

Perrine, Beth

From: Sharon Smith <fsu9500@hotmail.com>
Sent: Monday, March 01, 2021 11:28 AM
To: Perrine, Beth; Denny, Susan; Bryant, Cherie (Planning)
Subject: CALLEN NEIGHBORHOOD'S OPPOSITION TO REZONING TO R3 AT 2344 LAKE BRADFORD ROAD

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

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

Ms. Perrine.

Please publically file this email on behalf of the Callen Neighborhood Association. Also, please reply to this email letting me know you received it.

Thank you,
Sharon Smith

OPPOSITION TO REZONING AND REQUEST FOR RECONSIDERATION TO R-2

February 27, 2021

The Tallahassee/Leon County Planning Commission,

The Callen Neighborhood Association, on behalf of all residents in number within the Callen Neighborhood, is publically recording its opposition to the proposed Rezoning and a Change in the Use of Land at 2344 Lake Bradford Road (Project-TR2210001-Creative Minds School of Arts-Lake Bradford Road) from Zoning District C-2 to R-3 but urges reconsideration by the Planning Commission to recommend rezoning from C-2 back to R-2, as R-2 is more consistent with land uses of adjacent neighborhood properties and still permits the applicant to develop a K-8 private school. Please note the R-2 Zoning District was the original zone and was only changed due to adoption of the City of Tallahassee Zoning, Site Plan and Subdivision Regulations (**see page 2 of Public Hearing Agenda Supplemental Material**). The City of Tallahassee advertises its intent to help preserve existing neighborhoods. Reconsidering and recommending to the City Commission rezoning from C-2 to R-2 supports preserving the existing Callen Neighborhood. Residents within the Callen Neighborhood, to include all streets (Coleman Street, Victoria Street, Maude Street, Daniels Street, Callen Street, Walcott Street, Bethune Street, James Street, Bruce Lane, Lindsay Court, Sir William Court, Gunn Street, Pottsdamer Street) support community efforts to improve access to education but do not desire to have in or bordering the neighborhood Zoning Districts that permit land uses other than those consistent with Single-Family Detached Dwellings. Below are some concerns to support reconsideration of rezoning back to R-2:

- **Public Hearing Agenda Supplemental Material (see pages 5-8) contains a publically filed error-Table 1 Uses and Activities Allowed by District** references comparison between Zoning Districts C-2 and R-2, not R-3. Therefore, Callen Neighborhood Residents and the public were not afforded accurate data for comparison. Also, the error shows Planning Staff subliminally concluded Zoning District R-2 would be adequate for the project
- **Changing to R-3 Represents Spot Zoning**-R-2 Zoning District permits the applicant to develop a K-8, private school without permitting other land uses to significantly appreciate property value and that are not consistent with land uses and property values in surrounding, existing neighborhoods.
- **School Impact Analysis Form may be Inaccurate**-data collected during a school year within a Pandemic does not represent a typical school year

Overall, Callen Neighborhood Residents request the Tallahassee-Leon County Planning Commission reconsider and recommend to the City Commission rezoning of property at 2344 Lake Bradford Road from Zoning District C-2 back to

R-2 to preserve the existing neighborhood as well as give the applicant the same desired result.

Respectfully,

Joe Musgray

Joe Musgray,

Callen Neighborhood President

Perrine, Beth

From: Sora Gilliam <business060095@yahoo.com>
Sent: Monday, March 01, 2021 11:38 AM
To: Perrine, Beth; Denny, Susan; Bryant, Cherie (Planning)
Subject: SOUTHSIDE NEIGHBORHOODS OPPOSITION TO REZONING TO R3 AT 2344 LAKE BRADFORD RD
REQUEST RECONSIDERATION TO REZONE TO R2

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

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

Ms. Perrine,
Please publically file this email for the Southside Neighborhoods. Please reply to this email letting me know you received it.

Thanks,
Sora Gilliam

EMAIL OPPOSING R3 REQUEST FOR R2

March 1, 2021

The Tallahassee/Leon County Planning Commission,

Southside Neighborhood Associations, on behalf of all residents in number within the Libery Park, South Lake Bradford, Cypress Cove, Tuskegee, University Park, Providence Neighborhoods, are publically recording their opposition to the proposed Rezoning and a Change in the Use of Land at 2344 Lake Bradford Road (Project-TRZ210001-Creative Minds School of Arts-Lake Bradford Road) from Zoning District C-2 to R-3 and request modification by the Planning Commission to recommend rezoning from C-2 back to its original zone of R-2. The R-2 Zoning District is more consistent with land uses of adjacent neighborhood properties. We ask that The City of Tallahassee help preserve existing neighborhoods. Please consider supporting rezoning to R-2 as the following was noted by the neighborhoods:

✓ **Public Hearing Agenda Supplemental Material (see pages 5-8) contains a publically filed error-Table 1 Uses and Activities Allowed by District** references comparison between Zoning Districts C-2 and R-2, not R-3. Therefore, Callen Neighborhood Residents and the public were not afforded accurate data for comparison. Also, the error shows Planning Staff subliminally concluded Zoning District R-2 would be adequate for the project

✓ **Changing to R-3 Represents Spot Zoning**-R-2 Zoning District permits the applicant to develop a K-8, private school without permitting other land uses to significantly appreciate property value and that are not consistent with land uses and property values in surrounding, existing neighborhoods.

Respectfully,

Residents of Listed Southside Neighborhoods