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The Florida Land Use and Environmental Dispute Resolution Act provides an opportunity for an owner of property who believes that a development order is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a copy of any request filed under the Florida Land Use and Environmental Dispute Resolution Act by filing a written request for such copy with Planning Commission Clerk, Planning Department, 3<sup>rd</sup> floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, FL 32301.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours (excluding weekends and holidays) prior to the hearing. The phone number for the Planning Department is (850) 891-6400. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

If you have specific concerns that you may wish to have considered addressing factors that are unique to this area of the City, you may wish to submit written comments in response to this notice. These written comments will be presented to the DRC and Planning Commission.

The form below is for your convenience and may be returned to **Sean Reiss** (sean.reiss@talgov.com), Tallahassee-Leon County Planning Department, 3<sup>rd</sup> floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301. The fax number for the Planning Department is (850) 891-6404. The Planning Department phone number is (850) 891-6400.

**PLANNING DEPARTMENT**

(TRZ240006)

I/We as owner(s) of Lot \_\_\_\_\_, Block \_\_\_\_\_ of the Mint Hill (Subdivision)

or street address: 5026 Mint Hill Ct wish the following information to be considered by the Planning/City Commission:

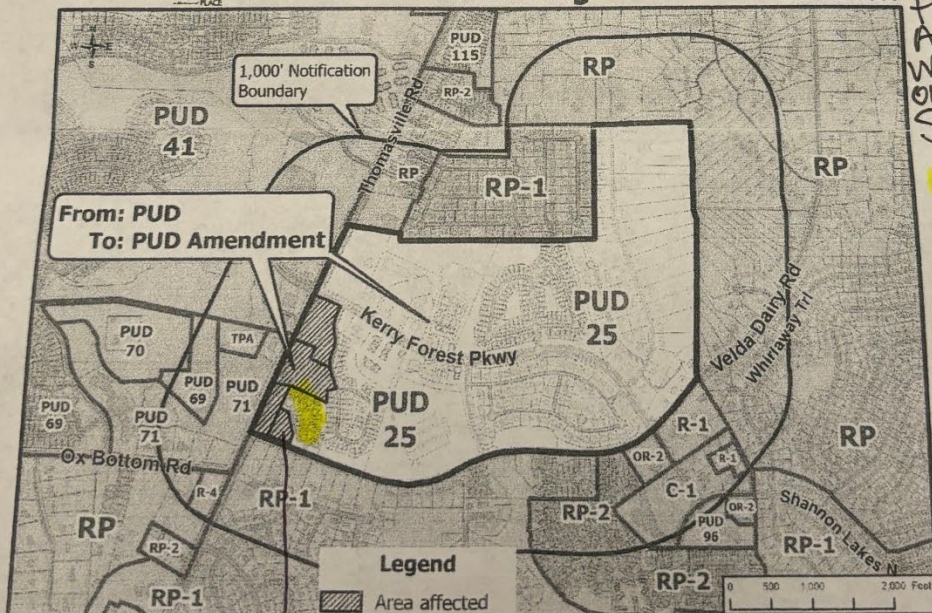
I am very concerned about the rezoning. The storm water holding area is directly behind my house. I am fearful of flooding and standing water and the added expense of flood insurance. I worry about increased traffic and noise. I have beautiful trees that act as a barrier to Thomasville Rd. I fear they will be removed and instead when I sit on my porch I will see cars in a drive-thru and the back of a restaurant. Citizens that pay more than a quarter of a million dollars for their home should not have a restaurant in their back yard. Ask yourself would you want one in yours?

**Northampton PUD Amendment**



**Rezoning**

TRZ #240006



Please send by Fax, Email, or mail - ASAP - To Stop Rezoning T.Y.

Mint Hill

Area Up for Rezoning & Development

From Sonja Darden  
5026 Mint Hill Ct.  
850) 510-0970  
Thanks!

They want to fill water mgmt facility and put driveway to Velda Dairy. This can cause flooding and increased traffic.



**From:** [Ana Gonzalez](#)  
**To:** [Perrine, Beth](#)  
**Subject:** Fwd: OPPOSITION TO NORTHAMPTON REZONING  
**Date:** Wednesday, July 31, 2024 3:26:37 PM  
**Attachments:** [To the City-County Planning Commission \(1\).pages](#)

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**\*\*\*EXTERNAL EMAIL\*\*\***

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

To the Tallahassee-Leon County Planning Commission,

As a resident of the Northampton District, I am alarmed by the re-zoning application - **Northampton PUD Amendment (TRZ240006)**. The approval of the application would further commercialize my neighborhood district which runs counter to the City's comprehensive plan objectives to **maintain safety, integrity, and well-being for** all residents.

The Northampton PUD Amendment (TRZ240006) would negatively impact our entire Northampton neighborhood district by:

- increasing traffic, noise, light pollution, trash and overall degradation of the beauty of our neighborhood district. It should be noted that there are several **UNOCCUPIED** storefronts in the very same vicinity. Additionally, a large commercial development is currently being built directly across Thomasville Highway at Ox Bottom Road. We have no desire to become a neglected haven of underutilized commercial real estate for failed business ventures of any kind.
- Traffic is already impaired at the Kerry Forest and Thomasville Road intersection, a dangerous area for both pedestrians and vehicles.
  - Commercializing the proposed re-zoning will increase dangerous traffic in and out of the proposed businesses.
  - The residents of Mint Hill, Tredington Park and traffic in front of **DeSoto Trail Elementary School** will be negatively impacted as increased traffic is funneled onto Kerry Forest Parkway.
  - The planned extension of Velda Dairy Road to an intersection will also add more traffic to the re-zoned area.
  - Traffic issues will be increased by the continual residential development up and down Thomasville Road.

There is no allowable use of the re-zoning application that would maintain the safety, harmony, stability, and desirability of our beloved neighborhoods.

Please consider these objections. I strongly urge you to **DENY** the Northampton PUD Amendment (TRZ240006).

Sincerely,

Ana Gonzalez Cayon, DMD, MDS  
Street Address 5374 Carisbrooke Ln Tallahassee FL 32309

**From:** [Vicki Kubiak](#)  
**To:** [Perrine, Beth](#)  
**Subject:** Northampton PUD Amendment (TRZ240006)  
**Date:** Thursday, August 1, 2024 10:05:08 AM

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**\*\*\*EXTERNAL EMAIL\*\*\***

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

I agree with the following and will add that rezoning this area commercial would be such a blight to our area.

Also, residents of Tallahassee should have the assurance that when you buy into a neighborhood with zoned church property or say, green space, it needs to stay that way. Residents in these area purchase property based in part on the surrounding area. In this case, church zoning and green space.

Don't change the rules after the fact.

Please do the right thing and deny this zoning change. Keep commercial expansion out of this tiny, strip of land. No good comes from commercial development close to residential spaces.

Vicki Kubiak

To the Tallahassee-Leon County Planning Commission,

As a resident of the Northampton District, I am alarmed by the re-zoning application - **Northampton PUD Amendment (TRZ240006)**. The approval of the application would further commercialize my neighborhood district which runs counter to the City's comprehensive plan objectives to **maintain safety, integrity, and well-being for** all residents.

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Please consider these objections. I strongly urge you to **DENY** the Northampton PUD Amendment (TRZ240006).

Sincerely,

Name Vicki Kubiak

Street Address 5398 Pembridge Place, Tallahassee 32309

**From:** [Debbie Hodges](#)  
**To:** [Perrine, Beth](#); [Reiss, Sean](#)  
**Cc:** [mcbethriley@gmail.com](#); [civanasten@gmail.com](#); [katie.vance01@gmail.com](#); [vglass99@gmail.com](#)  
**Subject:** OPPOSE Amendment to Northampton PUD (TRZ240006)  
**Date:** Monday, August 5, 2024 6:28:39 PM

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**\*\*\*EXTERNAL EMAIL\*\*\***

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

To the City-County Planning Commission,

As homeowners in the Northampton Neighborhood district for 31 years, we **STRONGLY OPPOSE** the amendment to the Northampton PUD.

Why? We agree with all the letters you have received, and homeowners you have listened to, how the re-zoning of the four parcels will negatively impact us:

**Decrease property values** of our neighbors' homes

**Create** noise, light and run-off **pollution**

**Increase traffic** on our **residential streets**

**Reduce safety** for homeowners and **children**

Add **ugly commercial development** to peaceful, well-maintained neighborhoods

Directly across from the Northampton parcels, Mr. Ghazvini has already stripped the large parcel at the corner of Ox Bottom and Thomasville Road for commercial use. The parcel once had lush trees and a beautiful lake. It has been reduced to an open dirt pit and a muddy pond. What is he building? A gas station – just yards away from the Murphy gas station just up the hill! And a Starbucks – just yards away from the Starbucks up the hill! WE DON'T NEED or want duplicate or additional businesses! We already have many empty storefronts across the road and in Northampton from failed businesses!

Tallahassee's beauty is our identity – trees, parks, greenways, well-maintained neighborhoods and reasonable zoning!

Hundreds of thousands of dollars or more were spent on the Thomasville Road medians to beautify the corridor into Tallahassee.

Mr. Ghazvini is ruining the appearance of this road for what?.... his own profit!

Mr. Ghazvini has no desire to protect our City's natural resources and unique character that City Planners have worked so hard and long to keep! Mr. Ghazvini has expressed that his priority is to strip the trees, sell to the highest bidder and move on.

By allowing these Northampton parcels to be re-zoned, you are saying to us that your priorities are with greedy developers and the ruin of Tallahassee's beautiful neighborhoods is just a consequence!

Northeast Tallahassee residents do not want Thomasville Road to become another Tennessee Street!

You, the Planning Commission, can see the larger picture, take a stand and vote **NO** to this amendment!

Debbie and Ken Hodges  
5391 Pembridge Place

**From:** [Alex P](#)  
**Subject:** OPPOSITION TO NOTHAMPTON REZONING  
**Date:** Wednesday, July 31, 2024 4:00:34 PM  
**Attachments:** [To the City-County Planning Commission \(1\).pages](#)

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**\*\*\*EXTERNAL EMAIL\*\*\***

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To the Tallahassee-Leon County Planning Commission,

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There is no allowable use of the re-zoning application that would maintain the safety, harmony, stability, and desirability of our beloved neighborhoods.

Please consider these objections. I strongly urge you to **DENY** the Northampton PUD Amendment (TRZ240006).

Sincerely,

Alejandro Pereda, DMD

Street Address 5374 Carisbrooke Ln Tallahassee FL 32309



**FedEx**Office<sup>SM</sup>

# Fax Cover Sheet

Date 8/2/24

Number of pages 2 (including cover page) 2

To: Tallahassee-Leon County  
Planning Dept - Sean  
Name Reiss

From:  
Name April Corti

Company Tallahassee-Leon  
County Planning Dept

Company

Telephone 850 891-6400

Telephone 850-445-2673

Fax 850-891-6404

Comments:

Concerns about the rezoning of Land Between  
Thomasville Rd and Mint Hill Ct and St. Ives.  
There will be way too much traffic on  
Velda Dairy. (They are supposedly planning  
to fill in water management facility pond and  
put driveway going out to Velda Dairy.  
Too much noise, traffic and flood problems  
will occur. We do not want this land  
rezoned to commercial and developed.  
We like our quiet neighborhood and Do Not  
Want excessive traffic on Velda Dairy  
It will also cause poor water management  
and cause our area to be prone to  
flooding!



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**PLANNING DEPARTMENT**

(TRZ240006)

I/We as owner(s) of Lot \_\_\_\_\_, Block \_\_\_\_\_ of the MINT HILL

(Subdivision) or street address: 5027 Mint Hill Ct wish the following information to

be considered by the Planning/City Commission: We do not want excessive traffic

and noise on Velda Dairy. Too much traffic on Velda Dairy and drainage problems if they fill in the water management facility. Noise and vibrations near our homes will increase along with trash. Our quiet neighborhood will disappear and land value will decrease.

SIGNED: Paul Yaffi

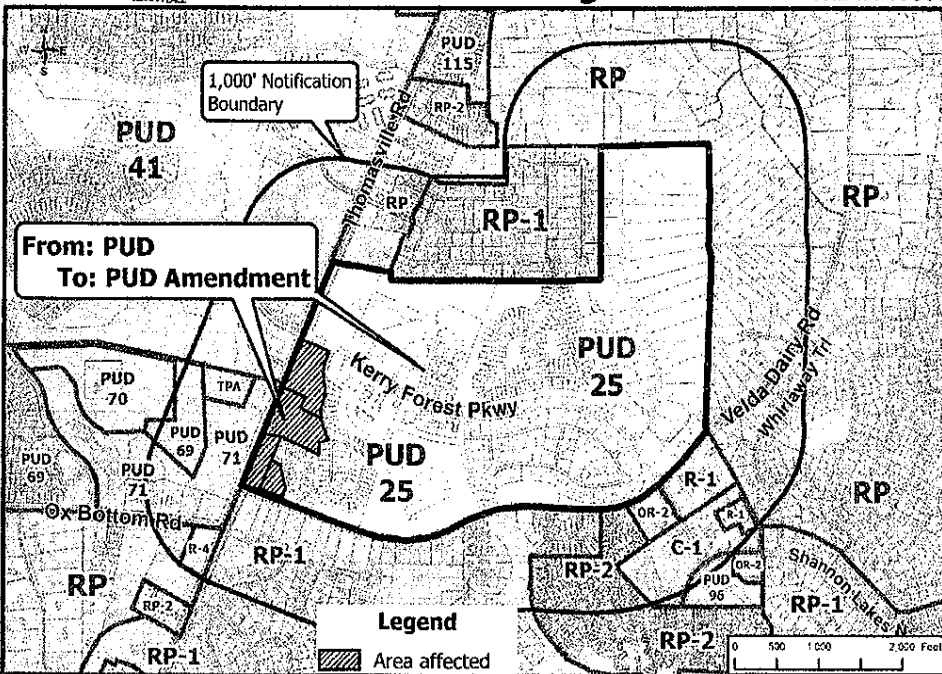
Also, environmental concerns - we have found 3 Dead Deer in our area from the land being cleared already.

General Location Map

**Northampton PUD Amendment Rezoning**

PLANNING DEPARTMENT

TRZ #240006



From: PUD  
To: PUD Amendment