



The **B.L.A.S.T.**

the Buck Lake Alliance
Straight Talk

AUGUST '98 ISSUE HIGHLIGHTS: Marsh Landing Update ■ Many questions about roads were asked at our Town Meeting—here are some answers! **3** B.L.A. Membership has it's tax-exempt rewards **4** Oct. 13 th Annual Meeting Hot Topics!

PRESIDENT'S MESSAGE

by Stella Furjanic, President, Buck Lake Alliance, 877-3680

Ever notice how one ant hill explodes into multiple mounds in the blink of an eye? Such are the concerns of the Buck Lake Alliance. Everytime we turn around, another mound is popping out from seemingly nowhere. Initially we formed almost two years ago to oppose Leon County's approval of the proposed Marsh Landing, a 201 home cluster-type development on about 57 acres. Since then the Alliance has become an advocacy group for many other issues in the area. The Alliance's focus is to promote preservation, the wise use of natural resources, greenspace, parks, and responsible growth management in the Lake Lafayette and Buck Lake Road region. And the ants have been busy!

Almost 225 neighbors attended our Town Meeting

on August 11th. It is clear from that meeting that Marsh Landing, traffic, and road construction are the hot issues. This newsletter will address some of the concerns voiced at that meeting. We urge you to read it carefully and act.

PLEASE ACT.

Currently, there are 24 lawsuits against the county by neighborhoods throughout Leon County. All of these lawsuits pertain to land use, environmental, and flooding issues. So you see—we are not alone.

May we remain vigilant, respectful, fair-minded, and passionate. May we never lose sight of protecting the quality of life that sustains not only our own existence, but the future of our children.

MARSH LANDING UPDATE

As stated earlier, Marsh Landing is a proposed 201 home cluster-type development. It is intended for about 57 acres of the 109 acres bordered by Rutledge Road, Buck Lake Road, and Nabb Road. The Alliance's lawsuits and their status are as follows:

Verified Complaint—asserting Leon County, et. al.'s failure to comply with the Leon County Comprehensive Plan. Court order ruled the county and developer could not dismiss this case. Trial date is tentatively set for February 1999.

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ROADS ARE ALL THE RAGE

With the August 11th Town Meeting, it became apparent that a major hot topic is roads. Specifically, residents are concerned with the planned enhancements of Buck Lake Road from Mahan to Pedrick and the planned widening of Mahan from Capital Circle to Dempsey Mayo. The gist of most of the complaints is we gotta lotta cars going through not a lot of road. There are at least four reasons we have traffic problems:

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**Buck Lake Alliance 1998 Annual Meeting, Tuesday, Oct. 13
Don't Miss It!!**

Details inside

Buck Lake Alliance 1998 Annual Meeting

Tuesday, October 13, 1998

Buck Lake Elementary Cafeteria

6:30 p.m.—Business Meeting of B.L.A.

7:00 p.m.—Town Meeting Sponsored by B.L.A.

We encourage all members and prospective members to attend the 6:30 p.m. meeting and stay to hear guest speakers discuss issues important to you. Everyone is welcome!

Guest speakers will have a time limit; time will be allotted for questions from audience after each topic.

Marsh Landing Update

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Writ of Certiorari 1—charges that Leon County, et. al., failed to hear all the evidence of our case, whereby they departed from the essential requirements of law. Commissioners Sauls, Thael, and Yordon voted against the approval of Marsh Landing. Commissioners Maloy, Host, Joanos, and Proctor voted in support of Marsh Landing. **SEPTEMBER 17, 1998** is the date for a hearing before Judge Lewis.

Writ of Certiorari 2—challenging Leon County, et. al.'s approval of the Environmental Management Permit. **SEPTEMBER 17, 1998** is the date for the hearing before Judge Lewis on the County's and Developer's Motion to Dismiss our challenge of the environmental permit.

Notice Issue—did not prevail at Circuit Court. It has been filed before the District Court of Appeals.

Mediation—between all parties—Leon County, the developers and the Alliance—has been ordered by the court.

Roads are all the rage

from page 1

- The Level of Service (LOS) designations for Buck Lake, Mahan, and Weems Roads contribute to our traffic problems. The LOS determines vehicle capacity on each of these roadways;

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Roads are all the rage...

- The county-wide Traffic Concurrency Ordinance adopted in October, 1997 because of Marsh Landing—this entails a fascinating methodology using percentages for phasing vehicle trips, alternate routes, build-out, "peak" hours, and the number of vehicles per dwelling unit. These calculations make it possible to approve the issuance of more traffic concurrency certificates, especially in this eastern quadrant;
- Permitting more traffic on roads when construction is "let" (approved and budgeted) rather than when actual improvements are in place; and
- Road travelers (that's us, folks!) who do not utilize mass transit (if available) or carpool options.

Road Q & A

The following questions were submitted by the Alliance to Ross Airom, Supervisor of Traffic Studies, City of Tallahassee Public Works as well as Mike Melvin, Project Manager, Florida Department of Transportation. If you are confused by their answers, please contact them: Ross Airom, 891-8261; Mike Melvin, 850-638-0250, Ext. 48 (this is a toll call to Chipley, FL).

When were traffic counts done at Pedrick and Mahan?

June 26, 1997 for Mahan—in 24 hours, there are 13,047 vehicles. At afternoon "peak", there are 1,000 vehicles. Pedrick traffic counts were done on May 22, 1997—in 24 hours, there are 2,738 vehicles. At afternoon "peak," there are 277.

Why did you permit 400 more residences on Weems Road before road improvements are in place?

Mahan Drive is scheduled to be "let" (approved and budgeted) for construction within three years. Therefore, under the rules of the city concurrency ordinance and

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THE BUCK LAKE ALLIANCE STRAIGHT TALK

B.L.A.S.T is published quarterly by the Buck Lake Alliance, primarily for residents in eastern Leon County. Its purpose is to inform its audience of area development. Circulation is about 2000. Information herein is deemed accurate to the best of the Buck Lake Alliance's knowledge.

Sittin' in traffic all by your lonesome? Try carpooling with a neighbor.

Road Q &A...

the county traffic concurrency ordinance, the road widening is assumed to be in place and assumed wide enough to handle 400 units.

Who can we contact to expedite the Weems Road improvements? Call City Commissioners: Maddox, Lightsey, Meisburg, Billings, and Bailey (891-8181). And call the Director of Public Works, Edgar Grant (891-8500). The current Mahan project, which will be let in June 1999, should provide the necessary improvements to the intersection.

Why isn't there a left-hand turn lane in the a.m. onto Weems Road from Mahan? The project which would have built the intersection improvements was not constructed because of the urgency of the proposed Mahan improvements, a decision which included local officials, Metropolitan Planning Organization (MPO), etc.

Why does a signal light at Weems and Mahan have to wait until Mahan is six-laned? The improvements to Mahan Drive include the traffic signal at Weems Road and will be part of the construction.

What are the options to close Weems Road?

None. This question should be answered by your local County and City officials.

Why isn't there a signal light planned on one of the "alternate" routes on Mahan coming from Buck Lake Road?

With the planned improvements to Mahan Drive and the current traffic and signal warrant study, which is required to construct a traffic signal, none of the connectors could meet the design criteria for a signal.

Last year, the County Board of Commissioners adopted changes to the Traffic Concurrency Ordinance—what are those changes? Call the Leon County Commissioners.

Leon County Commissioners:
Phone 488-4710/FAX 414-5700

Further D.O.T. Concerns?

Send your handwritten or typed letter to:
Mr. Edward Prescott, P.E.
Department of Transportation
P.O. Box 607
Chipley, FL 32428-0607

Include a copy to:
Mr. Thomas F. Barry, P.E. Secretary,
Department of Transportation
605 Suwanee Street
Tallahassee, FL 32399-0450

Your Membership Strengthens Alliance Efforts!

October 1998 begins our second membership year. This year, membership dues are tax deductible as the Buck Lake Alliance, Inc. is now a 501 (c)3 non-profit organization. Membership dues are the funding source to cover general operating expenses such as newsletters, fliers, postage, etc. The Alliance's success is due to the tremendous support of our community. Thank you, in advance, for your continued support.

Please Clip and Return This Portion

Please check 1999 Annual Membership Category, and print below:

Family/\$20

Individual/\$10

Organization/\$50

Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: (Home) _____ (Work) _____

Please mail with check to Buck Lake Alliance, Inc.,
P.O. Box 15996, Tallahassee, FL 32317 Thank you!!

The Alliance offers a whopping "Thank You" to Levings & Associates, sponsor of the this newsletter.



Buck Lake Alliance, Inc.

To promote preservation, the wise use of natural resources, greenspace, parks, and responsible growth management in the Lake Lafayette/Buck Lake Road region.

★ The *GREASE!* Benefit performance by Young Actors Theatre on July 12 was a tremendous success. We sold out the house and netted approximately \$3,400. Many thanks to the Young Actors Theatre and our enthusiastic crowd and volunteers. ★

Buck Lake Alliance 1998 Annual Meeting, Don't Miss It!!

Details inside!

Hot Topics!

- Lake Lafayette Special Protection Buffer Zones
- Weems Road: 400 New Homes Coming
- Summit East, the proposed Commercial/Office/Residential development at I-10 and 90 East
- Baseball Stadium and commercial development across from Cross Creek Golf Course
- Marsh Landing Update
- Constitutional Amendment Revision #5—THE CONSERVATION OF NATURAL RESOURCES AND THE CREATION OF FISH AND WILDLIFE CONSERVATION COMMISSION.
- Proposed 800 Acre Park Purchase of Alford Property
- Buck Lake Road Area: Flooding-Related Update

CONA/Buck Lake Alliance
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