

Capital Region Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 • Fax: 904-940-5899

January 17, 2012

Via Electronic Mail and Hand Delivery

Tallahassee City Commission
Attn: Mayor and City Commissioners
c/o: James English, City Attorney &
Jay Townsend, Assistant City Manager
300 South Adams Street
Tallahassee, Florida 32301

Re: SouthWood DRI NOPC#7

Dear Mayor and Commissioners:

On behalf of the Capital Region Community Development District (the "District") Board of Supervisors, representing affected residents within the District, I write to you regarding the City Commission's upcoming January 25, 2012 meeting. It is our understanding that, at that meeting, the Commission will consider the St. Joe Company's ("St. Joe") request to amend the SouthWood Development of Regional Impact ("DRI") for the seventh time. As you are aware, item 2) of St. Joe's Notice of Proposed Change ("NOPC 7") seeks to "align the timing of the completion of internal road improvements to the surrounding development pods," meaning that major roadways need not be completed until a market exists for further residential development within SouthWood, or the year 2020, whichever comes first.

On March 21, 2011, Barry Brooks, who was then Chairman of the District Board, wrote to you outlining the District's concerns and opposition to allowing key roadway arteries within our community to remain uncompleted. The current disjointed network is non-functional in its intended capacity of carrying commuter traffic around our residential areas rather than through them. For convenience, Mr. Brooks' letter is attached and I will not reiterate its arguments here.

In the interim, the District has commissioned its Engineer, at its expense, to conduct traffic counts on two separate occasions on mornings when school was in session (March and October 2011). Additionally, a group of resident volunteers conducted two traffic counts: one when school was in session and one during the summer break (April and August

2011). The information gained from these counts has been shared with City staff. These counts appear to confirm, as our residents know full well, that 1) intersections on the southern end of Four Oaks Boulevard and at Terrebone and Grove Park are currently overburdened in the mornings; and 2) peak morning traffic on the eastern side of the community is comprised of mostly non-resident commuters, the majority of which are headed for Conley Elementary on the north side of our developed area, or Florida State University School and John Paul II High School on the south side.

Our March 21st letter was accompanied by a map (attached) indicating what the District feels are the minimum roadway completions necessary at this time to move commuters and residents more safely to their morning destinations. We stand by our request that these connections, at a minimum, be completed immediately to provide a modicum of relief to residents whose local residential streets have been overtaken by speeding commuters and to alleviate, to an extent, what have become unsafe conditions in the vicinity of our schools.

We understand that St. Joe has committed to extending Orange Avenue to SouthWood Plantation Road. While this is not exactly what our residents have asked for, it serves the purpose of bringing Conley commuters directly to that school, rather than having them take the circuitous route they currently traverse on Longfellow, Grove Park, and Mossy Creek Lane. However, this road extension only addresses half of the problem.

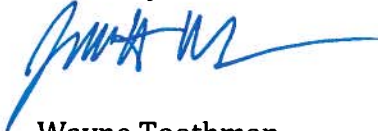
The Orange Avenue connection MUST be coupled with the extension of Biltmore to Schoolhouse Road on the southern end. It is clear that directing additional traffic to the already overburdened intersections on Four Oaks (via the new Orange Avenue extension) will only exacerbate the problems there. In addition, the number of southbound commuters avoiding the Shumard Oak/Four Oaks intersection by way of Riverton to Grove Park to Terrebone is highly likely to increase, thereby compounding the extremely dangerous conditions at Terrebone and Grove Park. We, as a community, and a City, should not have to wait for a tragedy to occur at one of these intersections to take action.

We, as residents of SouthWood, City tax-payers, and home-owners whose assessments are used to pay off the bonds for our roads, are only asking to have those roads function more closely to the way they were designed and approved to function. These roads are City roads now. We feel it is the City's responsibility to carefully assess the impact of St. Joe's selective completion of major arteries and the cost to the City to provide traffic calming measures, increased policing, and future roadway improvements that may be warranted due to vehicles traveling on roads that were not designed to carry them.

We ask that, if St. Joe is not willing to at least complete Orange Avenue to SouthWood Plantation Road AND Biltmore to Schoolhouse Road immediately, NOPC 7 be denied.

Thank you for your thoughtful consideration of these modest requests.

Sincerely,



for: Wayne Toothman
Chair, Board of Supervisors
Capital Region Community Development District

cc: James A. Perry, District Manager
Joseph A. Brown, District Counsel

Capital Region Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 • Fax: 904-940-5899

March 21, 2011

Via U.S. Mail and Hand Delivery

Tallahassee City Commission
Attn: Mayor and City Commissioners
300 South Adams Street
Tallahassee, Florida 32301

Re: SouthWood DRI NOPC#7

Dear Mayor and Commissioners:

In April, you will be asked to vote on whether the developer of our SouthWood community, the St. Joe Company, will be allowed a seventh change (NOPC 7) to their Development Order (DO). On behalf of Capital Region Community Development District, we, its elected Board of Supervisors, respectfully request that you vote to DENY this change as it is currently presented.

As you are likely aware, SouthWood is a master-planned community of roughly 3,300 acres, approved as a Development of Regional Impact (DRI) and located within the City of Tallahassee and unincorporated Leon County. The Tallahassee City Commission and the Leon County Commission approved the original DO for the SouthWood DRI on April 28, 1999.

The current SouthWood DO requires that certain key collector and arterial roads are to be under construction by December 31, 2008. While construction was started on these roads prior to this deadline, they were never completed and construction is not ongoing. Unfortunately, the SouthWood DO was approved without a date certain set for completion of these key roads. The obvious meaning and intent of this provision, as originally approved by the City and County, is that construction would be continuous, leading to timely completion. Inexplicably, it is now the conclusion and interpretation of City staff that St. Joe is in technical compliance with the DO for having started (and stopped) construction of these internal roads prior to the 2008 deadline, thus rendering the original intent of this vital DO component completely unenforceable.

Item (2) of NOPC 7 now seeks to "[a]mend the transportation section of the DRI DO to align the timing of the completion of these internal road improvements to the

surrounding development pods.” Specifically, the proposed language requires that these arterial and collector roads be completed only when the home sites “immediately adjacent to the road segment” are successfully developed. Clearly, this “schedule” infers that these thoroughfares are not needed currently and will only be needed at some future time when the economy allows for more residential development to be consumed. This is not only incorrect, it is in direct conflict with the Planned Unit Development (PUD) zoning that St. Joe created and the City approved.

The SouthWood PUD establishes roadway classifications based upon their intended use and users. St. Joe touted this as “a new approach to solving transportation problems.” Based upon development standards presented in the PUD, Biltmore from Apalachee Parkway to Tram Road, Orange Avenue from Capital Circle to Biltmore, and Schoolhouse Road from Four Oaks to Biltmore are designed primarily as “traffic arteries” providing “equally for through-traffic and land use accessibility.” Due to these roads being incomplete, commuters from the east, which have been documented entering SouthWood at a rate of 17 cars per minute during the peak morning hour, must travel on local residential streets to reach their commuter destinations. These are the streets that, per the PUD, have been “designed primarily for access to adjacent land uses” and provide for “limited through traffic.”

Completed and functioning commuter destinations within SouthWood include the vast State Office Campus, which has recently been expanded to include the Department of Revenue, the First District Court of Appeals, Conley Elementary (whose school zone lies entirely to the east), Florida State University School, and John Paul II Catholic School. These destinations are generating commuter traffic now. These key internal roads are needed now.

Due to the establishment of these major education and employment facilities and the non-completion of the thoroughfares designed to accommodate the resultant commuter traffic, SouthWood has developed a significant traffic problem. Commuter traffic (particularly from the east) has been forced to filter through our purposely narrow and winding local residential streets to reach these destinations. The volume and types (and speeds) of traffic on our local streets are inappropriate and dangerous. The current condition threatens the safety of our children and the protected wildlife in our conservation areas. It diminishes the quality of life for our residents. It also creates a dysfunctional traffic pattern whereby commuters largely bypass the SouthWood Town Center and its few struggling merchants.

We request that the City of Tallahassee DENY NOPC 7 in its current form and ENFORCE the provisions of the PUD, requiring that key arterial and collector road segments (Orange Ave. from Mossy Creek Lane to SouthWood Plantation Rd./Biltmore

Ave.; SouthWood Plantation Rd./Biltmore Ave. to Old St. Augustine Rd.; Biltmore Ave. from Salinger Rd. to School House Rd.; School House Rd. from Terrebone Dr. to Biltmore Ave.) be placed under construction as soon as possible, per the current DO and SouthWood Master Plan. It is our position that the roads shown on the attached map should be completed prior to further development occurring within SouthWood. However, we also understand that St. Joe has proposed constructing an extension of Orange Avenue from Mossy Creek Lane to SouthWood Plantation Road in an attempt to help alleviate the community's traffic problems. If the City and County approve an enforceable agreement to timely construct such improvements, the District's Board of Supervisors may reconsider its position on NOPC 7.

Thank you for your consideration of our request, on behalf of the SouthWood community, we appreciate your service to our great City.

Sincerely,



Barry G. Brooks
Chair, Board of Supervisors
Capital Region Community Development District

cc: James A. Perry, District Manager
Joseph A. Brown, District Counsel

North

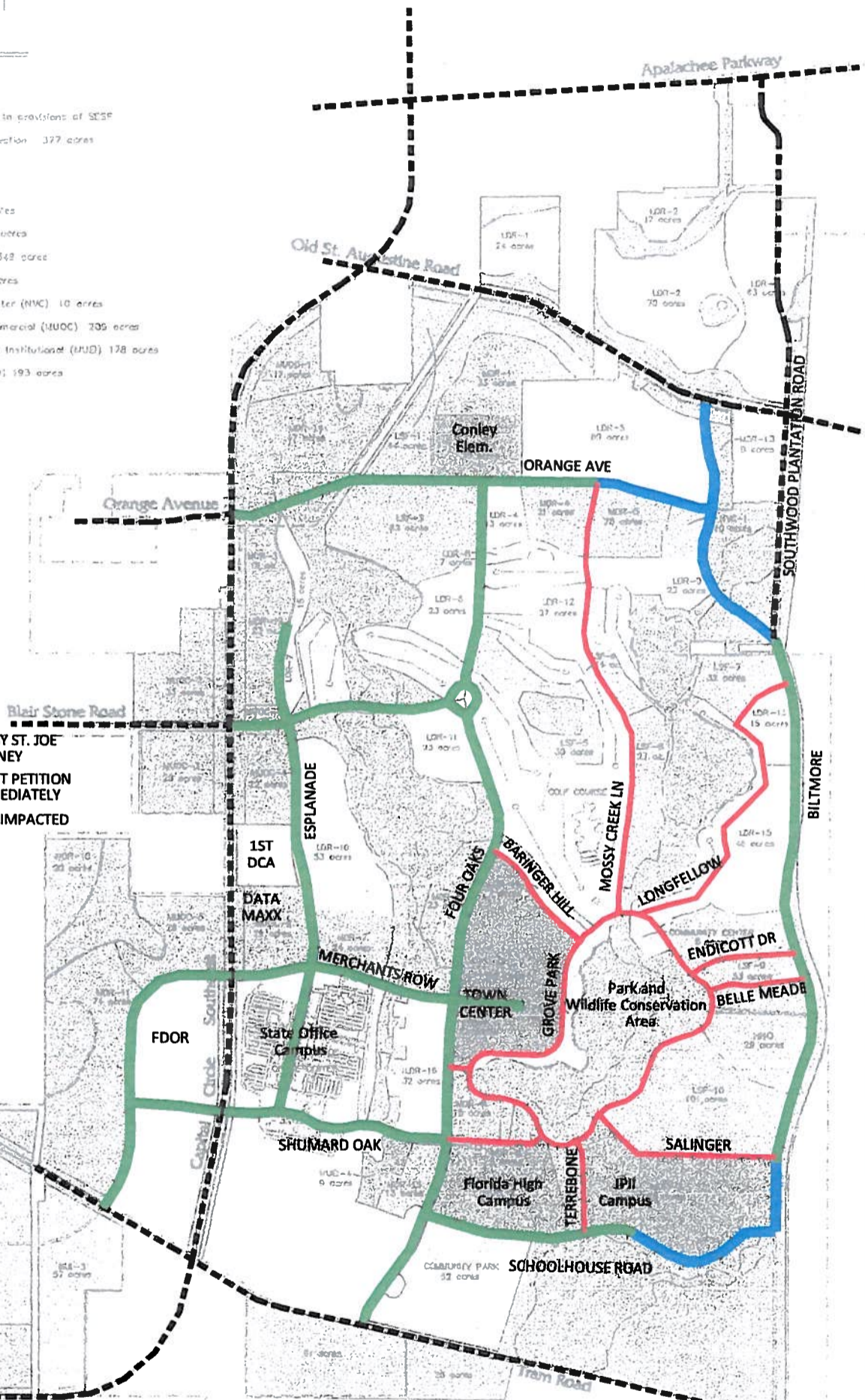


Legend

- Project Boundary
- City Limits
- Access Point - Subject to provisions of SCSF
- ▨ Conservation and Preservation 377 acres
- ▨ Open Space 711 acres
- ▨ Recreation 298 acres
- ▨ Large Lot (LSF) 363 acres
- ▨ Low Density (LDR) 543 acres
- ▨ Medium Density (MDR) 348 acres
- ▨ Town Center (TC) 91 acres
- ▨ Neighborhood Village Center (NVC) 10 acres
- ▨ Mixed Use Office & Commercial (MUOC) 205 acres
- ▨ Mixed Use Educational & Institutional (MUEI) 178 acres
- ▨ Mixed Use Industrial (MUI) 193 acres

LEGEND

- ▨ ARTERIES COMPLETED BY ST. JOE WITH CRDD BOND MONEY
- ▨ REQUESTED BY RESIDENT PETITION TO BE COMPLETED IMMEDIATELY
- ▨ CURRENTLY ADVERSELY IMPACTED



THIS MAP CREATED BY CONCERNED SOUTHWOOD HOMEOWNERS BASED ON PUBLICLY AVAILABLE INFORMATION FROM THE CURRENT SOUTHWOOD DEVELOPMENT ORDER

MASTER
DEVELOPMENT
PLAN

Southwood

DRI Notification of Proposed Change No. 6

March 2008

ARVIDA
A STJOE COMPANY

