

Local Development Issues of Potential Interest to McBride Hills Homeowners Association

<http://www.mcbridehills.com/Index.html>

Notes and Comments by Chuck McClure, President crmclure@yahoo.com

December 5, 2015

The following is a short summary of some of the local development issues that the Directors (McClure, Smith, and Bryant) are currently tracking. This summary is based on a number of conversations and email exchanges with various officials with Summit Corporation and with local government officials.

Revision of the Comprehensive Plan. The Leon County Comprehensive plan will be revised and updated and the process to do so has been initiated. It is unclear (to us) how this process will proceed and the degree to which there will be citizen input. A schedule for “open houses” and other meetings can be found at:

<https://www.talgov.com/planning/planning-compln-2016-1compsch.aspx>

The revision, however, offers significant opportunities for both improvements and mischief. A copy of the current Comprehensive Plan can be found at:

http://www.talgov.com/planning/compln/comp_plan.cfm

An email from the Board of Directors of the McBride Hills Homeowners Association (MHHA) to county commissioners Brian Desloge (our district), Mary Ann Lindley (at large), and Nick Maddox (at large) was sent. The letter stated our interest in the process for Comprehensive Plan revision, how that process will occur, how best a representative from MHHA can participate in the process, and an offer to meet with each to further discuss MHHA interests in local development and other issues.

Desloge and Maddox responded to McClure (no response from Lindley) by forwarding the letter to Wayne Tedder (Wayne.Tedder@talgov.com), who is responsible for the process of the Revision of the Comprehensive Plan, and to others associated with the Comprehensive Plan to place the Directors’ names on mailing lists, etc. related to Comprehensive Plan developments. Ms Megan Doherty (megan.doherty@talgov.com 891 6400), Principal Planner was invited to provide the MHHA annual meeting 6:30 December 7 with an update but had to cancel. She indicated that updated information would be provided on the Leon County website in the next couple of weeks.

Four Lane Paving of Bannerman Road. The Bannerman Crossing development will complete four lane widening of Bannerman Road to McBride Point Road in summer 2016 (estimated). Our understanding is that four lane paving to Tekesta was one of the projects included in the 1 penny sales tax extension approved last year.

We have learned that “there is no current budget or schedule for the paving.” Kathy Burke, Director of Public Works (606-1518 and BurkeK@leoncountyfl.gov) responded to my email inquiry by writing:

- *The intersection configuration [at Tekesta and Bannerman] has not been determined. The CRTPA [Capital Region Transportation Planning Agency] [<http://www.crtpa.org/>] recently approved a policy that requires local governments evaluate the utilization of roundabouts for any intersection improvements to determine if the operation with the roundabout would be beneficial. Since the design is not yet programmed in the 2020 Sale Tax Extension, this analysis/review will be done sometime in the future.*
- *The original Bannerman Road Corridor study went through an exhaustive 18 month citizen advisory committee process with multiple public meetings and comments periods to determine the typical sections. It is not envisioned that this extensive effort would be disregarded. It provides the starting point for moving forward in the detailed design. Certainly as the project moves forward some years down the road, the county will provide opportunities for public input at certain key intervals in the process.*

Background information and access to the original “Bannerman Road Corridor Study” reports” are at: <http://www.bannermanroad.com/corridor-study-documents/>

Urban Services Boundary Map. An issue likely to come up in the Comprehensive Plan revision is possible redrawing and/or change of the various designations. Currently MHHA is included in a designation which allows “urban services” which according to Pam is a mish-mash of numerous commercial and other services. This designation extends on Bannerman to Meridian and north on Bull Headley to Lake Iamonia. See <https://www.talgov.com/planning/planning-plnfaq-1.aspx> for explanation of “urban services.” One potential area for more development is Bull Headley and Bannerman Road. See two attachments that depict the county-wide urban services maps and other designations that are posted on the MMHA website.

Important Contacts for Further Information. MHHA should maintain contact with the County and Tallahassee Planning Departments: Barry Wilcox and Wayne Tedder (891-6400) and at: <https://www.talgov.com/planning/PlanningHome.aspx>

We should also be in contact with Neil Fleckenstein, Planner at **Tall Timbers**. Tall Timbers has been very active and involved with issues, reports, and research related to the Comprehensive Plan and local development and our area is the “Front Porch” to Tall Timbers. <http://talltimbers.org/>

Orchard Pond Toll Road. Kathy Burke of the Department of Public Works emailed McClure that the road is scheduled for completion in April/May 2016. The Phipps family (owners) agreed to a 7 year moratorium of any commercial development on the toll road – but as we all know agreements, land use designations, and zoning can be changed. The Toll road will accept SunPass. We should expect increased traffic on Bannerman Road as a result of the completion of Orchard Pond Toll Road.

Water Quality Issues. All members of the MHHA need to be concerned about local water quality and the degree to which their septic (if on a septic) is performing well, has been

checked out, and is not leaking, etc. Nitrates are the most polluting source in our Lake McBride basin and drainage to the south. The Bannerman Crossing development had to meet the strictest water quality standards in the state, but nitrates and other pollutants are still a serious problem.

Mark Tancig and Johnny Richardson at Leon County, Water Quality, Public Works Department provide information and public education services for county residents and they may be willing to speak to MHHA members.

Northeast Park. 100 acres have been set aside as a public park on the NE corner of Thomasville Road and Proctor Road (north of MHHA). How this public park will be developed and what it will include is not determined but likely to be a topic in the revision of the Comprehensive Plan.

Bannerman Crossing. In reviewing the various pictures and graphics that the MHHA Directors received from the meeting with the Summit Corporation we concluded that the effort to reduce the development, have homes instead of apartments, etc. was about as good as we could expect (given that we were not participants in the planning process). And the final product will be pleasant to the eye. In discussions we did note that:

- Connecting the north and south sides of Bannerman retail development will not be very user/pedestrian friendly;
- How the pavilion and stage in the pedestrian mall will be used is not clear;
- The number of spaces for tenants is quite cut up into small areas;
- The degree to which the development will encourage and promote a “met your neighbor” environment remains to be seen;
- It is unclear if there will be enough financial support to the retailers for them to make “a go of it.” If not, there could be a number of open storefronts that will not be attractive;
- There appears to be an overall lack of parking available on both sides of Bannerman; and
- The preliminary list of tenants suggests low paying, minimum wage jobs for the retail development.

The Directors will continue to monitor the ongoing development of Bannerman Crossing and MHHA should review the summary of the meeting the Directors had with Summit Corp. and various photos and graphics they provided October 27, 2015 – which are posted under the “Documents” section of the MHHA website at: <http://www.mcbridehills.com/Index.html>

Disclaimer: The above is to the best of our knowledge and can be revised/modified.

GET INVOLVED. The basic take away from the Director’s meetings, emails and phone calls with local officials, and issue tracking activities is to (1) move on from trying to affect development at Bannerman Crossing – this is a done deal [unless any new zoning, building, or architectural changes are proposed], and (2) get involved and participate in the revision of the Comprehensive Plan and related issues as a Homeowners Association and to push through any revisions for what we want and to affect development locally.