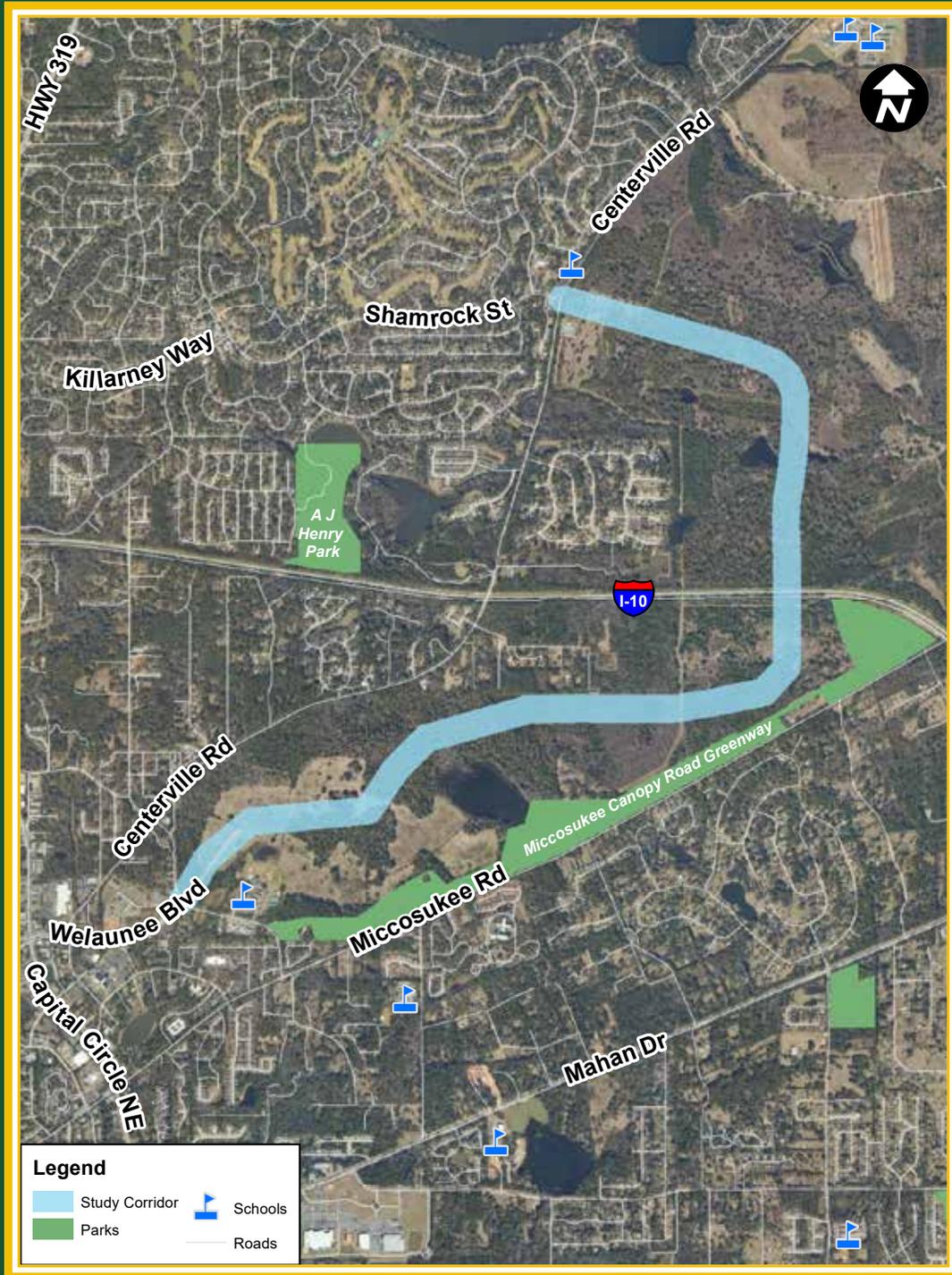


# KLOVERLEAF



## WELAUNEE BOULEVARD EXTENSION

## KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:00 am to 5:00 pm. *The KHA Board of Directors meeting will be held at 6:30 pm in the conference room of the association office located at 2705 Killarney Way. Residents are invited and welcome.*

**Tues., Oct. 1, 2019**, Board of Directors Meetings

**Tues., Nov. 5, 2019**, Board of Directors Meetings (*Annual Meeting*)

**Mon., Nov. 11, 2019**, Veteran's Day, KHA Office Closed

**Thurs. & Fri., Nov. 28 & 29, 2019**, Thanksgiving, KHA Office Closed

.....  
Apply for tree removals, exterior alterations  
and report property issues

 **894-3085** 

Denny Alexander,  
Compliance Coordinator

.....

### **KILLEARN ESTATES RESIDENTS:**

#### **Do we have your email address?**

Special, member-only portal instructions will be available first to those we have email addresses. Member-only info is moving from our website to TownSq (Townsquare).

### **Your secure place.**

Sign up at [www.Killearn.org](http://www.Killearn.org) or call in your email address to KHA office 850.893.3468.

#### BOARD OF DIRECTORS

David Ferguson  
*President*

Gloria M. Arias  
*Vice President*

Charles Faircloth  
*Secretary*

Phil Inglese  
*Treasurer*

John Paul Bailey

Charles Faircloth

Michael Flemming

Herb Harmon

Bill Schack

Danielle Irwin

#### ASSOCIATION STAFF

Diane Allewelt, LCAM  
*Association Manager*

Denny Alexander, LCAM  
*Compliance Coordinator*

Debbie Patterson  
*Fiscal Assistant*

Carol Spahr  
*Receptionist*

#### PUBLISHER

Killearn Homes Association  
[kha@killearn.org](mailto:kha@killearn.org)

#### EDITOR

Diane Allewelt

GRAPHIC DESIGN  
Target Print and Mail

#### ADVERTISING

850/893-3468  
[kha@killearn.org](mailto:kha@killearn.org)

#### AD DESIGN

850/671-6600  
[hello@targetprintmail.com](mailto:hello@targetprintmail.com)

#### ASSOCIATION OFFICE

Killearn Cloverleaf™ is published quarterly by Killearn Homes Association  
2705 Killarney Way,  
Tallahassee, FL 32309  
850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:  
Killearn Homes Association  
2705 Killarney Way  
Tallahassee, FL 32309

Copyright © 2019. All rights reserved.

# Community Highlights

**10/18:** Second Harvest Food Collection Begins at Office

**11/2:** KHA Community Yard Sale 8:00 am to 12 noon (see below)

**11/5:** KHA Annual Membership Meeting at Killearn United Methodist Church Sanctuary 6:30 pm to 9:00 pm

**11/25:** Toys for Tots Donations to Begin at Office

**12/12:** Blueprint Data Presentation 3:00 pm to 5:00 pm

Tallahassee City Commission Chambers, 300 S. Adams St. (Second Floor)



**TRUNK OR TREAT  
SO OTHERS CAN EAT**

Please bring canned goods or other non-perishables for the Killearn UMC Food Bank.

Bounce houses for the kids,  
Prizes for the most creative trunks,  
Hotdogs and Sno-Kones for all!

Visit [KillearnUMC.org](http://KillearnUMC.org) for more information or to register your trunk.

**SUNDAY,  
OCTOBER 27  
3:00-5:00**

Bring your whole family- open to the community!



**COMMUNITY  
YARD SALE**

**SATURDAY NOVEMBER 2  
8AM TO NOON**

*What is the Killearn Estates  
Semi-Annual Community Garage Sale?*

It's a common date for residents to each hold their own garage sale and have lots of traffic to their sale. KHA office advertises the sale and bargain hunters like a community wide garage sale to concentrate their shopping in one neighborhood. If you have any unsold items, please consider donating them to local charities.

**JOIN IN THE FUN!**

## Contents

### Briefs

Association Manager  
Message 4

President's Message 4

KHA Lakes  
Committee Report 6

Communications  
Committee Report 7

NE Gateway Updates 8

Dantin Consulting  
Engineering Email 10

Celebrating Buddy Gamble 11

### Business

Home Sales 12

ACC Actions 14



## Association Manager Message

### Election Time again at KHA

It's an exciting time at KHA – look for your ballot in the mail this week and make sure you fill it out, there's a deadline of October 21<sup>st</sup>. There are 8 candidates on the ballot, but you can certainly list your favorite if you don't see their name. We have four Board seats available and I am excited to see the outcome!

This quarter has been extremely busy with onboarding with Associa Management. In addition to our regular daily tasks, I am proud of my staff's assistance in getting the transition done. Here's a list of what happened at the last three Board meetings in case you were unable to attend:

- ☘ In July, the Board presented the Audit Committee report for 2018, a new ethics policy was approved, and the Board voted to hire Dantin Consulting Engineering to help KHA with the Welaunee Boulevard Extension connecting to Shamrock Street. The Communications Committee has been dedicating countless hours to find a better resolution than Phase One of this project. Please see pages 7 - 10 for detailed information.
- ☘ In August, the Board appointed a new member, Danielle Irwin due to the resignation of Will Messer in July. This term for this seat expires on 12/31 of this year. A presentation for the installation in several of our parks of 8-10 bluebird nesting boxes was received from an Eagle Scout, and an award was made for half of the expenses. The Board also voted to restore the use of floodlights year-round at the main entrance and to reserve tree lights for the holidays. This vote may include the expenditure of updated lighting to accommodate LED illumination, depending upon the need for fixture replacement.
- ☘ September saw two more policy adoptions – Ethics and Procurement—along with the approval for new picnic benches in Shannon Lakes Park. We sent out a Welaunee Boulevard email update too.

Speaking of email updates.....do we have your email address? We now have a new member portal for community information. Call us at 893-3468 and we can get you signed on! ☘

Diane Allewelt



## President's Message

As you probably already know these are some frustrating times for Killearn Estates and our residents. We face a number of difficult issues that will have a lasting effect on our Community. Two of the most pressing are the Killearn Country Club and the Welaunee Extension through Killearn Estates. Your Board is committed to doing everything we possibly can to ensure proper outcomes are developed in each of these areas. With reference to Welaunee we continue to meet with the Greenway Blueprint staff, have employed our own traffic engineer to study traffic impacts on Killearn and will meet with each City and County Commissioner to express our concerns and suggestions. I urge each resident to contact all Commissioners and express your feelings about the Welaunee Extension through Killearn. We are also reviewing all activities at the golf course as appropriate. I might also suggest you provide our office with your current e-mail address to receive our e-mail informational blasts. *Have a Great Fall Season in our beautiful community.* ☘

- David Ferguson, President

As we celebrate our 18th year in business, we thank all of our customers for their continued support.



Thanks for voting us Tallahassee's Best Painter for six years.  
2008, 2009, 2010, 2011, 2012 & 2013

Interior/Exterior • Pressure Washing • Carpentry  
Wood Repair • Wallpaper Removal



**SUPERIOR PAINTING**  
297-1882

Father-and-Son Owned  
Licensed • Insured • Worker's Comp.



# Elder Abuse

## A Community Discussion

Join a panel of experts  
in a dialogue about older  
individuals and the risk of abuse

November 7 at 2 p.m.  
Fellowship Hall  
**Killearn United Methodist Church**  
2800 Shamrock Street, South

### The panel:

- Karen Roberto, Virginia Tech
- Alice Pomidor, FSU College of Medicine
- Lauchlin T. Waldoch, Elder Law Attorney
- Neil Charness, FSU Institute for Successful Longevity

*Sponsored by the Department of Geriatrics-FSU College of Medicine, FSU's Pepper Institute on Aging and Public Policy, and FSU's Institute for Successful Longevity*



FLORIDA STATE UNIVERSITY

## Compliance Corner

by Denny Alexander

### Political Signs Not Allowable

In this installment, I am going to address an upcoming seasonal issue; signs placed in the yard.

Unless the sign advertises a home for sale, rent, or lease, it is strictly not allowed in Killearn Estates. Save yourself the annoyance of receiving a notice of violation or, perhaps, a fine. **Job site signs** are the worst offenders followed closely by **political signs**. Political signs, however, cause the most turbulence in the neighborhood. Please help us keep the look of Killearn Estates in the high regard for which it is known. 🍀



JOIN OUR NEW MEMBER PORTAL AND WIN!

**JOIN TODAY TO ENTER!**  
PRIZES AWARDED IN JANUARY

ACCESS THE RESOURCES YOU NEED FOR BETTER COMMUNITY LIVING

EASILY COMMUNICATE WITH  
NEIGHBORS, COMMUNITY  
MANAGEMENT TEAMS AND BOARD  
MEMBERS

PARTICIPATE IN COMMUNITY POLLS

REQUEST AND REVIEW STATUS  
OF NOTICES

MANAGE YOUR ACCOUNT & PAY  
ONLINE

GET UP-TO-DATE COMMUNITY  
NEWS AND EVENTS

AND MORE - ANY TIME - ON ANY  
DEVICE!

DOWNLOAD THE TOWNSQ APP TODAY!



[www.townsq.io](http://www.townsq.io)

WATCH  
FOR  
YOUR  
BALLOT  
IN MAIL

ARRIVING  
**SOON!**

# Briefs

## KHA Lakes Committee Report

by **Chuck Faircloth**,  
Lakes Committee Chairman

Our Killearn Chain of Lakes are severely stressed at this time of year. Little rain leads to low water levels and reduces flow, which allows invasive plants and algae mats to accumulate. This annual seasonal low point is a prime example of why we need to control the Lakes' pool level and flow rate. The Lakes Committee continues to work toward that goal.

The invasive hyacinth, hydrilla, and algae mats in Lake Killarney are a recurring problem. KHA continues to spray for hyacinth and hydrilla. However, algae mats are nearly impervious to spraying but will die off with colder weather and rain. If you notice, Lake Kinsale is mostly free from algae mats, The algae floats on the higher water level and over the spillways into Lake Killarney. The City of Tallahassee's recent work in Lake Kinsale also improved the water flow. This is the type of effect a heightened control structure at Centerville Road could create for our Lakes.

## Our Lakes, Our Issues



KHA did not receive a grant from its application to the Five Star Water Quality program. We were hoping to use the funds to clear tallow trees and other invasive plants from the channels connecting our lakes. The committee will reapply for the grant next year. Our Lakes Committee continues to seek outside funding for Lakes issues.

During this dry season, it's hard to remember our Killearn Chain of Lakes were flooded last winter. It's the continuing cycle of flood, drain, drought, flood, that we need to control and slow down. That will require time, and funding, and a commitment from our community. The KHA Lakes Committee continues to work on these issues. I invite any Killearn resident interested in Lakes issues that would be interested in serving on our committee to contact me through the KHA office. Thank you for supporting our Killearn Chain of Lakes. 🍀

Northside Stage and Secret Formula Records Present

# GARY FARR & HIS ALL STAR BIG BAND

## HOLIDAY CHRISTMAS CONCERT

### DECEMBER 6<sup>TH</sup> FRIDAY 7:30PM

with singers Matt Farr • Lisa Polombo • Mark Blair  
featured musicians Longineu Parsons • David Detweiler • Michael Bakan

Special Opening Appearance by  
Mickey Abraham & Kathrym Belle Long

*Come enjoy a great night of holiday music jazzed up Big Band style!*

Tickets on sale at  
[Eventbrite.com](http://Eventbrite.com) or [garyfarrbigband.com](http://garyfarrbigband.com)

Northside Community Center  
8005 Oak Grove Road  
Tallahassee, FL 32312

*Lobby opens at 6:30 with live entertainment, coffee and treats!*



### Traffic signal scheduled at Shamrock South and Centerville Road When and how did this get determined?

**What we know:** Residents asked the Blueprint team at our March 27 and May 7 meetings how “Shamrock extension” traffic at that intersection would be addressed and their answer was that it is unknown whether a roundabout or a signal, all yet to be determined once the traffic study is completed.

Impacts to Killlearn Estates' streets are outside of Blueprint's scope. Any impacts will fall to the City traffic engineers to mitigate.

**What we don't know:** How long has the City known of this responsibility? What is the funding source? How come Blueprint didn't know about the signal four months ago? Would the City Turn Warrant Study be of value to Blueprint? Do the two work independently of each other? What does that mean for us?

How many residents requested this signal? How did this request rise higher than other traffic requests made for years? With many unanswered questions for this Cloverleaf issue, I reached out to Allen Secreast, Manager-Traffic Engineering, who, on short notice, submitted this narrative to inform you.

*The City's Traffic Engineering Section has received numerous requests to address perceived congestion at the intersection of Shamrock Street and Centerville Road. Based on those requests, staff performed a signal warrant analysis to determine the extent of any congestion and vehicular delay at the intersection and to determine whether installation of a traffic signal might be warranted.*

*From that study it is evident that during certain times of the day, motorists are experiencing excessive delay in entering Centerville Road from Shamrock Street and that a traffic signal at that location could alleviate some of that delay and allow the intersection to operate more efficiently. Staff are now developing plans for the installation of a proposed signal.*

*Prior to installation, currently planned for the beginning of 2020, City staff will meet with KHA representatives, and provide data and updates as the project progresses. If you have any questions related to this or other City traffic issues, please contact Allen Secreast, Manager-Traffic Engineering. He can be reached by email at [Allen.Secreast@talgov.com](mailto:Allen.Secreast@talgov.com), or by phone at (850)891-8273.*

In our most recent meeting, the City's traffic team listened carefully as KHA delivered priorities to them both in discussion and as handouts. City traffic and KHA will communicate updates monthly. More improved notice about all street work is expected as well.

You may recall KHA made the City aware of our dangerous traffic conditions in May 2018, by KHA president, David Ferguson to then Mayor Gillum alerting him and the commission of the dangers and requested assistance. We've stayed in communication with City traffic engineers and TPD and even hired TPD to monitor traffic. 🍀

**Jim Maples Carpentry, Inc.**  
HANDYMAN SERVICES THAT WORK FOR YOU

Woodrot Repair • Painting • Light Moving  
Pressurewashing • Light Tree Removal • Debris Hauling  
Plus Other Home Improvements

**(850) 545-8418**

Registered and Insured

**Pawstive Pet Services**

Where pets have a pawstively great time!

**(850) 443-7184**  
[www.pawstivepetservices.net](http://www.pawstivepetservices.net)

Boarding  
Dog Walks  
Pet Sitting  
Training

Find us on

# Briefs

## NE Gateway Updates

by Gloria M. Arias, Vice President

Continuing through the summer, Killearn Estates residents expressed their feelings about the Shamrock Extension to commissioners and Blueprint. In July, the KHA board voted to hire Dantin Consulting Engineering and explore legal options. These combined efforts resulted in a scheduled technical traffic meeting between Blueprint and KHA on August 30th. A recap of this meeting was sent as an E-blast but for those who may not have seen it, this is a recap of that meeting.

Killearn Homes Association (KHA) president, David Ferguson, KHA vice president, Gloria Arias, and our traffic engineer consultant, Dantin Consulting Engineering, met with the Blueprint team for a technical conversation about the goal of the project. City Commissioner Matlow attended our meeting also as an unexpected and pleasant surprise. While no commissioners were invited, we were most appreciative that the Commissioner took the interest to attend, and for his keen listening to the facts exchanged.

KHA reminded Blueprint we keep in focus, their stated goals of this project: primarily, to protect and relieve congestion of the canopy roads, Centerville and Miccosukee and secondarily, to relieve congestion of Mahan and relieve congestion and possible cost upgrades to Thomasville Road. KHA agrees that roadways are essential for the continued NE growth. We hope to continue productive discussions on what the actual impacts are going to be and how to resolve concerns.

Blueprint staff was helpful and addressed as many questions as possible re: their tasks as implementers. Unfortunately, they are authorized to only consider the Shamrock Extension as it's been presented to us. Blueprint reiterated that they must preserve the locally designated protected canopy roads, Centerville, Miccosukee and Meridian and reduce their congestion. Secondarily, reduce congestion on Mahan, and congestion and cost upgrades on Thomasville Road.

The Preliminary Design & Environmental (PD&E) study language in Blueprint's scope may be vague on 'alternatives', but it was clarified at the meeting that the Blueprint and Kimley Horn's traffic analysis was only directed to proceed with a Build to Shamrock (Phase 1) alternative and a No Build alternative in their models for 2024 opening year and 2045 horizon year.

Blueprint/Kimley Horn explained the "build" scenario would show the traffic loadings which would assume new development traffic. A new "build" scenario was agreed to be modeled that would only contain the Phase 1 roadway extension to Shamrock, but EXCLUDE any new project traffic from 1) City's Welaunee Framework plan development south of I-10 and 2) any Powerhouse development north of I.10.

We understood that while Blueprint assured us that our interior roads are within the project study area, any impacts to roads in Killearn Estates would need to be addressed by the City's Traffic Engineering Department. Any impact is outside Blueprint's project scope. (Note: since that meeting, we asked City traffic engineers about their role and the funding source for mitigating this impact. See Communications Committee Report, Signal at Shamrock)

Thomasville Road congestion remains an FDOT concern, especially between Bannerman and Metropolitan (just south of I-10). Extending Welaunee Blvd to Roberts is not an alternative being considered in the PD&E study and we are hoping to convince officials for Blueprint IA to reconsider this.

Dantin Consulting Engineering illustrated that Welaunee Boulevard to Roberts Road right now, reduces increased traffic flow through Killearn Estates and helps to alleviate several traffic congestions that are concerns to be solved, i.e., canopy roads and Thomasville Road. Preliminary data has present and future NE traffic consists of the following:

- ☘ The NE growth continues along Thomasville Rd, Bannerman and north to Georgia
- ☘ Welaunee Plantation 7,000 acre development
- ☘ City of Tallahassee's property development (within the Welaunee "toe")
- ☘ Canopy Development
- ☘ Other Welaunee-adjacent private developers with multi-use plans

Only Welaunee Blvd to Roberts Road meets the goals of the project.

- ☘ It routes existing and future traffic (see list above) more equitably and distributed through a few sections, and along major collector roadways, without any neighborhood sacrificed to bear the brunt.
- ☘ Thomasville Road congestion is relieved from Bannerman Road south.

Welaunee Blvd to Shamrock only, routes existing and future traffic primarily through the residential streets of Killearn Estates. Plus, Thomasville Road congestion remains unsolved, particularly north of Kerry Forest. Offsetting Welaunee Blvd near Shamrock at Centerville intersection does not relieve Centerville congestion nor is it protected. Thomasville Road congestion remains unsolved.

From that August meeting, Killearn Homes Association's next steps:

1. Why are there restrictions on what alternatives Blueprint may include?
2. Who ultimately approves this extension? Both city and county commission?
3. Schedule meetings with commissioners.

4. Demonstrate that extending Welaunee Blvd to Roberts be considered and the traffic analysis should be completed before beginning the PD&E study, and for Blueprint IA to reconsider this as a reasonable alternative.

At the close of our meeting, we hoped that alternatives would be considered so we may continue discussions and coordination with Blueprint that meet the regional infrastructure needs of City and County and long-term, sound solutions with ample room to grow.

The next major meeting was September 5th, the Blueprint IA Board Meeting and Public Hearing for Fiscal Year 2020. That Board is comprised of City and County Commissioners (12 total) and Blueprint team.

Commissioner Matlow pulled Agenda item 3, the one of interest to us as it pertains to this project. Board Chair, Commissioner Desloge, as customary, permitted speakers on this item to be heard. Especially given the large number of Killearn Estates residents that turned out for the meeting. Killearn Estates speakers delivered intelligent comments of facts, each based on their area of professional expertise. Their succinctness gave me a sense of pride to be a Killearn resident.

The Board took note of our articulate speakers. A few commissioners, added that the overwhelming and seemingly valid concerns they'd received from our residents, gave them pause. In addition, the email delivered to the Board that morning from our traffic engineer, Debbie Dantfin, was impactful in its content.

The budget was approved. Later, Mayor Dailey moved to amend the budget to expand the traffic study to include Welaunee Blvd to Roberts Rd, with lengthy language about multiple options, impacts on Fleishman, Olsen and others. Motion passed.

Commissioner Matlow then moved for a cleaner amendment that would expand the traffic study to only include Welaunee Blvd. to Roberts Rd., excluding Shamrock and to engage KHA traffic engineer consultant a seat at the table with Blueprint and their consultant, Kimley-Horn, to set the modeling. Proctor seconded the motion with thoughtful information that similar precedents had been set with past projects. He noted the successful outcome of working collaboratively before the start of the project rather than negative backlash after the fact, often resulting in delays, legal expenses, etc. That motion failed 4 - 8, with Matlow, Proctor, Williams-Cox and Minor voting 'for' Matlow's motion.

In our view, if the goal remains primarily to relieve congestion from Centerville, Miccosukee and Thomasville Rds, Welaunee Blvd to Roberts Road is the only "regional" connectivity that meets the project goal and the role of this "regional" city/county board.

Killearn Estates thinks it achieved success to have alternative routing of the NE Gateway be included in the traffic analysis. We are pursuing the scope of the actual passed motion and what exactly that will include.

City Commission Matlow deserves a giant thank you for carefully looking at processes and listening. County Commissioner Proctor echoed Commissioner Matlow's points, and a few other commissioners shared, in their own way, similar sentiment.

Thank you, Killearn Estates residents who email, call, write and attend meetings. KHA's traffic consultant, Dantin Engineering Consulting continues to work tirelessly to assist us in this effort.

The video link below is worth listening to commissioners' views, the impact you do make and how our government works. Some takeaways:

1. Chair Desloge reminded people during budget process discussion that "Blueprint is like a third form of government." There's City government, County government and Blueprint by referendum.
2. FDOT is funding a portion of the 2020 budget for design of the NE Gateway-Shamrock Extension. How does the Shamrock section relieve their prime concern of Thomasville Road congestion?
3. Meeting Minutes for September 5th will be available at the December 12th Board meeting. I hope that a motions *draft* at least be available sooner. It was a difficult meeting to rearrange.

Historically, major road projects have conducted feasibility studies to identify and determine impacts on neighborhood cut through traffic, environmental factors, mitigation plans and then, if still feasible, the project moves to spend further funds on a PD&E. This project bypassed this step.

Your letters, emails and phone calls are what made the difference at the Blueprint meeting. They received 200+ emails. We are 3800 homes and 12,000. **Let's get all of us to write.** Commissioners direct contact info is on [www.killearn.org/city-commissioners-contact](http://www.killearn.org/city-commissioners-contact).

Below is the link to the video of the meeting that was 7 ½ hours long. Most of the NE Gateway is in the first 3 ½ hours, [https://youtu.be/H5VC5T\\_iaOw](https://youtu.be/H5VC5T_iaOw). It's worth the time to listen through. For links to the video, updates, meeting dates, opposition letter and all the officials' direct contact information, visit [www.Killearn.org](http://www.Killearn.org). 🍀



*All About Cats*  
Pet Sitting

[www.allaboutcatspetsitting.com](http://www.allaboutcatspetsitting.com)  
[allaboutcatspetsitting@hotmail.com](mailto:allaboutcatspetsitting@hotmail.com)

There's no place like home for your cat!

I provide the love and care your cat needs while you are away.

**Maria Estes**  
Owner/Cat Sitter  
Bonded and Insured  
850-364-0722

# Briefs

## Dantin Consulting Engineering Email

Dantin Consulting Engineering email, sent to Blueprint IA Board members, City and County officials, and FDOT on September 5, 2019, 10:30 A.M. Dantin is the traffic engineering consultant hired by KHA.

Welaunee Extension project as planned is NOT RIGHT in many ways .....

- ☘ that Blueprint is undergoing a PD&E study before any traffic feasibility, alternatives or corridor study identifying/mitigating traffic impacts is performed!
- ☘ that Kimley-Horn & Associates contract with Blueprint dated April 2018 has not yet completed any model runs or assessed traffic impacts through Killearn Estates neighborhood
- ☘ that the 'study' only includes 2 alternatives; a Build to Shamrock Extension and a No Build (a false alternative since we know it's going to be built)
- ☘ that to satisfy City/County/FDOT goals to protect the canopy roads and relieve Thomasville Road congestion, how a roadway that terminates into a viable neighborhood (RP) serves the travel needs of our NE community
- ☘ the perception is that the politics with a large property owner can dictate where a road goes and its limits or concerns to 'deal' with environmental/rural "CeCRA" groups, but it is OK to route traffic to/from Thomasville Road thru a viable neighborhood versus extending the road where it needs to be with true connectivity to major roadways (i.e., Bradfordville, Thomasville, Bannerman, Orchard Pond Parkway).
- ☘ that this phased roadway plan and its known impacts were not clearly presented or specified on the Sales Tax Extension ballot

**The Killearn Estates Homeowners Board members acknowledge the need for a connection, and on their behalf, we are simply asking you to direct Blueprint staff to:**

- 1) Add a 2<sup>nd</sup> alternative to extend the road to Roberts Road in Phase 1 near the Centerville Road intersection as been planned for many years. (attached map 2030 LRTP)
- 2) With this extension to Roberts Road a rear road connection can serve Roberts & Montford schools, as planned by the City via a 200' access easement, connecting to the roundabout and to Pimlico/Centerville Road traffic signal. (attached LCS easements) Pimlico also a Killearn Estates road is very circuitous
- 3) Direct staff to model new alternatives 1 and 2 above.
- 4) To address several Killearn Estates resident's concerns, add an alternative to connect to Roberts Road & exclude Shamrock connection.
- 5) Place the Preliminary Design of this roadway on a Hold until the traffic studies are completed.
- 6) Give staff direction as to how to help provide timely mitigation in Killearn Estates for a planned situation in which multimodal safety concerns are exasperated with anticipated increases in traffic volumes and speeding. (attached Killearn Estates traffic counts)

I am unable to attend tonight's Blueprint IA meeting. We believe traffic concerns are valid as shown on our historical traffic count map w/2040 CRTPA model forecasts resulting from the extension of Welaunee Blvd. into Killearn Estates. Please let the neighborhood with 3,800 residential homes, apartments, townhouses and many businesses, churches and golf course know and prepare for the impacts before this project comes steamrolling ahead. ☘



**GREATFLORIDA**  
INSURANCE  
25 Years in Tallahassee

*Easy. Affordable. Secure.*

We help you find the best protection,  
at the best price.

**850-523-0717**

joea@greatflorida.com | tallahassee.greatflorida.com

INDEPENDENTLY FAMILY OWNED AND OPERATED



**Bowles**  
**ROOFING**

**Re-Roofing & Repairs**

**(850) 575-6060**  
Fax: (850) 575-0421

**35 Years in Business**    **A+ Rating from BBB**

**WWW.ROOFERSTALLAHASSEEFL.COM**

## Celebrating Buddy Gamble

**CHOOSE A  
PROVEN  
REALTOR**



**SUSAN ICE**  
Susan@HillSpooner.com



**850.545.7015**



Zeus & Buddy

About eleven years ago, Buddy Gamble moved to the Killlearn Villas with his two daughters, Lexi and Skylar. He loved it here, he met some of the friendliest neighbors, and watched out for them as if they were his own family. The lady next door who lived alone even said she felt safer because of him.

Ever since the family moved there, they would visit the Shannon Lakes Park almost daily to play football, climb trees, picnic, etc.

A few years ago, Buddy took in an Akita pup named Zeus. He and Zeus would go to the park every morning to watch the sun rise and every evening to watch the sun set. He loved photographing and posting each & every sunrise and sunset to his Facebook...every picture was so unique and beautiful. This park was the perfect place for him to walk to, to fish at, and his favorite part...to befriend everyone he met. He and Zeus met so many amazing people that he'd call his daughters to tell them all about.

When Buddy Gamble tragically passed away in a car accident on his way home from a work trip August 8, 2019, this is where his daughters wanted to celebrate their Dad's life. It was supposed to rain at the time of the event, leading family to believe that it may possibly get rained out.



However, after a short storm, the celebration began, and a beautiful rainbow was seen to kick off the event. To carry on the tradition, photographer Dawn Carter-Cook with Southern Dawn Photography, made sure to capture everyone at the event raising their glass to Buddy with his iconic sunset scene glowing behind them.

Also pictured is Buddy Gamble with his best friend, Zeus, and one of the many sunrise pictures that he personally took at Shannon Lakes Park. The family would like to personally thank the Board of Parks for this park and for allowing the family and friends to celebrate Buddy Gamble's life at his favorite place. 🍀



***Does your retirement plan or investment account need a second opinion or "checkup"?***

Contact your neighbor for a free initial consultation and review.



**Mark W. Friedman, CPA/PFS**  
**mfriedman@pwmcllc.com**  
**(850) 692-2500**

Securities offered through Securities America Inc., member FINRA/SIPC. Advisory services offered through Securities America Advisors, Inc. Private Wealth Management & Consulting, Fisher & Friedman, PA and Securities America are separate entities. Securities America and its representatives do not provide tax or legal advice; therefore it is important to coordinate with your tax or legal advisor regarding your specific situation. Tax-related services are offered through Fisher & Friedman, PA.

*Offices in Tallahassee, Destin and Eastpoint.*

# June-August Market Update



Tallahassee realtors have been busy in Killlearn Estates ...

**WHEN YOU ARE READY TO BUY OR SELL A HOME, CHOOSE THE REALTOR WHO LOVES WHERE SHE LIVES AND LIVES WHERE SHE WORKS!**

**47 RESIDENTIAL SALES    44 AVERAGE DAYS ON MARKET    \$134.00 AVERAGE PRICE PER SQFT    \$289,520 AVERAGE SALES PRICE**

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM
<b>JUNE</b>	6/3/2019	4426 Bay Shore Circle	1367	3	2	\$202,000	34
	6/10/2019	3922 Tralee Road	1851	3	3	\$250,000	22
	6/14/2019	2958 Bayshore Drive	1600	3	2	\$145,000	77
	6/14/2019	3613 Morse Court	1779	3	2	\$250,000	19
	6/20/2019	2328 Meath Drive	2687	4	3	\$312,885	79
	6/21/2019	3226 Shamrock East	1639	3	2	\$249,500	27
	6/27/2019	3087 Foley Drive	2283	4	3	\$283,000	77
<b>JULY</b>	6/27/2019	4619 Inisheer Drive	1735	3	2	\$264,200	34
	6/28/2019	3585 Gardenview Way	2289	4	3	\$290,950	59
	7/5/2019	5005 Skerries Court	1642	3	2	\$229,000	16
	7/9/2019	3740 Donovan Drive	1252	2	3	\$128,000	59
	7/9/2019	3015 N Shamrock	3111	4	3	\$449,000	67
	7/12/2019	3605 Longford Drive	2710	3	3	\$355,000	64
	7/13/2019	2812 Colonnade Court	2501	4	3	\$365,000	6
	7/15/2019	3028 Corrib Drive	2373	5	2	\$292,000	14
	7/15/2019	3009 S Shamrock Street	2886	5	4	\$320,000	16
	7/19/2019	4483 Corbin Court	1686	3	3	\$238,500	71
	7/26/2019	4130 Tralee Road	1609	3	2	\$237,500	2
	7/29/2019	4044 McLaughlin Drive	2697	3	3	\$391,250	41
	7/30/2019	2833 Ohara Drive	1839	3	3	\$257,500	31
	7/30/2019	3074 Fermanagh Drive	2235	4	3	\$307,500	99
7/31/2019	3046 Feeney Court	2639	4	3	\$410,000	33	
7/31/2019	4431 Sierra Court	1511	3	2	\$217,500	50	
7/31/2019	2506 Limerick Drive	2170	4	2	\$250,000	13	
7/31/2019	3041 OBrien Drive	3820	4	4	\$432,500	59	

# AUGUST

Closing Date	Address	SQF	BDR	BTHS	SP	DOM
8/5/2019	3684 Donovan Drive, Unit B	1112	2	2	\$104,000	44
8/5/2019	4632 Killimore Lane	2604	4	2	\$385,000	15
8/6/2019	4664 Inisheer Drive	1756	3	2	\$273,000	49
8/6/2019	2948 Edenderry Drive	2226	4	3	\$284,000	27
8/7/2019	2335 Meath Drive	2507	4	3	\$310,000	29
8/8/2019	4663 Inisheer Drive	1941	3	2	\$260,025	77
8/8/2019	2703 Ohara Court	2121	3	2	\$412,210	38
8/9/2019	3913 Tralee Road	1776	3	2	\$245,000	42
8/14/2019	2205 Limerick Drive	1720	3	2	\$254,000	19
8/14/2019	3814 Longford Drive	3104	4	3	\$385,000	32
8/15/2019	4040 Brandon Hill Drive	2152	4	3	\$305,000	28
8/15/2019	2412 Ryan Place	1340	2	2	\$145,000	23
8/16/2019	4013 Brandon Hill Drive	2442	4	3	\$370,000	79
8/21/2019	2651 Bantry Bay Drive	2289	4	3	\$291,500	90
8/23/2019	3045 Corrib Drive	1667	3	2	\$255,000	176
8/23/2019	3710 Galway Drive	3070	4	3	\$345,000	56
8/26/2019	4660 Inisheer Drive	2507	4	3	\$370,000	11
8/27/2019	3233 Dungarvan Drive	1702	3	2	\$226,000	15
8/27/2019	2950 Giverny Circle	2796	4	2	\$365,000	25
8/29/2019	3457 Mahoney Drive	2304	3	2	\$314,900	119
8/30/2019	3527 Clifden Drive	1900	3	2	\$255,000	0
8/30/2019	3217 Heather Hill Lane	2455	3	2	\$325,000	21

This snapshot shows how busy Tallahassee realtors have been during June through August in Killearn Estates. When you are ready to buy or sell your Killearn home, choose the realtor who loves where she lives and lives where she works!

Information courtesy of ...



Keller Williams Town & Country Realty  
1520 Killearn Center Blvd.  
Tallahassee, FL 32309

**Corinne Johnston**  
Realtor®

**(850) 294-7058**

CorinneJohnston@KW.com  
Tallahassee-Realtor.com



## Architectural Control Committee Actions for Q3 2019

The Committee meets every Wednesday at 10am in the Killearn Homes Association Board Room

DATE	UNIT	PROJECT	ACTIONS	DATE	UNIT	PROJECT	ACTIONS
<b>10-Jul</b>	51	TREE REMOVAL	APPROVED	<b>24-Jul</b>	15	TREE REMOVAL	APPROVED
	7	WINDOW REPLACEMENT	APPROVED		8	GARAGE DOOR REPLACE	APPROVED
	14	TREE REMOVAL	APPROVED		17	RETAINING WALL	APPROVED
	5	RE-ROOF/SHINGLES	APPROVED		39	RE-ROOF/SHINGLES	APPROVED
	16	FENCE INSTALLATION	APPROVED		3	EXTERIOR PAINT	APPROVED
	42	EXTERIOR PAINT	APPROVED		40	RE-ROOF/SHINGLES	APPROVED
	37	SUNROOM	APPROVED		14	CONCRETE WORK	APPROVED
	31	CONCRETE WORK	APPROVED		17	FENCE REPAIR	APPROVED
	28	TREE REMOVAL	APPROVED		5	STORAGE BLDG.	APPROVED
	15	TREE REMOVAL	APPROVED		31	SATELLITE DISH	APPROVED
	7	RE-ROOF/SHINGLES	APPROVED		14	FENCE REPAIR	DENIED
	17	TREE REMOVAL	APPROVED	<b>31-Jul</b>	28	VARIANCE	APPROVED
	7	TREE REMOVAL	APPROVED		5	EXTERIOR PAINT	APPROVED
<b>17-Jul</b>	21	TREE REMOVAL	APPROVED		10	PRIVACY FENCE	APPROVED
	21	TREE REMOVAL	APPROVED		12	TREE REMOVAL	APPROVED
	8	TREE REMOVAL	APPROVED		20	TREE REMOVAL	APPROVED
	51	TREE REMOVAL	APPROVED		23	EXTERIOR PAINT	APPROVED
	14	TREE REMOVAL	APPROVED		42	IN-GROUND POOL	PENDING
	35	TREE REMOVAL	APPROVED		9	FENCE/DECK	PENDING
	19	SCREEN PORCH	APPROVED		1	TREE REMOVAL	APPROVED
	12	ABOVE-GROUND POOL	DENIED		23	WOOD ROT REPAIR	APPROVED
	39	TREE REMOVAL	APPROVED		25	TREE REMOVAL	APPROVED
<b>7-Aug</b>	42	IN-GROUND POOL	APPROVED	<b>21-Aug</b>	37	TREE REMOVAL	APPROVED
	38	TREE REMOVAL	APPROVED		16	INSTALL FENCE	APPROVED
	16	TREE REMOVAL	APPROVED		11	TREE REMOVAL	APPROVED
	9	TREE REMOVAL	APPROVED		17	DRIVEWAY REPAIR	APPROVED
	18	WOOD ROT REPAIR	APPROVED	<b>28-Aug</b>	18	EXPAND DRIVEWAY	APPROVED
	4	TREE REMOVAL	APPROVED		14	TREE REMOVAL	APPROVED
	9	INSTALL DECK	PENDING		7	TREE REMOVAL	APPROVED
	26	STORAGE BLDG	APPROVED		9	TREE REMOVAL	APPROVED
	11	STORAGE BLDG	PENDING		12	TREE REMOVAL	APPROVED
	17	PAVER PATIO	APPROVED		21	SOLAR/DECK/WINDOWS	APPROVED
	1	INSTALL DOOR/WINDOWS	APPROVED		19	EXTERIOR PAINT	APPROVED
	14	INSTALL FENCE	DENIED		10	FENCE/STORAGE BLDG	APPROVED
	5	INSTALL FENCE	DENIED	<b>11-Sep</b>	14	SCREEN ROOM	APPROVED
<b>14-Aug</b>	16	PRIVACY FENCE	PENDING		39	IN-GROUND POOL	APPROVED
	4	PRIVACY FENCE	APPROVED		39	TREE REMOVAL	APPROVED
	11	STORAGE BLDG	APPROVED	<b>18-Sep</b>	7	TREE REMOVAL	APPROVED
	8	RE-ROOF SHINGLES	APPROVED		38	STORAGE BLDG.	APPROVED
	17	PERIMETER FENCE	APPROVED		38	INSTALL FENCE	APPROVED
	17	WIDEN DRIVEWAY	APPROVED		38	EXTERIOR PAINT	APPROVED
	42	STAND-BY GENERATOR	APPROVED		17	RE-ROOF/SHINGLES	APPROVED
	18	TREE REMOVAL	APPROVED		42	INSTALL FENCE	APPROVED
	18	WOODEN PICKET FENCE	APPROVED		18	CONCRETE REPAIR	APPROVED
	51	TREE REMOVAL	APPROVED		25	TREE REMOVAL	APPROVED
<b>4-Sep</b>	4	EXTERIOR PAINT	APPROVED		41	STORAGE BLDG.	APPROVED
	8	WOOD PRIVACY FENCE	APPROVED	<b>25-Sep</b>	17	TREE REMOVAL	APPROVED
	18	DECK REPAIR/SCREEN ROOM	APPROVED		6	VARIANCE/TITLE CO	APPROVED
	23	RE-ROOF SHINGLES	APPROVED		6	CONCRETE REPAIR	APPROVED
	12	IN-GROUND POOL	APPROVED		31	TREE REMOVAL	APPROVED
	18	EXTERIOR PAINT	APPROVED		14	RE-ROOF/SHINGLES	APPROVED
	11	DOOR REPLACEMENT	APPROVED		2	VARIANCE/TITLE CO	APPROVED
	5	RE-ROOF SHINGLES	APPROVED		9	FENCE INSTALL	APPROVED
	9	ADD WOOD DECK	APPROVED		14	FENCE INSTALL	PENDING
	31	TREE REMOVAL	APPROVED				
<b>11-Sep</b>	17	RE-ROOF/EXT PAINT	APPROVED				
	25	TREE REMOVAL	APPROVED				
	17	WINDOWS/DECK/SUNROOM	APPROVED				
	18	TREE REMOVAL	APPROVED				
	18	EXTERIOR PAINT	APPROVED				

ACC Committee: John Paul Bailey, Sam Bell, Kelley Phillips

**ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.**

## Violations Report for Q3 2019

UNIT	VIOLATION	UNIT	VIOLATION
1(2)	NON-COMPLIANT VEHICLE	17(3)	STAINED SIDING
1	SIGNAGE	17	PARKING ON GRASS
2	NON-COMPLIANT VEHICLE	17	UNSIGHTLY OVERGROWTH
3(2)	NON-COMPLIANT VEHICLE	17	UNSIGHTLY ACCUMULATION
3	STAINED SIDING	18(5)	SIGNAGE
3(2)	UNSIGHTLY OVERGROWTH	18(3)	STAINED SIDING
4(2)	PARKING ON GRASS	18(2)	UNSIGHTLY OVERGROWTH
4(2)	NON-COMPLIANT VEHICLE	18(2)	UNSIGHTLY ACCUMULATION
4(2)	STAINED SIDING	18	PARKING ON GRASS
4	SIGNAGE	19	UNSIGHTLY ACCUMULATION
5(2)	MIN HOUSING REQUIREMENTS	20(2)	LAWN MAINTENANCE
5	NON-COMPLIANT VEHICLE	20	STAINED SIDING
5	NON-CONFORMING FENCE	20	MIN HOUSING REQUIREMENTS
6	NON-COMPLIANT VEHICLE	23	LAWN MAINTENANCE
6	NON-CONFORMING FENCE	23(6)	STAINED SIDING
6(2)	UNSIGHTLY OVERGROWTH	23	PARKING ON GRASS
6	SIGNAGE	25	NON-COMPLIANT VEHICLE
7(6)	STAINED SIDING	25(3)	PARKING ON GRASS
7(4)	UNSIGHTLY OVERGROWTH	26	PARKING ON GRASS
7(2)	SIGNAGE	26	STAINED SIDING
7	NON-COMPLIANT VEHICLE	26	UNSIGHTLY ACCUMULATION
7(2)	UNSIGHTLY ACCUMULATION	26	SIGNAGE
8(2)	NON-COMPLIANT VEHICLE	28(4)	STAINED SIDING
8	SIGNAGE	28(2)	UNSIGHTLY ACCUMULATION
10(4)	NON-COMPLIANT VEHICLE	28	WOOD ROT
10	UNSIGHTLY ACCUMULATION	32	NON-COMPLIANT VEHICLE
10(2)	STAINED SIDING	37	STAINED SIDING
10	UNSIGHTLY OVERGROWTH	38	NON-COMPLIANT VEHICLE
11(5)	NON-COMPLIANT VEHICLE	38	LAWN MAINTENANCE
11	UNSIGHTLY ACCUMULATION	38	SIGNAGE
11(4)	STAINED SIDING	38	PARKING ON GRASS
11	FENCE DISREPAIR	39	SIGNAGE
11	LAWN MAINTENANCE	40	SIGNAGE
12(4)	NON-COMPLIANT VEHICLE	41(2)	UNSIGHTLY ACCUMULATION
12(3)	STAINED SIDING	42(4)	SIGNAGE
12(2)	DRIVEWAY DISREPAIR	42	UNSIGHTLY OVERGROWTH
12	LAWN MAINTENANCE	51(2)	NON-COMPLIANT VEHICLE
12	WINDOW AC	51	SIGNAGE
12	PARKING ON GRASS	51	UNSIGHTLY ACCUMULATION
14(3)	NON-COMPLIANT VEHICLE	52	NON-COMPLIANT VEHICLE
14(3)	STAINED SIDING		
14	DRIVEWAY DISREPAIR		
14	SIGNAGE		
14	UNSIGHTLY OVERGROWTH		
14	UNSIGHTLY ACCUMULATION		
15	SIGNAGE		
15	NON-COMPLIANT VEHICLE		
16(3)	UNSIGHTLY OVERGROWTH		
16	STAINED SIDING		
16(3)	NON-COMPLIANT VEHICLE		
16(2)	SIGNAGE		
16	UNSIGHTLY ACCUMULATION		
17(7)	NON-COMPLIANT VEHICLE		

# KLOVERLEAF

2705 Killarney Way, Tallahassee FL 32309

PRESORT STANDARD  
U.S. POSTAGE  
P A I D  
TALLAHASSEE, FL  
PERMIT # 132

## Jim's Pianos

Exceptional Service. Fair Prices.

1100 N Monroe St.  
Tallahassee, FL 32303  
850-205-5467  
[jimspianostore@gmail.com](mailto:jimspianostore@gmail.com)  
[www.jimspianos.com](http://www.jimspianos.com)

Over 60 years and thousands of individuals and families matched with pianos of all shapes, sizes, and brands!



Whatever you're looking for, we have something for you. From a \$700 Upright to a \$45,000 9' Concert Grand, and everything in between. Kawai, Baldwin, Yamaha, Steinway, and more. come see us today!