter.

Sincerely,



Alex "Steve" Steverson Jr D.V.M.

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

Citizen Comment
Amendment #2007-1-M-014

November 4, 2006

2006 NOV -9 PM 2:30

Shane M. Burkhead, D.V.M.
Allied Veterinary Emergency Hospital
401 E. 9th Avenue
Tallahassee, Florida 32303

Mayor John Marks
Tallahassee City Commission
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #2007-1-M-014
Rezoning request for commercial property located
at 9th Avenue and Thomasville Road for Allied
Veterinary Emergency Hospital

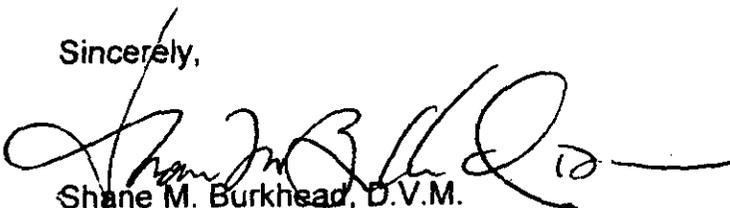
Dear Mayor Marks,

I am a stockholder of Allied Veterinary Emergency Hospital and would appreciate your assistance regarding our property located on the corner of 9th Avenue and Thomasville Road. The request to rezone our property was not approved by the Planning Commission (2-2 tie vote, 3 members absent) on October 17, 2006, despite diligent efforts by city staff to restore our commercial zoning status.

Our veterinary emergency facility is owned and operated by myself and thirteen cooperating local veterinary partners who bought the facility with C-4 Commercial Zoning intact in 1991. Since this time, the Comprehensive Plan rezoned our property on Thomasville Road to residential. We are asking to restore our zoning status to light commercial instead of demolishing our current facility and erecting a residence on a corner lot facing Thomasville Road.

I am a big supporter of good zoning policies and understand the need for proper zoning and restrictions, but this is a grave zoning oversight, and as city staff recommends, should be rectified. Please support this rare request (Amendment #2007-1-M-014) and thank you in advance for your prompt attention to this matter.

Sincerely,



Shane M. Burkhead, D.V.M.

2006 NOV 15 AM 8:46

Memorandum

To: Comprehensive Planning Division
Tallahassee-Leon County Planning Department

From: Robert C. Harris – Owner, 1523 Grape Street
Owner, 514-516 East Ninth Avenue 

Date: October 21, 2006

Subject: Future Land Use – Amendment 2007-M-104 - OPPOSITION

This letter is to register my opposition to above referenced proposal to change an area of 9th Avenue from Residential Preservation to Suburban or Office zoning.

I purchased a home in the neighborhood because of its Residential Preservation zoning as a way to protect the ideal community it has become and my property value.

Grape Street is already burdened with what appears to be in appropriate zoning by allowing the business at 1449 Thomasville Road to use 1432 Grape Street as a customer driveway. There is a constant flow of commercial traffic on Grape Street because of the exception that should be corrected. Cars exit the business, drive down a driveway that has no stop sign and turn left or right in between the family homes on Grape Street, creating an unsafe environment.

The existing zoning and compressive plan intent is to protect residential areas and in-town neighborhoods. *Acceptance of Amendment 2007-M-104 is contrary to the plan and significantly injurious to the surrounding homeowners.* Thank you for your consideration.

RCH/acer

**Citizen Comment
Amendment # 2007-1-M-014**

1501 Grape Street
Tallahassee, FL 32303

October 13, 2006

Tallahassee-Leon County Planning Department
ATT: Comprehensive Planning Division
4th Floor, City Hall
300 S. Adams St.
Tallahassee, FL 32301

RE: Amendment No. 2007-1-M-014.

We own the property located at 1501 Grape Street, on the corner of 9th Avenue. We are in receipt of the notice of proposed amendment to the comp plan future Land Use Map and are in total opposition to such a change.

This neighborhood is one of people who maintain their property, who are quiet, who appreciate the benefits of living in the midtown area (before it was fashionable to do so) and who want to retain the flavor of the community as it presently exists. Grape Street is not a cut-through street as is Colonial Drive. Those who use 9th Avenue, are generally people who live in the neighborhood or who are visiting, since it dead-ends in the park at 9th and Terrace. Eighth Avenue dead-ends at Colonial Drive and is, therefore, not a through street either.

If this request is approved, we feel the way will be open to developing the remainder of Thomasville (to 8th Avenue) so that traffic will increase onto 8th and 9th Avenues, and as a result onto Grape Street. This is not in the interest of the residents. It is not in the interest of the Tallahassee driving public because of the traffic pattern in that area (we have personally been involved in an accident in front of Haute Heads where the road merges), nor is it in the interest of safety.

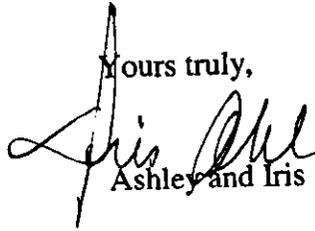
As a matter of fact, we do not understand exactly in whose interest it is. Therefore, we can only conclude that there is financial gain to the owners of the properties that are currently located along Thomasville Road in the block between 8th and 9th Avenues. Those owners do not outnumber the residents in the surrounding neighborhood and their voices should not be louder.

The change of use of this property to Suburban, which allows light industrial and commercial uses would have a negative effect on the neighborhood. The language of the intended use as submitted on this Notice that "Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community" is exactly what is NOT needed in this unique neighborhood. There is commercial development just two blocks down at Capitol Plaza and across Thomasville Road from that strip. Enough is enough.. I will not even bother to go into our general concerns with the aesthetic/environmental ramifications of having yet ONE MORE hunk of concrete or brick lining Thomasville Road.

Citizen Comment
Amendment # 2007-1-M-014

In summary, we do not see any need for this change in use, we see no benefit whatsoever to be gleaned from it (other than to the owners of the property in question) and we are vehemently opposed to it.

Yours truly,



Ashley and Iris Ahl

RECEIVED
06 OCT 17 AM 9:30
TAMM HOSSE/LEIGH COBB
PLANNING DEPARTMENT

Citizen Comment Amendment # 2007-1-M-014

NOTICE TO THE COMMISSIONERS

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. You are being notified of this proposed change because public records indicate that you own property in the vicinity of the request. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and the City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-8600.

Date	Meeting	Purpose	Time	Location
October 9, 2006 (Monday)	Planning Dept.	Public Information Hearing	6:00 PM	Tallahassee Room 2 nd Floor, City Hall
October 17, 2006 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
February 1, 2007 (Thursday)	CC/BCC	Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse
May 3, 2007 (Thursday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle. For more information, please contact the Planning Department at (850) 891-8600.

If you have a disability requiring accommodations,
please call the Tallahassee-Leon County Planning Department at least forty-eight
(48) hours prior to the hearing (excluding weekends and holidays).
The Planning Department Telephone is (850) 891-8600.
The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the Local Planning Agency and the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), or on the form below. Written comments may be returned to:

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
4th Floor, City Hall
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-8600 Fax: (850) 891-8734

I/We as owner(s) of Lot 9 revised, Block 9 of the Highway Park (subdivision) Amendment # 2007-1-M-014
street address: 402 E. Ninth Ave wish the following information to be considered by the Local Planning Agency and the City/County Commissions:
Strongly oppose this amendment due to negative impacts to our in-town neighborhood related to increased land use intensity, access issues, increased neighborhood traffic, removal of N Wood Park to our n'hoods fringe and inconsistent planning direction to protect central n'hoods.

SIGNED: Greg T. Burke / Raul A. Lewis

RECEIVED
TALLAHASSEE-LEON COUNTY
PLANNING DEPARTMENT
06 OCT 13 AM

Citizen Comment
Amendment # 2007-1-M-014

I/We as owner(s) of Lot 3P, Block S of the Highway Park
(subdivision) Amendment # 2007-1-M-014
street address: 1513 Grape Street wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

This is a bad lot to be densely zoned because traffic access
from Thomasville Road requires a very tricky crossing of
the merging Gadsden traffic. I predict traffic jams and accidents.

SIGNED: [Signature] dammelen@eng.fsu.edu

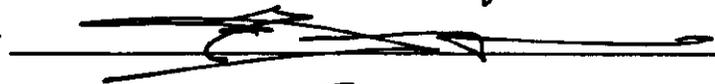
Citizen Comment
Amendment # 2007-1-M-014

I/We as owner(s) of Lot _____, Block _____ of the _____
Amendment # 2007-1-M-014
(subdivision)

street address: 426 E. 9th Ave wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

As a home owner that lives in the area I am opposed
to the changes that are beeing requested for the
business in the area. The change would bring more
business traffic in to the area, were kids play in th
back, still walk and run along the streets.

RECEIVED
06 OCT 16 AM 7:58
LAWRENCE/LEONARD
PLANNING DEPARTMENT



Everett Thompson

MIDTOWN NEIGHBORHOOD ASSOCIATION
OFFICE OF THE MAYOR
&
CITY COMMISSION

TO: Mayor John Marks
Commissioner Andrew Gillum
Commissioner Alan Katz
Commissioner Debbie Lightsey
Commissioner Mark Mustian

2006 NOV 29 PM 3: 03

From: Greg Burke, President, Midtown Neighborhood Association
Ruth Feiock, Vice President, Midtown Neighborhood Association
Regan Jager, Secretary, Midtown Neighborhood Association

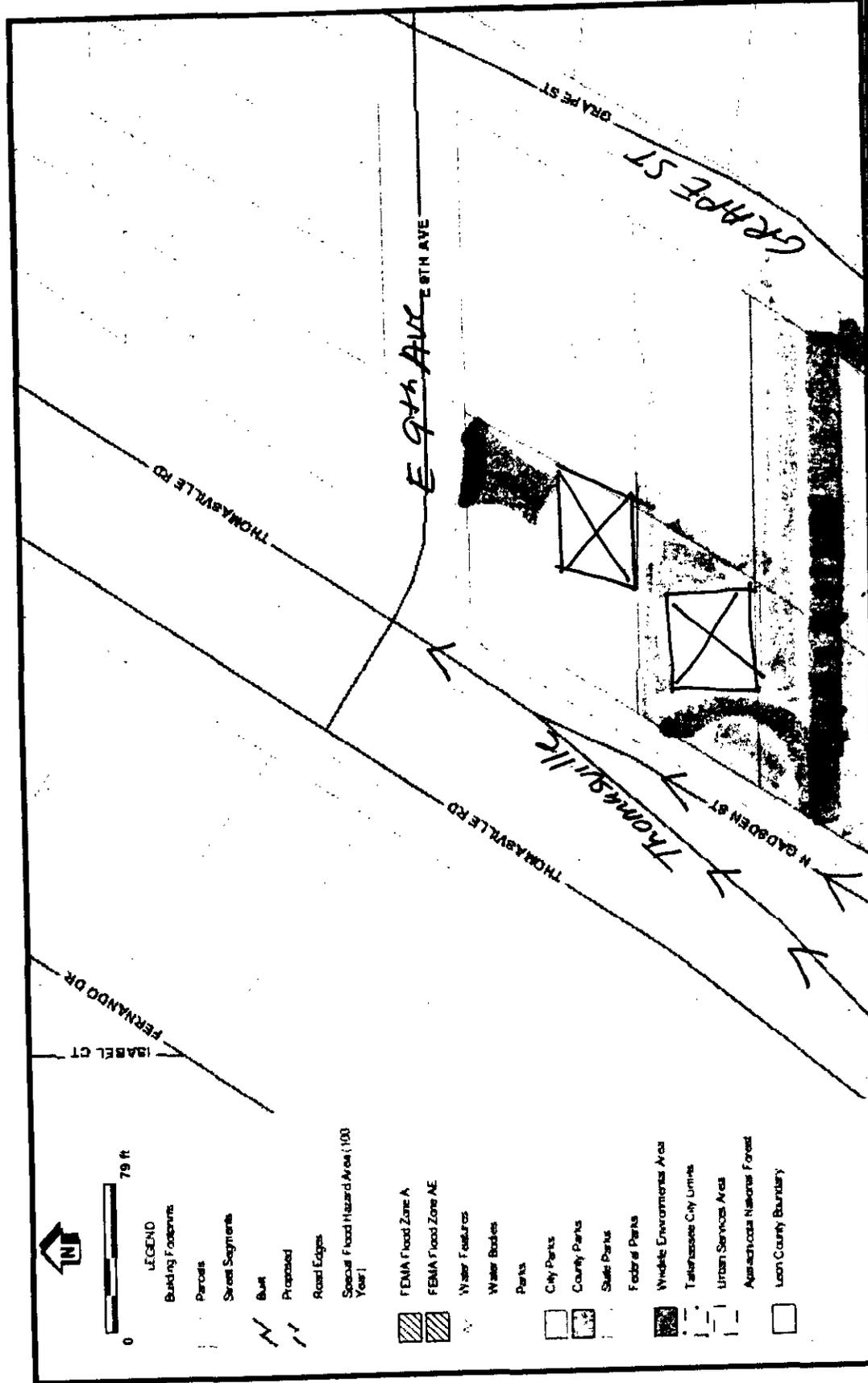
Date: November 29, 2006

RE: Proposed Amendment 2007-1-M-014

As a follow-up to our memorandum dated November 26 from the Midtown Neighborhood Association, we would like to offer the following information for your consideration as the City considers this amendment at its November 30 workshop.

Since there is no opportunity for a public hearing in which our input can be heard at this point in the process, we respectfully ask that the commissioners raise the following issues at the workshop:

- Has the staff report analyzed the community-wide transportation impacts, particularly the high traffic crash rate and severe access constraints, along this stretch of a major north/south corridor connecting downtown and northeast Tallahassee/Leon County which is used by customers to access these parcels (i.e., Thomasville Road and Gadsden Street)?
- Has an analysis of traffic, lighting and noise impacts on the surrounding neighborhood (East Eighth Avenue, Grape Street, East Ninth Avenue, Colonial Drive) been provided if these parcels are permitted to intensify uses (including consolidate parcels) as allowed by this land use amendment? This is particularly important in light of the fact that a significant percentage of traffic must use local neighborhood streets in order to use the Grape Street rear access to these parcels.
- Have inaccuracies been corrected in the staff report which incorrectly states that the applicant site (401 E. Ninth Avenue) fronts and has access to Thomasville Rd, when in fact the only point of access to this site is on E. Ninth Avenue (a local residential street) and the building fronts on E. Ninth Avenue? And the map corrected to identify that one of the areas identified as "commercial" is actually a residential parcel owned by a Midtown resident?
- Is there a method or a designation outside of the comprehensive plan process that will allow the current businesses that occupy these parcels to be legally compliant in a manner which does not increase their intensity? This is important given the unique access issues posed by these sites (see attached graphic) and the negative impacts on community-wide mobility as well as a vibrant in-town neighborhood if such intensification occurs as proposed by this amendment.



TLCGIS
 Leon County Courthouse
 301 S. Monroe St. P3 Level
 Tallahassee, FL 32301
 850/606-5504
 Date Created: 11/28/2006

TLCGIS Map Disclaimer: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



= driveways
 = northbound traffic movement only
 = subject parcels

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-014**

From: Perrine, Beth
Sent: Thursday, November 30, 2006 9:32 AM
To: Sullivan, Sherri
Subject: FW: Nicholas Craig FW: Comprehensive Plan Amendment #2007-1-M-014

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

From: Whitaker, Angela G
Sent: Wednesday, November 29, 2006 7:50 AM
To: 'nac05e@garnet.acns.fsu.edu'
Cc: Manning, Roxanne; Gregory, Jean; Perrine, Beth
Subject: Nicholas Craig FW: Comprehensive Plan Amendment #2007-1-M-014

This is to acknowledge receipt of your e-mail and that it will be presented to appropriate staff for inclusion in the agenda information for City Commission review.

Angela G. Whitaker
Aide to City Commissioner Andrew D. Gillum
300 S. Adams Street
Tallahassee, FL 32301
850-891-8181
850-891-8542 (fax)

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

From: nac05e@garnet.acns.fsu.edu [mailto:nac05e@garnet.acns.fsu.edu]
Sent: Tuesday, November 28, 2006 9:52 PM
To: Whitaker, Angela G
Subject: Comprehensive Plan Amendment #2007-1-M-014

Dear Commissioner Gillum,

My name is Nicholas Craig and I live at 1410 Grape Street, which is directly behind the stretch of land on North Gadsden Street in danger of being zoned as commercial property under Amendment #2007-1-M-014. If this wooded area were to be developed, it would have a number of adverse effects on our neighborhood and the roads behind it (Thomasville and Gadsden) including increased noise, lighting, and traffic. Many residents on the South side of Grape Street don't have driveways, so a portion of our street is already practically one lane and would only be further congested by increased traffic. Many of us also own and walk dogs, who would be more at risk if traffic were to increase, and a few neighbors have very small children. Developing this land would also dramatically decrease the amount of land that native wildlife have to live in. Please preserve the integrity and safety of our neighborhood by voting "NO" on Amendment #2007-1-M-014.

Sincerely,
Nicholas Craig

Gregory, Jean

**Citizen Comment
Amendment #2007-1-M-014**

From: Whitaker, Angela G
Sent: Wednesday, November 29, 2006 3:00 PM
To: Gregory, Jean
Subject: Darwin Gamble FW: Comprehensive Plan Amendment 2007-1-M-014

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

From: Darwin Gamble [mailto:darwingamble@yahoo.com]
Sent: Wednesday, November 29, 2006 2:38 PM
To: Williams, Alan; Lightsey, Deborah A; Katz, Allan; Whitaker, Angela G; Mustian, Mark
Subject: Comprehensive Plan Amendment 2007-1-M-014

Mayor John Marks
Commissioner Andrew Gillum
Commissioner Allan Katz
Commissioner Debbie Lightsey
Commissioner Mark Mustian

The Greater Brandt Hills Neighborhood Association supports the Midtown Neighborhood Association in opposing proposed Comprehensive Plan Amendment 2007-1-M-014. This amendment would change the land use category between 8th and 9th Avenues on the east side of Thomasville Road from Residential Preservation-2 to the new Suburban category, if it is approved, or to Mixed Use A or B if the Suburban category is not approved.

In either case, the amendment would allow incompatible, nonconforming commercial uses to continue operating next to residences. It would also spread those commercial uses down the street from 9th Avenue to 8th Avenue. This would result in creating a strip of businesses adjacent to houses on Grape Street, make living in those houses less desirable, and degrade the residential character of the neighborhood.

The City should implement policies that encourage in-town neighborhoods to flourish. Allowing incompatible uses to exist on the edges of these neighborhoods will drive residents out and accelerate urban sprawl. Please vote against this very bad amendment.

Sincerely,

Darwin Gamble, President
Todd Woodward, Vice President
Fenn Cawthon, Secretary
Robert Spainhower, Treasurer
Barbara Gray, Communications Director

The Greater Brandt Hills Neighborhood Association

402 East 9th Avenue
Tallahassee, FL 32303
(850) 942-6246

2:30
RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

2006 NOV -9 AM 11:55

November 7, 2006

**Citizen Comment
Amendment #2007-1-M-014**

Commissioner Andrew Gillum
City of Tallahassee
300 S. Adams Street
Tallahassee, FL 32301

RE: Comprehensive Plan Amendment #2007-1-M-014

Dear Mayor Marks:

The purpose of this letter is to bring to your attention a proposed future land use map amendment that will negatively impact a vibrant, desirable in-town neighborhood. Specifically, amendment #2007-1-M-014 proposes changing land uses from Residential Preservation (RP) to Suburban within the northern Midtown area of Tallahassee (along E. Ninth Avenue, Thomasville Road, and Gadsden Street). As homeowners and residents in this neighborhood we are at a loss to understand why the Tallahassee-Leon County Planning Department would propose and support such a harmful proposal to our neighborhood.

Before we provide you with background information and relay our concerns on this amendment, we would like to convey that we are not asking for these businesses to move. We have no problems with these businesses and welcome them staying as non-conforming uses in our neighborhoods, as they have been for the last fourteen years. However, as the intent of the comprehensive plan indicates, should these businesses cease to exist, these parcels should return to their underlying future land use map designation.

BACKGROUND

As a background, it appears that the origin of this proposed change is the Emergency Vet Clinic located at 401 E. Ninth Avenue, a nonconforming use with a Residential Preservation land use designation. The proposal, we have also learned as this information was not included in my property owner mailout, includes further removal of land designated Residential Preservation directly south of this parcel at 1449 Thomasville Road (Haute Headz) and points southward that include vacant wooded parcels located south along Gadsden Street. In addition to the Emergency Vet Clinic, Haute Headz is also a nonconforming land use within our neighborhood.

Within the last few years, there have been two issues related to the Emergency Vet Clinic that have already negatively impacted this neighborhood that I would like to share as a background to our experiences with the Emergency Vet Clinic:

- Signage: In late 2004, the existing Emergency Vet Clinic non-conforming sign was removed and replaced with a sign approximately 2.5 times the size of the (then) existing sign. Consistent with Section 7-103(d), of the City's Sign Code, "Nonconforming

permanent on-site signs and nonconforming permanent off-site signs may be maintained and repaired but shall not be structurally or mechanically extended or altered to further the nonconformance except as required by the building official in cases where it has been determined that there exists imminent danger to public safety". Unfortunately, the City of Tallahassee Growth Management Department was apparently unaware of the underlying zoning (RP2) and incorrectly granted a sign permit resulting in the new larger sign and removal of the small existing sign. Our neighborhood began pursuing this issue with City Growth Management. Subsequently, the homeowners of E. Ninth Avenue met with Dr. George Simmons (one of owners of the Emergency Vet Clinic) and agreed upon a compromise that allowed a sign that was smaller than the oversized replacement sign. Unfortunately, this new sign was still both much larger and brighter than the original. The size of this sign is consistent with signs along the strip commercial land uses of N. Monroe Street and inconsistent with an in-town neighborhood. The view from the front of our homes is now of this large sign. In the winter when the trees have lost their leaves, the homes down E. Ninth Avenue glow from the fluorescence of this sign.

- **Building Code Violation:** In August 2006, upon hearing of the request for a future land use map change for 401 E. Ninth Avenue, we learned that City of Tallahassee Growth Management was currently in contact with the Emergency Vet Clinic. Specifically, the Emergency Vet Clinic was apparently in violation of the building code and had expanded the existing structure in the rear without approval. It appears that through contact between the property owner and the city staff, the proposal to change the future land use designation was recommended to the applicant.

Subsequent to first learning of the proposed future land use change in August, three homeowners on E. Ninth Avenue (Ruth Feiock, Raoul Lavin and Greg Burke) met with Dr. Simmons on August 17, 2006 to discuss our concerns about this proposed change. At this meeting, we noted our support in working with the Emergency Vet Clinic to allow a minor expansion in order to preserve the RP designation and allow the business to continue. **Dr. Simmons noted that the site had grown too small for use as an emergency vet clinic and stated that another site had been purchased in Tallahassee to which the business would relocate. Furthermore, Dr. Simmons stated that an agent told him that to maximize the sale price of this property, a zoning change would be required. He also stated that he already had located a potential buyer for this property.**

STAFF REPORT

As you are aware, the Tallahassee-Leon County Planning Department (TLCPD) staff analysis for this amendment is recommending approval of the proposed change. It is our understanding that the initial recommendation for pursuing this land use change was suggested to the property owner at 401 E. Ninth Avenue by city staff. The following addresses some of the statements contained within the staff report seeking to justify removal of the subject parcels from Residential Preservation protection within our neighborhood. Furthermore, the following also clarifies a number of inaccuracies included within the staff analysis.

- "Zoning and Comprehensive Plan History of the Amendment Site (page 4 of the staff analysis): As a justification for the future land use change, the staff analysis notes that 401 E. Ninth Avenue prior to comprehensive plan adoption had a commercial zoning. This may be true; however, this is undoubtedly also true for dozens of other parcels within the City of Tallahassee who had their underlying land use changed subsequent to comprehensive plan adoption in July 1990. The very process of developing a

comprehensive plan includes addressing the issue compatibility of land uses through the assignment of appropriate future land use categories. Apparently, the developers of the comprehensive plan adopted in 1990 believed commercial uses in this neighborhood to be incompatible given the residential nature of this area. Nothing has changed to warrant reduced protection by a change in Residential Preservation land use on the subject parcels. To the contrary, the neighborhood has become more residential since comprehensive plan adoption. This includes the refurbishment of houses along Ninth Avenue and Grape Street, the recent construction of a new house at 1531 Grape Street and the construction of four neo-traditional infill homes located directly across the street from 401 E. Ninth (402, 410, 418 and 426 E. Ninth Avenue) in the year 2000. It should be noted that the underlying zoning for the residential parcels at 402 and 410 E. Ninth Avenue (subsequently constructed with single family homes) prior to July 1990 comprehensive plan adoption was commercial (C-4) as well.

- “Applicant’s Reason For The Amendment” (page 1 of staff report): The report states: “The applicant is requesting the amendment at this time to rectify a building code issue related to construction of a storage area on the side of the existing building.” We are troubled that the staff report would recommend approval for a land use change for a property that has increased the nonconformity of the structure in violation of the City’s Code particularly since the proposed change would allow increased intensity of allowed uses and corresponding negative impacts within a stable in-town neighborhood. Furthermore, as discussed above, the reason for the amendment per a meeting with the applicant is to increase the value of the property prior to anticipated sale.

- “Major Planning Issues Analysis” (page 3 of staff report)
 - Predominance of residential uses front on local streets” (page 3 of staff report) – The staff analysis states “All of the residential buildings along this segment of Thomasville Road front on adjacent local streets. The *subject property* (emphasis added) and the property directly to the south are both commercial and are the only properties that front on Thomasville Road in this area.” This statement is inaccurate as 401 E. Ninth Avenue fronts on E. Ninth Avenue (not Thomasville Road). Additionally, 401 E. Ninth Avenue is accessed on E. Ninth Avenue (not Thomasville Road). Negative impacts associated with the proposed future land use change of 401 E. Ninth Avenue and parcels south along Gadsden Street will be directly borne on the residents of our neighborhood, specifically E. Ninth Avenue and Grape Street. Traffic generation from office uses (or any of the other uses allowed by the “Suburban” land use designation) is substantially greater than that of residential. All of these parcels proposed for a land use change currently have major access issues given the difficult location at the congested nexus of Thomasville Road, one-way Gadsden Street and E. Ninth Avenue. The recommendation to increase the intensity of uses along a corridor that already has such access issues (Haute Headz property) that clients are required to utilize neighborhood streets is troubling.
 - “Major Traffic is local in nature” (page 3 of staff report) - The staff analysis states that due to the site’s location on E. Ninth and Thomasville Road, the majority of traffic is not local in nature. This statement is misleading, E. Ninth Avenue is a local street and 401 E. Ninth Avenue (Emergency Vet Clinic) fronts E. Ninth Avenue and is accessed only on E. Ninth Avenue. Impacts from increased intensity of uses on E. Ninth as well as Gadsden Street will directly impact this

neighborhood through increased traffic as these parcels already utilize our neighborhood's local roads for access due to the difficulty of one-way Gadsden Street (allowing northbound traffic movement only). Attached please find a six-month traffic incident report (October 1, 2005 to March 10, 2006) from the Tallahassee Police Department for the vicinity (7th Avenue to 9th Avenue). Specific traffic incidents along the subject parcels have been highlighted in bold.

- "Assessment of stability of the residential area, including..." (page 4 of staff report):
 - "Degree of home ownership" (page 4 of staff report) - The analysis notes that "Approximately 43% of the parcels within 1,000 feet of the request are owner-occupied." This statement appears to infer that this is a transitional neighborhood that does not merit protection of its RP future land use category. Quite to the contrary, this neighborhood is desirable, vibrant and stable. What this neighborhood has is a mixture of housing types. These range from rather expensive single-family homes to townhouses, duplexes and garage apartments that are rented. As opposed to other neighborhoods in Tallahassee located further away from the city center in typical subdivisions, this neighborhood is not homogenous in housing type. This neighborhood is a true neighborhood where people of different incomes and stages of life live side-by-side including young families, single adults and the elderly. Residents within this neighborhood include FSU professors, state workers, city employees, retirees, lobbyists, attorneys, home-based employees and full-time students.
- "Staff Recommendation: Approve Amendment 2007-1-M-014 and *change an additional 0.6 acres of property lying south of the subject site to Suburban also* (emphasis added)." (page 1 of staff report): We have recently learned that this proposal includes the further removal of land designated Residential Preservation to Suburban to the south of 401 E. Ninth Avenue, this includes currently wooded, vacant land. Essentially, an entire block along Gadsden/Thomasville between E. Eight Avenue and E. Ninth Avenue has been recommended to be removed from the Residential Preservation land use designation. This proposal was not included in our mail out from the TLCPD and we are unsure if all relevant property owners impacted by this additional proposal have been properly noticed. This recommendation is puzzling given the fact that Gadsden Street is a one-way minor arterial with fast moving traffic traveling northbound to Thomasville Road particularly during the PM peak period. Given the currently restricted access (north bound only) provided to these parcels how is southbound traffic to reach these intensified office locations? The answer is that southbound Thomasville Road traffic be required to access these parcels through our neighborhood. Such access would require southbound Thomasville Road traffic to either turn left directly onto Grape Street or turn left onto E. Ninth Avenue and then turn right (southbound) to Grape Street (both local streets). Presumably this traffic would access these parcels through the rear service drive currently at Haute Headz that is on Grape Street. How does increasing the allowed intensity and associated increase in traffic of these parcels assist in maintaining the livability and desirability of our neighborhood when the only viable means to access these parcels is on our neighborhood's local streets? In addition to access concerns, the vacant wooded parcels zoned RP 2 provide a separation between the office/commercial uses to the south beginning at Five Points (E. Seventh/Thomasville Road/Meridian) and the suburban commercial uses approximately .5 miles north at the two shopping centers (one of which contains the Miracle Movie Theater). This proposal seeks to strip more intensive uses

along a corridor that is residential in nature and reflected as such in its future land use designation of Residential Preservation on the Future Land Use Map (FLUM). Furthermore, the proposal sets up the possibility that these very small lots could be combined in a manner that results in a much larger development within our neighborhood with a corresponding increase in incompatibility.

The staff analysis discussed above has apparently been provided by TLCPD staff to show why this neighborhood does not merit nor is entitled to protection under the Residential Preservation land use designation through the removal of protection of the RP land use designation on the subject parcels ("The subject site meets approximately half of the criteria for inclusion in Residential Preservation", page 4 of the staff analysis). The analysis provided above seeks to address inaccuracies contained within this staff analysis. This is the very type of in-town neighborhood that the Tallahassee-Leon County Comprehensive Plan clearly seeks to protect within its adopted goals, objectives and policies. We are rather incredulous that the staff report identifies such a neighborhood as unworthy of the City's highest degree of protection.

WHY WE LIVE HERE

As a background, in 2000/2001, many of us purchased our homes located on the block of Ninth Avenue between Thomasville Road and Grape Street. These homes are located directly across from 401 E. Ninth Avenue (Emergency Vet Clinic) one of the proposed parcels to be changed. Prior to purchasing our properties, we all researched our properties and surrounding properties in order to ensure protection of our financial investment. This research identified the neighborhood (including the Emergency Vet Clinic location and all the parcels currently proposed to have RP protection stripped away) as being designated "Residential Protection" on the FLUM and zoned RP-2. As you are aware, this land use category provides the highest level of protection for residential neighborhoods. It is with this knowledge that we purchased our homes.

As homeowners, my neighbors and I deliberately chose to purchase a home in an older, in-town neighborhood. As with any choice, trade offs are involved. My home is on a smaller lot located on a busy corner and was priced higher than other similarly sized homes located further away from downtown Tallahassee. However, I can come home at lunch and am within walking distance of Lake Ella and other in-town amenities including movie theaters, restaurants, coffee houses, and stores.

SUMMARY

As evidenced from the above, our concerns can be summed in the following: the protection of our neighborhood. Enough vibrant residential areas have been lost to the outer rings of the Urban Service Area. We proudly live in an established in-town neighborhood with an established residential 'neighborhood' pattern that is walkable and viable. It is in the City of Tallahassee's interest to keep strong, viable residential uses in the central core as reflected in the adopted comprehensive plan:

- Land Use Goal 12: "Achieve prosperity and viability of the Central Core Area of the community by establishing a diversity of land uses, including a significant residential component of stable, healthy neighborhoods with a variety of housing types."
- Land Use Policy 2.1.1: "Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment..."

It is our understanding that the purpose of allowing a nonconforming use to continue is to not severely impact the property owner and to strike a balance until such time as this use ceases to continue and a land use consistent with the underlying future land use and zoning designation occurs. Please note that subsequent to the 1990 comprehensive plan adoption, there have been several large-scale TLCPD efforts that have evaluated intensifying future land uses within the central core. It is important to note that during none of these planning efforts have these parcels been identified as appropriate for increased future land use intensification.

Given that the property owner of 401 E. Ninth Avenue has apparently outgrown the site's location, it only makes sense that the property uses be consistent with the nonconforming status which allows either a similar use or a return to its current future land use designation (RP) and zoning designation (RP-2). To do otherwise is contrary to the intent of the comprehensive to protect in-town neighborhoods and provides an unsound precedent for other nonconforming uses located throughout the City of Tallahassee that are designated Residential Preservation.

Please support the Planning Commission's decision on October 17 to recommend denial of this amendment.

Thank you for your prompt attention to this issue.

Sincerely,



Raoul A. Lavin



Greg T. Burke

Attachment: TPD Traffic Incidents Report (10/1/05 to 3/10/06) for vicinity.
Pictures of Applicant Property and Neighborhood.

TALLAHASSEE POLICE DEPARTMENT - CRIME ANALYSIS UNIT
 TRAFFIC INCIDENTS FOR 7TH AVE-9TH AVE AND THOMASVILLE RD-GADSDEN ST (October 1, 2005 - March 10, 2006)

Report Number	Event Number	Date/Time Reported	Address	Location Name	Beat	Initial Call Type	Disp Code	Final Disposition Literal
LPD051120037279	LPD051120193006	2005-11-20 01:27:59	E 7TH AVE&N GADSDEN ST		2B	70	123	DRUG VIOLATION RAN RED LIGHT
LPD051003031704	LPD051003161516	2005-10-03 12:38:22	1447 THOMASVILLE RD	HAUTE HEADZ	2B	41	301	CRASH W/O INJURIES
LPD051013032888	LPD051013168375	2005-10-13 17:15:51	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD051018033450	LPD051018171513	2005-10-18 15:05:38	E 7TH AVE&N GADSDEN ST		2B	41	301	CRASH W/O INJURIES
LPD051018033505	LPD051018171716	2005-10-18 22:29:23	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD051019033601	LPD051019172213	2005-10-19 15:57:05	1447 THOMASVILLE RD	HAUTE HEADZ	2B	43	301	CRASH W/O INJURIES
LPD051029034903	LPD051029179878	2005-10-29 21:27:42	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD051103035454	LPD051103182948	2005-11-03 19:02:38	1447 THOMASVILLE RD	HAUTE HEADZ	2B	41	301	CRASH W/O INJURIES
LPD05107035901	LPD051107185509	2005-11-07 16:11:10	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD051123037659	LPD051123194828	2005-11-23 12:19:52	E 7TH AVE&N MERIDIAN RD		2A	41	301	CRASH W/O INJURIES
LPD051129038177	LPD051129197854	2005-11-29 09:22:55	1447 THOMASVILLE RD	HAUTE HEADZ	2B	41	301	CRASH W/O INJURIES
LPD051130038298	LPD051130198610	2005-11-30 12:10:15	1447 THOMASVILLE RD	HAUTE HEADZ	2B	41	301	CRASH W/O INJURIES
LPD051205038870	LPD051205202204	2005-12-05 17:53:06	E 7TH AVE&N GADSDEN ST		2B	41	301	CRASH W/O INJURIES
LPD051208039229	LPD051208204127	2005-12-08 17:31:14	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD051213039738	LPD051213206845	2005-12-13 11:23:38	E 7TH AVE&N GADSDEN ST		2B	41	301	CRASH W/O INJURIES
LPD051215039956	LPD051215208030	2005-12-15 12:43:31	E 7TH AVE&N GADSDEN ST		2B	41	301	CRASH W/O INJURIES
LPD051220040465	LPD051220210754	2005-12-20 12:37:03	E 7TH AVE&N THOMASVILLE RD		2B	41	301	CRASH W/O INJURIES
LPD060106000543	LPD060106002760	2006-01-06 17:10:12	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD060113001244	LPD060113007309	2006-01-13 15:44:02	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD060119001835	LPD060119010838	2006-01-19 10:13:28	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD060125002531	LPD060125015004	2006-01-25 10:35:38	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD060202003412	LPD060202020576	2006-02-02 12:58:06	E 7TH AVE&N THOMASVILLE RD		2A	41	301	CRASH W/O INJURIES
LPD060215004894	LPD060215029120	2006-02-15 14:59:31	E 7TH AVE&N GADSDEN ST		2B	41	301	CRASH W/O INJURIES
LPD060224005857	LPD060224034683	2006-02-24 08:23:11	E 9TH AVE&N THOMASVILLE RD		2B	41	301	CRASH W/O INJURIES
LPD060309007309	LPD0603090043320	2006-03-09 13:03:28	1447 THOMASVILLE RD	HAUTE HEADZ	2B	41	301	CRASH W/O INJURIES
LPD051102035250	LPD051102181857	2005-11-02 01:36:19	E 7TH AVE&N THOMASVILLE RD		2A	41	302	CRASH WITH INJURIES
LPD051104035599	LPD051104183674	2005-11-04 18:59:11	E 7TH AVE&N THOMASVILLE RD		2A	3D	303	CRASH - HIT & RUN
LPD060208004096	LPD060208024549	2006-02-08 15:58:48	E 7TH AVE&N THOMASVILLE RD		7B	3D	303	CRASH - HIT & RUN
LPD060214004803	LPD060214028594	2006-02-14 20:54:28	E 7TH AVE&N THOMASVILLE RD		2A	3J	303	CRASH - HIT & RUN
LPD060130018181	LPD060130008045	2006-01-30 00:08:45	E 7TH AVE&N GADSDEN ST		2A	70	304	TRAFFIC-CARELESS DRIVING
LPD060303039701	LPD060303039701	2006-03-03 17:36:10	N MERIDIAN RD&N THOMASVILLE RD		2A	70	304	TRAFFIC-CARELESS DRIVING
LPD060114007978	LPD060114007978	2006-01-14 15:30:10	E 7TH AVE&N THOMASVILLE RD		2A	70	305	TRAFFIC-DRIVER LICENSE VIOLATION
LPD060211026355	LPD060211026355	2006-02-11 01:46:12	E 7TH AVE&N THOMASVILLE RD		2A	70	305	TRAFFIC-DRIVER LICENSE VIOLATION
LPD060215004818	LPD060215004818	2006-02-15 00:22:51:27	E 7TH AVE&N THOMASVILLE RD		2A	70	305	TRAFFIC-DRIVER LICENSE VIOLATION

TALLAHASSEE POLICE DEPARTMENT - CRIME ANALYSIS UNIT
 TRAFFIC INCIDENTS FOR 7TH AVE-9TH AVE AND THOMASVILLE RD-GADSDEN ST (October 1, 2005 - March 10, 2006)

Report Number	Event Number	Date/Time Reported	Address	Location Name	Beat	Initial Call Type	Disp Code	Final Disposition Literal
	LPD060301038498	2006-03-01 23:39:23	E 7TH AVE&N GADSDEN ST		2B	70	305	TRAFFIC-DRIVER LICENSE VIOLATION
	LPD051121193570	2005-11-21 08:18:10	E 7TH AVE&THOMASVILLE RD		2A	70	308	TRAFFIC-FAILURE TO YIELD
	LPD051204201540	2005-12-04 14:36:35	E 7TH AVE&THOMASVILLE RD		2A	70	308	TRAFFIC-FAILURE TO YIELD
LPD060301006436	LPD060301037993	2006-03-01 07:50:38	1447 THOMASVILLE RD	HAUTE HEADZ	2B	4J	310	TRAFFIC-IMPROPER BACKING
	LPD051006163296	2005-10-06 06:20:33	E 9TH AVE&THOMASVILLE RD		2B	70	314	TRAFFIC-RAN RED LIGHT
	LPD060102000758	2006-01-02 21:20:32	E 7TH AVE&N GADSDEN ST		2B	70	314	TRAFFIC-RAN RED LIGHT
	LPD060115008384	2006-01-15 03:44:32	E 7TH AVE&THOMASVILLE RD		2A	70	314	TRAFFIC-RAN RED LIGHT
	LPD051003161365	2005-10-03 07:54:02	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD051005163087	2005-10-05 22:33:38	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051006163325	2005-10-06 07:37:45	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD051012167586	2005-10-12 12:15:32	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051020173200	2005-10-20 20:52:20	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051020173201	2005-10-20 20:52:59	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051020173212	2005-10-20 21:11:32	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051020173225	2005-10-20 21:24:25	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051023175550	2005-10-23 11:04:40	E 9TH AVE&THOMASVILLE RD		2B	70	317	TRAFFIC-SPEEDING
	LPD051109186417	2005-11-09 05:56:49	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051119192860	2005-11-19 21:13:43	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051121193948	2005-11-21 20:41:40	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051230215279	2005-12-30 08:50:43	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
LPD060126002657	LPD060126015872	2006-01-26 13:53:08	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD060130018598	2006-01-30 16:59:40	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD060201019922	2006-02-01 15:08:17	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD060206022966	2006-02-06 09:10:38	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060206022970	2006-02-06 09:20:56	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060206022974	2006-02-06 09:23:27	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060206022984	2006-02-06 09:36:13	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060206023016	2006-02-06 10:14:59	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060210025851	2006-02-10 09:44:02	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD060212027275	2006-02-12 19:04:49	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060215029079	2006-02-15 14:00:57	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060215029099	2006-02-15 14:25:35	E 7TH AVE&N GADSDEN ST		2B	70	317	TRAFFIC-SPEEDING
	LPD060215029180	2006-02-15 16:49:12	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD060221032770	2006-02-21 10:52:10	E 7TH AVE&THOMASVILLE RD		2A	70	317	TRAFFIC-SPEEDING
	LPD051025177122	2005-10-25 21:31:11	E 7TH AVE&THOMASVILLE RD		2A	70	318	TRAFFIC-TAG/REGISTRATION VIOLATION
	LPD060111005621	2006-01-11 12:06:36	E 7TH AVE&THOMASVILLE RD		2A	70	318	TRAFFIC-TAG/REGISTRATION VIOLATION

TALLAHASSEE POLICE DEPARTMENT - CRIME ANALYSIS UNIT
 TRAFFIC INCIDENTS FOR 7TH AVE, 9TH AVE AND THOMASVILLE RD-GADSDEN ST (October 1, 2005 - March 10, 2006)

Report Number	Event Number	Date/Time Reported	Address	Location Name	Beat	Initial Call Type	Disp Code	Final Disposition Literal
	LPD060215029065	2006-02-15 13:45:41	E 7TH AVE&N GADSDEN ST		2B	70	318	TRAFFIC-TAG/REGISTRATION VIOLATION
	LPD051024175928	2005-10-24 00:41:39	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD051027178219	2005-10-27 14:54:17	E 7TH AVE&N MERIDIAN RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD051123194880	2005-11-23 14:44:58	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD051203200946	2005-12-03 14:58:53	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD051213207033	2005-12-13 18:11:08	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060118010162	2006-01-18 09:27:10	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060121012556	2006-01-21 16:19:48	E 9TH AVE&THOMASVILLE RD		2B	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060126015645	2006-01-26 08:04:19	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060126015648	2006-01-26 08:16:50	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060216029756	2006-02-16 14:00:15	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060218031296	2006-02-18 20:39:20	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060222033397	2006-02-22 12:57:20	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060226036059	2006-02-26 09:44:09	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060303039672	2006-03-03 16:38:18	N MERIDIAN RD&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060303039679	2006-03-03 16:53:00	N MERIDIAN RD&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060303039689	2006-03-03 17:06:13	N MERIDIAN RD&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060303039695	2006-03-03 17:16:47	N MERIDIAN RD&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060303039698	2006-03-03 17:23:56	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION
	LPD060304040307	2006-03-04 18:52:19	E 7TH AVE&THOMASVILLE RD		2A	70	320	TRAFFIC-OTHER MOVING VIOLATION

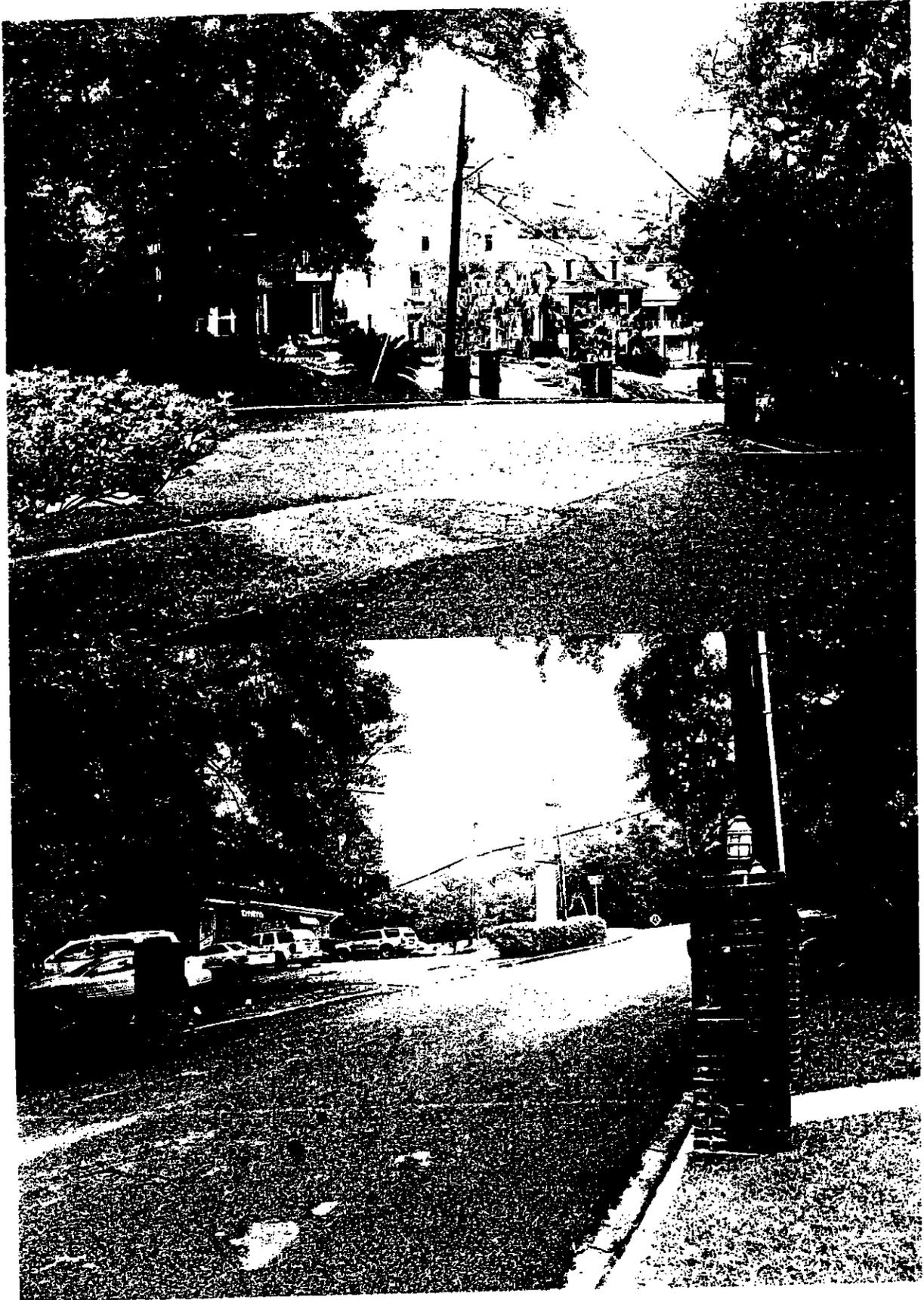
TALLAHASSEE POLICE DEPARTMENT - CRIME ANALYSIS UNIT
 TRAFFIC INCIDENTS FOR 7TH AVE-9TH AVE AND THOMASVILLE RD-GADSDEN ST (October 1, 2005 - March 10, 2006)

Report Number	Event Number	Date/Time Reported	Address	Location Name	Beat	Initial Call Type	Disp Code	Final Disposition Literal
	LPD051226213638	2005-12-26 22:18:02	E 7TH AVE&THOMASVILLE RD		2A	70	324	TRAFFIC-EQUIPMENT VIOLATION
	LPD060127016427	2006-01-27 02:52:16	E 7TH AVE&N GADSDEN ST		2B	70	324	TRAFFIC-EQUIPMENT VIOLATION
	LPD051011166620	2005-10-11 05:18:21	E 7TH AVE&THOMASVILLE RD		2A	70	325	TRAFFIC-FAILURE TO USE DUE CARE
	LPD051110187268	2005-11-10 13:18:43	E 9TH AVE&THOMASVILLE RD		2B	70	326	TRAFFIC-INSURANCE, NO PROOF
	LPD051022174221	2005-10-22 00:47:30	E 7TH AVE&THOMASVILLE RD		2A	70	331	TRAFFIC-DISREGARD OTHER TRAFFIC CONTROL DEVICE



TOP: Corner of Ninth Avenue and Grape Street with Thomasville Road at top of hill. BOTTOM: Thomasville Road and Ninth Ave. – traffic merging from Gadsden and Thomasville Road in front of Haute Headz.





TOP: View of homes on Ninth Avenue from applicant's driveway. BOTTOM: View of applicant's property from homes on Ninth Avenue. Picture shows applicants property fronting Ninth Avenue and showing only access to building on Ninth Avenue.



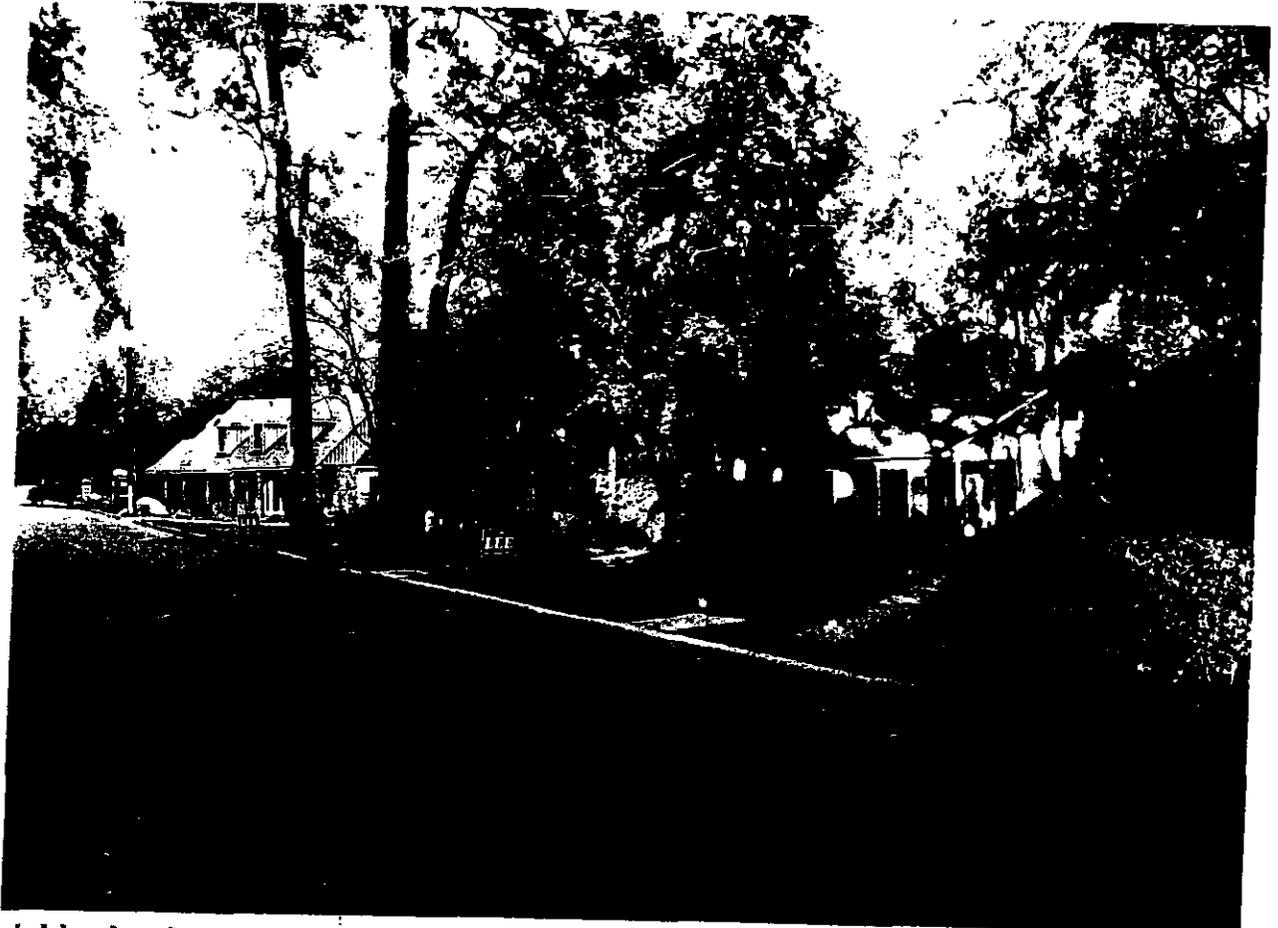
**TOP: Applicants property fronting Ninth Avenue and showing only vehicle access on 9th Avenue.
BOTTOM: Corner of Thomasville Road and Ninth Avenue.**





TOP: Additional parcels included in staff's recommendation and proposed for removal of RP protection (entire block between East 8th Ave. and 9th Ave). BOTTOM: Grape Street - houses on other side of parcels shown above.





TOP: Neighborhood redevelopment. New house under construction top left corner. BOTTOM: New fill neo-traditional homes built in 2000 (Ninth Avenue).



Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-014**

om: Perrine, Beth
Sent: Thursday, November 30, 2006 9:34 AM
To: Sullivan, Sherri
Subject: FW: Jennifer P. Ting & Dr. Mark Cooper FW: Proposed Amendment 2007-1-M-014

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

From: Whitaker, Angela G
Sent: Thursday, November 30, 2006 7:40 AM
To: Manning, Roxanne
Cc: Perrine, Beth
Subject: FW: Jennifer P. Ting & Dr. Mark Cooper FW: Proposed Amendment 2007-1-M-014

Hi Roxanne:

This is being forwarded to you because Jean's mailbox is full and thus it was undeliverable. It is being sent for inclusion in the citizen comments for the comp plan material. Commissioner Gillum has not reviewed this document therefore, I am not forwarding it with a disclosure form. Thanks.

Angie

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

From: Whitaker, Angela G
Sent: Thursday, November 30, 2006 7:35 AM
To: Gregory, Jean
Subject: Jennifer P. Ting & Dr. Mark Cooper FW: Proposed Amendment 2007-1-M-014

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

From: jpting@comcast.net [mailto:jpting@comcast.net]
Sent: Thursday, November 30, 2006 5:50 AM
To: Williams, Alan; Mustian, Mark; Whitaker, Angela G; Katz, Allan; Lightsey, Deborah A
Subject: Proposed Amendment 2007-1-M-014

We write in opposition to proposed amendment 2007-1-M-014. By changing the land use designation in the southeast corner of East 9th Avenue and Thomasville Road from a Residential Preservation to a Suburban, this amendment would have a permanent, far-reaching, and ultimately negative impact on residents and homeowners in our neighborhood.

We take the Residential Preservation designation very seriously. The accepted guidelines on future land use under the city's comprehensive plan were crucial to our decision several years ago to buy a home on Grape Street. We would not have invested in the neighborhood if we had believed its essentially residential character could be eroded by gradual transformation to commercial use.

We and our neighbors feel the Residential Preservation designation should stand. We are proud to be part of a stable, vibrant neighborhood near the core of Tallahassee precisely the type of neighborhood the comprehensive plan is designed to protect. Rezoning these properties would have a substantial and permanent negative impact on traffic flow, pedestrian activity, and neighborhood cohesion.

On October 17, 2006, the Local Planning Agency (LPA) recommended denial of the proposed

amendment. Although we are out of the country and thus unable to attend the Commission's meeting today, we strongly encourage you to follow their recommendation and oppose the proposed amendment.

Sincerely,

Jennifer P. Ting

Dr. Mark G. Cooper

A. Palladino-Craig
1410 Grape Street
Tallahassee, FL 32303

Citizen Comment
Amendment #2007-1-M-014

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSION

2006 NOV 27 AM 10: 53

November 22, 2006

To: *Commissioner Gillman*
City Commissioners
From: A. Palladino-Craig
Re: Comprehensive Plan Amendment #2007-1-M-014 - **please vote no**

In the late '70s and early '80s elderly homeowners trying to sell their homes on Grape Street were hoping to have their property values increase by having the street re-zoned. They were told that would never happen. Some may even have sold properties to the developer who now stands in favor of Amendment #2007-1-M-014.

We moved to Grape Street in 1980 and were pleased that the Comprehensive Plan protected the neighborhood where our three children have grown up. My husband and I have owned two homes on the street, moving from a smaller to a larger house in 1987. In that time period, I have witnessed the change in traffic patterns as Tallahassee continues to grow: for what is a residential street, we have our share of cut-through traffic, some of it from 7:30 to 8am weekdays, but since the businesses on Gadsden are popular, much of it is attributable to their patrons. Residents who walk their dogs, teach their children to ride bikes, and even unload the groceries from their parked cars already have to contend with significant traffic from the salon (exit/entrance from Grape Street). Though we thought the Emergency Medical veterinarian was a good neighbor to have, we are surprised that no one in the immediate area was contacted when the owners decided to propose changing the zoning to get a better price for their property.

In the interest of fairness and to preserve the safety of residents and the integrity of one of the older neighborhoods in the City (what helps to make this a 'green and pleasant place'), I urge you to vote no on the proposed Amendment. It is an end-run around the concerns of our Mid-town residents that should not succeed.

apc

PETITION
TO THE
CITY OF TALLAHASSEE AND
LOCAL PLANNING AGENCY

RE:
FUTURE LAND USE MAP AMENDMENT #2007-M-014

We, THE UNDERSIGNED RESIDENTS OF E. NINTH AVENUE AND GRAPE STREET (LEGAL DESCRIPTION: HIGHWAY PARK) DO HEREBY FORMALLY SUBMIT OUR OBJECTION TO THE ABOVE FUTURE LAND USE MAP AMENDMENT TO THE TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN AS SUCH AMENDMENT IS:

- Inconsistent with the intent of the adopted comprehensive plan to protect residential areas and specifically in-town (Central Core Area) neighborhoods (Land Use Goal 12; Land Use Policy 2.1.1);
- Has major access issues resulting in decreased safety along the congested nexus of Thomasville Road, one-way Gadsden Street and E. Ninth Avenue,
- Has been submitted by the property owner in order to maximize the site's value prior to planned sale (as conveyed to residents on August 17, 2006 in a meeting with E. Ninth Avenue residents and the property owner), and
- Establishes an unsound precedent to countless other nonconforming uses located throughout the City of Tallahassee CURRENTLY designated RESIDENTIAL PRESERVATION and surrounded by residential uses also designated Residential Preservation.

PRINT NAME	ADDRESS	SIGNATURE
John R. Lakin	1457 Grape St. 32303	[Signature]
Perdita Ross	1455 Grape St	[Signature]
Gordon Halleck	" 32303	Gordon Halleck
Sabrina Ross-Halleck	"	Sabrina A. Halleck
Jennifer Bartolucci	1433 A Grape St.	Jennifer Bartolucci
BRIAN LOSAN	1433A Grape St.	[Signature]
Rebecca White	1421 Grape St	[Signature]
Lee Peacock	1415 Grape St	[Signature]
JOE WESTEN/DICK	1403 GRAPE ST	JOE WESTEN/DICK
Malcolm A. Craig	1410 Grape St.	Malcolm A. Craig
Allys Palladin-Craig	1410 Grape St.	apalladin-craig
Ansel Craig	1410 Grape St.	[Signature]
Reed Craig	1410 Grape St.	Reed Craig
Nicholas Craig	1410 Grape St.	[Signature]
Yasuyo Bowser	1502 Colonial Dr.	[Signature]
RICHARD A. DAVIS	1515 GRAPE ST	[Signature]
GREG T. BURKE	402 E. Ninth	[Signature]
Judith A. Hill	1501 Grape St	[Signature]
RICHARD M. HILL	1501 Grape St	[Signature]
EVERETT THOMPSON	426 E 9th Ave	[Signature]
Laura Ann Combs	1513 Grape St	[Signature]
Margaret Cochran	1430 Colonial Dr.	Margaret Cochran
Gary Bowser	1502 Colonial Dr.	[Signature]
Julia D Rousseau	1426 Colonial	[Signature]
Deborah A. Williams	1405 Colonial Dr	[Signature]

PETITION
TO THE
CITY OF TALLAHASSEE AND
LOCAL PLANNING AGENCY

RE:
FUTURE LAND USE MAP AMENDMENT #2007-M-014

We, THE UNDERSIGNED RESIDENTS OF E. NINTH AVENUE AND GRAPE STREET (LEGAL DESCRIPTION: HIGHWAY PARK) DO HEREBY FORMALLY SUBMIT OUR OBJECTION TO THE ABOVE FUTURE LAND USE MAP AMENDMENT TO THE TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN AS SUCH AMENDMENT IS:

- Inconsistent with the intent of the adopted comprehensive plan to protect residential areas and specifically in-town (Central Core Area) neighborhoods (Land Use Goal 12: Land Use Policy 2.1.1);
- Has major access issues resulting in decreased safety along the congested nexus of Thomasville Road, one-way Gadsden Street and E. Ninth Avenue,
- Has been submitted by the property owner in order to maximize the site's value prior to planned sale (as conveyed to residents on August 17, 2006 in a meeting with E. Ninth Avenue residents and the property owner), and
- Establishes an unsound precedent to countless other nonconforming uses located throughout the City of Tallahassee CURRENTLY designated RESIDENTIAL PRESERVATION and surrounded by residential uses also designated Residential Preservation.

PRINT NAME	ADDRESS	SIGNATURE
Don McFarley III	1527 Grape St	[Signature]
KEESON McFarley	1527 GRAPE STREET	[Signature]
ROBERTO J. FERNANDEZ	1526 GRAPE ST next	[Signature]
Stephen W. Skinn, Jr.	1532 Grape St.	[Signature]
Patsy Cauley	1582 Grape St	[Signature]
Judi O'Neil	1418 Grape St	[Signature]
[Signature]	418 GADSDEN ST	NORMAN TAYLOR
Richard Fricock	418 GADSDEN ST	[Signature]
Ruth Fricock	418 GADSDEN ST	[Signature]
Wade A. Lami	402 E. 9th Ave.	[Signature]
Regan Jeger	1400 Grape St	[Signature]
Diana Sumner	1400 Grape St	[Signature]
Debbie Hanes	1523 Grape St	[Signature]
[Signature]	1441 Grape St	[Signature]
Alicia Moncrief	1510 Colonial Dr.	[Signature]
Jason Flom	1510 Colonial Dr.	[Signature]
Chris Robinson	1505 Colonial Dr.	[Signature]
KELLEY ROBINSON	1505 COLONIAL DR.	[Signature]
MARY LE POOR	1404 Colonial Dr.	[Signature]
[Signature]	1409 Colonial Dr.	Kelly Russell
[Signature]	1411 Colonial Dr.	JASON THOMPSON
Sally Whitaker	1475 Grape St.	[Signature]

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-014**

From: Perrine, Beth
Sent: Thursday, November 30, 2006 9:32 AM
To: Sullivan, Sherri
Subject: FW: Reed Craig RE: Comprehensive Plan Amendment #2007-1-M-014

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

From: Whitaker, Angela G
Sent: Wednesday, November 29, 2006 7:51 AM
To: 'nac05e@garnet.acns.fsu.edu'
Cc: Manning, Roxanne; Gregory, Jean; Perrine, Beth
Subject: Reed Craig RE: Comprehensive Plan Amendment #2007-1-M-014

This is to acknowledge receipt of your e-mail and that it will be presented to appropriate staff for inclusion in the agenda information for City Commission review.

Angela G. Whitaker
Aide to City Commissioner Andrew D. Gillum
300 S. Adams Street
Tallahassee, FL 32301
850-891-8181
850-891-8542 (fax)

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

From: nac05e@garnet.acns.fsu.edu [mailto:nac05e@garnet.acns.fsu.edu]
Sent: Tuesday, November 28, 2006 12:50 PM
To: . Whitaker, Angela G
Subject: Comprehensive Plan Amendment #2007-1-M-014

Dear Mr. Gillum,

My name is Reed Craig and I am a resident of 1410 Grape St. I live directly behind the tract of wooded land along the last stretch of Gadsden St. which is in danger of being zoned commercial by the proposed amendment 2007-1-M-014. This would impact our neighborhood in many negative ways if it were to be passed. The traffic on our street is already bad enough due to cut-through traffic from Thomasville Road, but most particularly because of the back entrance to Haute Headz Salon, which comes out on Grape Street. In fact, probably 50% of their business uses our street as a back entrance. The animal hospital along 9th is relatively quiet, but if the zoning were changed, I'm sure it would become a business that would attract more customers, and along with whatever business might end up directly behind mine and my neighbors' houses, that would make three loud annoying commercial residences lined up along the backside of our street, decreasing the property value of our homes and contributing light and noise pollution to both our quiet midtown neighborhood and the houses along Fernando Drive in Los Robles across Thomasville. Also, the traffic increase would be a danger to all the pet owners (practically everyone on our street owns and walks dogs). In addition to this, both my neighbors and I would be forced to put up large privacy fences to shield us from the patrons of the new business thirty or so feet away from our back door. I wouldn't mind so much if there were to be a home or an apartment complex behind us, but I find the idea of a gas station where people fill up their tanks and look in your back window all at the same time quite disturbing.

Thank you very much for your time,

Reed Craig.

Citizen Comment

Amendment #2007-1-M-014

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSIONER

2006 NOV 28 AM 10:57
NOV 27, 2006

Dear John Marless

As a resident of 1455 Grape Street, I am writing to strongly object to the Comprehensive Plan Amendment #2007-1-M-014 due its negative impact on our IN-TOWN Neighborhood. A change in Land-use designation invites commercial encroachment into the Midtown Neighborhood and will increase the traffic and parking on our neighborhood roads. All of the parcels included in the proposed amendment are designated as "Residential Preservation" and have been for the past 14 years. Without the protection of the government on this issue, our rights to a peaceful Neighborhood will be lost, the interest of commercialism.

Thank you, Perdita

**Citizen Comment
Amendment #2007-1-M-014**

RECEIVED
OFFICE OF THE MAYOR
&
CITY COMMISSIONER

2006 NOV 28 AM 10: 56

November 24, 2006

Commissioner Andrew Gillum
Commission Office 4th Floor
City Hall,
Tallahassee

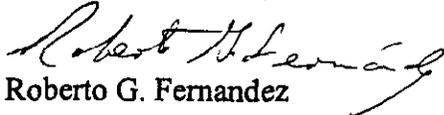
Dear Commissioner Gillum

As a resident of 1526 Grape Street, I strongly object to the Comprehensive Plan Amendment # 2007-1-M-014. This amendment will certainly have a negative impact on this closely knit community for obvious reasons.

Throughout history, many injustices have been perpetrated in the name of progress.

Please don't add another one to the list.

Don't do to this neighborhood what you would not like to be done to yours.


Roberto G. Fernandez

RECEIVED
OFFICE OF THE
&
CITY COMMISSION

Citizen Comment
Amendment #2007-1-M-014



30 PM 2:38

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

November 30, 2006

Commissioner Debbie Lightsey
City of Tallahassee
300 S. Adams Street
Tallahassee, FL 32301

RE: Comprehensive Plan Amendment #2007-1-M-014

Dear Commissioner Lightsey:

The Council of Neighborhood Associations (CONA) Board on November 13, 2006, unanimously voted to oppose Comprehensive Plan Amendment #2007-1-M-014. This proposed amendment removes the entire block of Thomasville Road/Gadsden Street between East Eighth Avenue and East Ninth Avenue from the Residential Preservation (RP) land use designation and will result in the intensification of incompatible land uses within a stable central city neighborhood. The amendment is also counter to the stated goal of the adopted comprehensive plan to protect neighborhoods and particularly central core neighborhoods

Protection of the Neighborhood Preservation land use category is a top priority of CONA. As a result, CONA has been working with the Tallahassee-Leon County Planning Department (TLCPD) to address neighborhood preservation concerns throughout our community. This proposed amendment runs counter to neighborhood preservation by

- Permitting commercial encroachment into residential neighborhoods
- Increasing negative impacts from commercial lighting, traffic, and noise; and
- Reducing buffers and setbacks

The proposed amendment also has implications for nonconforming land uses in areas designated Residential Preservation (RP) and located within or adjacent to our community's neighborhoods.

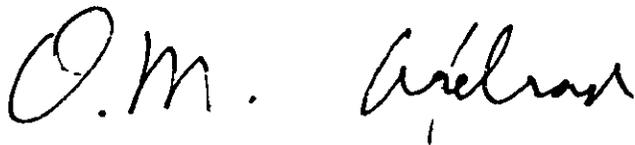
TLCPD's recent response to CONA's suggested protections for the RP land use notes that "there are a number of properties that are designated as Residential Preservation, but the uses and/or densities are not consistent with the Residential Preservation category or zoning districts. These uses are deemed to be nonconforming and as such limits reinvestment opportunities..." (Memorandum to CONA from Mr. Wayne Tedder, November 13, 2006).

This assertion is inconsistent with Comprehensive Plan Objective 1.5 that is to "Provide a procedure within the land development regulations which will substantially mitigate or lead to the Council of Neighborhood Associations (CONA) PO Box 1462, Tallahassee, FL 32302-1462

eventual elimination of nonconforming land uses created by the adoption of this plan." Further, the purpose of the Comprehensive Plan is to ensure effective growth management in our community, not to provide privileged property owners with reinvestment opportunities.

In summary, CONA requests that you support Midtown Neighborhood Association and deny Comprehensive Plan Amendment #2007-1-M-014. CONA strongly believes that approval of this amendment will negatively impact this neighborhood and has broader, adverse policy implications for all neighborhoods in our community.

Respectfully,

A handwritten signature in cursive script that reads "D.M. Axelrad". The signature is written in black ink and is positioned above the typed name.

Don Axelrad, President
Tallahassee / Leon County Council of Neighborhood Associations (CONA)

Sullivan, Sherri

**Citizen Comment
Amendment #2007-1-M-015**

From: Gregory, Jean
Sent: Wednesday, December 06, 2006 4:57 PM
To: Sullivan, Sherri
Subject: FW: Map of the summerfield Property and surroundong areas with the SDZ elevations and Floodplain

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

From: Divine, Ruth A
Sent: Wednesday, December 06, 2006 10:20 AM
To: Gregory, Jean
Cc: Tedder, Wayne
Subject: FW: Map of the summerfield Property and surroundong areas with the SDZ elevations and Floodplain

Jean,

I believe the e-mail below is in reference to Amendment #15. Thought you might want to include in citizen comments. Thanks.

Ruth Ann

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

From: Becky Subrahmanyam [mailto:beckydee@tapple.org]
Sent: Tuesday, December 05, 2006 3:53 PM
To: Divine, Ruth A
Subject: Map of the summerfield Property and surroundong areas with the SDZ elevations and Floodplain

Ruth Ann,

Attached is a map of the Summerfield site and some surrounding Lake Jackson area property showing the SDZ areas by elevations. The map was captured from 2004 tlgis Natural Features Map and hand colored by me.

- The green dashed and solid lines indicate the drainage basins from the
- Summerfield PUD Concept Plan NFI map.
- The pink color shows areas between 100 and 110 ft NGVD.
- The blue areas are 100 ft NGVD and below.
- The light blue areas on the site are 96.5 ft to 100 ft NGVD.
- The dark blue areas on the site are the approximate locations below 96.5 ft NGVD.
- The yellow areas are locations above 110 ft, and they are therefore outside of the SDZ's.
- The area with the darker blue border would be part of the floodplain of Lake Jackson (a survey has been done to determine the extent of the floodplain. If Summerfield's

NFI map is correct, it is floodplain).

- The gold line is the location of the division on the 2010 Future Land Use Map between Lake Protection, to the north, and Residential Preservation, to the south.
- The building layout shows one of the proposed locations for the apartments by Summerfield, virtually all within the SDZ's.

Becky

Also, as the City Commission is considering this amendment 2007-1-T-015, please note that the city's SDZ ordinance in the Land Development Regulations has no mention of any Closed Basin exception from the SDZ elevations for any lake. The city's ordinance language for each lake basin is very similar to the present Comp Plan language for Conservation Policy 2.2.12.

From this ordinance language, it is obvious that the Comp Plan intent and City ordinance intent is to protect the entire SDZ elevation area around the lakes rather than just the "non-closed basin" portions of the SDZ elevations.

Below is the language from the present Comp Plan for the Conservation Policy 2.2.12 and the city's ordinance language for comparison:

Conservation Element of the Comp Plan, Policy 2.2.12:

Policy 2.2.12 [C]: (Rev. Effective 12/15/03)

Special development zones with accompanying criteria shall be established and implemented through the LDRs for the following lakes:

Lake Jackson-- Zone A = below elevation 100 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 100 feet NGVD and 110 feet NGVD
(criteria) 50 % of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access. Government initiated stormwater facilities for retrofit purposes may utilize a greater portion of the SDZ if applicable criteria (Policy 2.1.9 [C]) are met.

Bradford Brook Chain of Lakes-- Zone A = below elevation 40 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 40 ft. NGVD and 60 ft. NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet upland of the ordinary high water line. Allow essential access.

Fred George Basin-- Zone A = below elevation 104 feet NGVD

(criteria) 75% of the site must be left natural

Lake Iamonia-- Zone A = below elevation 110 feet NGVD

(criteria) 5% or 4,000 sq. ft. may be disturbed

Zone B = between 110 feet NGVD and 120 feet NGVD

(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.

Tallahassee's SDZ Ordinance:

Sec. 5-82. Special development zones.

...

(j) Lake Jackson special development zone. Special development zones within the Lake

Jackson drainage basin are hereby designated. The following minimum design and

development standards shall apply to all property located within this special development zone

and which is within, or which later comes within, the corporate limits of the city.

(1) Zone A. Zone A shall be that area at or below elevation 100 feet NGVD:

a. Developed area.

1. Development activity occurring outside of the conservation or preservation areas shall be allowed such that clearing, soil disturbance and building area shall not exceed the greater of 4,000 square feet or five percent of that part of the development site located outside of the conservation or preservation areas and within Zone A;

2. No cut and no fill except activities specifically authorized by permit;

3. No structures at or below elevation 96.5 feet NGVD, unless on an existing, previously platted single-family home site of one acre or less when used for single-family residential use.

b. Natural vegetation protection zone. All natural vegetation shall be protected in a natural state from the normal high water line to a

minimum distance of 50 feet upland from elevation 89 feet NGVD, except as required for essential access.

(2) Zone B. Zone B shall be that area from elevation 100 feet to 110 feet NGVD:

a. Developed area. Minimum of 50 percent of land ownership to remain natural.

(k) Bradford Brook Chain-of-Lakes special development zones. Special development zones within the Bradford Brook Chain of Lakes drainage basin, including Lakes Cascade, Hiawatha, Bradford and Grassy, are hereby designated. The following minimum design and development standards shall apply to all property located within this special development zone and which is within, or which later comes within, the city's corporate limits;

(1) Zone A. Zone A shall be that area at or below elevation 40 feet NGVD:

a. Developed area.

1. Development activity in areas designated as conservation or preservation shall be allowed in accordance with section 5-81. Development activity occurring outside of the conservation or preservation areas shall be allowed such that clearing, soil disturbance and building area shall not exceed the greater of 4,000 square feet or five percent of that part of the development site located outside of the conservation or preservation areas and within Zone A;

2. No cut and no fill except as activities specifically by permit.

b. Natural vegetation protection zone. All natural vegetation shall be protected in a natural state from the normal high water line to a minimum distance of 50 feet upland from elevation 35 feet NGVD, except as required for essential access.

(2) Zone B. Zone B shall be that area from elevation 40 feet NGVD to elevation 60 feet NGVD:

a. Developed area. The total building area within Zone B shall be limited to a maximum of 50 percent of land ownership, so that at least 50 percent of the site remains in a natural condition.

(l) Fred George Basin special development zone. A special development zone at and below the elevation of 108 feet NGVD surrounding the Fred George Basin is hereby designated. The following minimum design and development standards shall apply to all property located within this special development zone and which is within, or which later comes within, the city's corporate limits.

(1) Development activity in areas designated as conservation or preservation areas shall be allowed in accordance with section 5-81. Development activity occurring outside of the conservation or preservation areas shall be allowed such that 75 percent of land ownership to remain in a natural condition.

(2) No floor elevation shall be lower than 110 feet NGVD. All future development shall retain the volume increase in stormwater runoff for up to and including a 100-year, 24-hour duration storm.

(m) Lake Iamonia special development zones. Special development zones within the Lake Iamonia drainage basin are hereby designated. The following minimum design and development standards shall apply to all property located within this special development zone and which is within, or which later comes within, the city's corporate limits;

(1) Zone A. Zone A shall be that area at or below elevation 110 feet NGVD:

a. Developed area.

1. Development activity in areas designated as conservation or preservation areas shall be allowed in accordance with section 5-81. Development activity occurring outside of

the conservation or preservation areas shall be allowed such that clearing, and soil disturbance and building area shall not exceed the greater of 4,000 square feet or five percent of that part of the development site located outside of the conservation or preservation areas and within Zone A;

2. No cut and no fill except activities specifically authorized by permit;

3. No finished floor at or below elevation 109 feet NGVD.

(2) Zone B. Zone B shall be that area from elevation 110 feet to 120 feet NGVD:

a. Developed area. Minimum of 50 percent of land ownership to remain in a natural condition.

