

Capital Region Community Development District

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May 3, 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:

As you may remember, the Capital Region Community Development District ("District") Board of Supervisors ("Board") wrote to you in March to request that you vote to deny a seventh change to the SouthWood Development of Regional Impact ("NOPC 7") being proposed by the St. Joe Company. This request was based on concerns of District residents regarding traffic congestion and safety and certain uncompleted roadway segments within SouthWood. This included uncompleted sections of Orange Avenue, Biltmore Avenue, and School House Road. We also noted that it was our understanding 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 resident's traffic concerns.

In an effort to inform itself on this matter and help facilitate a possible resolution to this issue, the Board commissioned a limited traffic study by the District Engineer, Atkins (formerly PBS&J), to evaluate current traffic patterns within the District. The aim of this endeavor was to supply information to help objectively and accurately evaluate the existence of perceived traffic problems within the District and possible solutions thereto.

A copy of the traffic study report is enclosed. An Atkins representative presented the results of the traffic study to the Board at their April 14, 2011, Board meeting. In short, the traffic study revealed that a significant amount of non-neighborhood traffic was being observed on Longfellow Road and Mossy Creek Lane and that this traffic was taking that route to reach Connelly Elementary. This is one of the primary areas of concern to District residents, confirming their observations that there is a significant amount of non-neighborhood traffic on these residential roadways, especially in the early morning hours. Further, the Atkins' report opined that the extension of Orange Avenue to SouthWood Plantation Road, as proposed by St. Joe, would greatly reduce the amount of non-neighborhood traffic taking that route.

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As previously stated in the Board's March letter, the Board still believes that the previously identified uncompleted key arterial and collector road segments should be completed as soon as possible in accordance with the intent of the SouthWood Development of Regional Impact and Planned Unit Development approvals. However, the Board also supports the extension of Orange Avenue to SouthWood Plantation Road as an immediate solution that may be the most viable at this time.

The Board hopes that its traffic study will provide helpful information to the City in connection with its review of NOPC 7. In addition, the Board hopes the traffic study provides the City with useful information demonstrating the significant non-neighborhood traffic being experienced on residential roads in SouthWood and information supporting the extension of Orange Avenue - and completion of other key arterial and collector roads - as a solution to resident concerns raised by that increased traffic. The Board and the District's concerned residents appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry G. Brooks', with a large, stylized loop at the end of the signature.

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

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