

From: [Andrea Barber](#)
To: [Denny, Susan](#)
Cc: [jazadakis@gmail.com](#); [mfreidin3035@gmail.com](#); [jr5454jones@gmail.com](#); [patj44@gmail.com](#); [Planning Inquiries](#); [Wiggles](#)
Subject: Public Comment - Re: Rezoning of 3055 Elmwood Rd
Date: Monday, July 1, 2024 11:26:53 AM

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

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

Good morning, Ms. Denny.

First, thank you for your responsiveness via email and telephone on the property located at 3055 Elmwood Rd. Please confirm receipt of this email and inclusion into the record.

Please include for the record of the July 2, 2024, public hearing my opposition to the annexation, rezoning, and potential development of a subdivision at 3055 Elmwood Rd., Tallahassee, FL 32317. Please also include for the record, the following comment(s) related to the annexation, rezoning, and development of 3055 Elmwood Rd., Tallahassee, FL 32317.

My family has owned the property located at 3056 Elmwood Road for twenty-five years. My husband and I purchased the home from family in February 2015. The decision to purchase the home was based largely on neighborhood aesthetic, lot size, privacy, and the expectation of minimal traffic. We consider the property to be a long-term asset for our family. The rezoning of the property to allow lots as small as one-third of an acre, will negatively impact neighborhood aesthetic, privacy, traffic levels, and have an unknown impact on property value.

The neighborhood aesthetic and privacy levels currently **exemplified** by the property located at 3055 Elmwood Road and surrounding properties will be greatly diminished by rezoning and further developing the land. Traffic levels and density will also increase beyond existing levels, which already present an issue. The current traffic and density levels generated by the existing city lots in the one concentrated area of the neighborhood have parked cars on the road (sometimes on both sides), which has hindered access to and from Walden Road. Current traffic levels already generate traffic within our private driveway. People have attempted to park in the driveway and have parked roadside along our property limiting sightlines when entering and exiting our property.

Lastly, I am concerned existing infrastructure is not sufficient to support the potential addition of six to eight houses on (or off) Elmwood Road, which may increase flooding risk to the existing homes.

While understanding the Planning Department likely met the minimum notification requirements outlined in Florida Statute, I would request the Planning Department consider revising its policies and procedures to exceed or further exceed the minimum notification requirements and include notification methods modern in comparison to those required by statute. In this case, I argue residents did not have time or notification method sufficient to 1) adequately prepare, 2) obtain legal advice or representation, and 3) obtain services necessary to create an official public record of the proceeding, which is required to appeal a decision. Revising policies and procedures to exceed dated notification requirements of statute demonstrate transparency, in turn supporting positive relationships with City of Tallahassee and Leon County residents.

Thank you.
Andrea Barber

From: [Pati Jackson](#)
To: [Denny, Susan](#)
Cc: jzadakis@gmail.com; mfreidin3035@gmail.com; jr5454jones@gmail.com; abarber548@yahoo.com
Subject: Rezoning of 3055 Elmwood Road
Date: Monday, July 1, 2024 3:48:08 PM

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

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Dear Ms. Denny,

I am writing to you concerning the rezoning and development at 3055 Elmwood Road.

My family, along with many of my neighbors on Elmwood Road, are extremely concerned that the rezoning and development at 3055 Elmwood Road will negatively affect our neighborhood by increasing our traffic issues, creating a risk of flooding to our existing homes and likely take away the aesthetics and privacy that our neighborhood enjoys.

We have parking issues in the area that the smaller lots (within the City limits) are located. Many times those neighbors have cars parked on the road. Elmwood Road is somewhat narrow and there are times when I have not been able to pass and have had to turn around and exit the neighborhood by Glenmeadow Lane.

I ask the Planning Commission to consider these issues as they move forward.

Sincerely,

Alex & Patricia Jackson
3036 Elmwood Rd, Tallahassee, FL 32317
(850) 766-6647