

Interviewee: Kulakowski, Zoe
Interviewer: Valerie Modoux
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Modoux: My first question is if you can explain how you first became involved with the Fallschase project? And was there a specific event that triggered your participation, or was it something more gradual, and you progressively became involved in that project?

Kulakowski: Fallschase has been around for a long period of time. The comprehensive plan was approved back in 79-78. And periodically there would be issues that would rise up. I would have to say that the first time I was involved was probably after 1996, because The Fall of 96 was when the Buck Lake Alliance was formed. And at that time we were primarily involved with Marsh Landing, which was a proposed subdivision further to the East out Buck Lake road from the Fallschase project. And, probably within that time frame something happened with Fallschase and we were asked to, you know, or we decided we needed to be involved in their proposals. And they hired a guy Duany – let me see [trying to remember the name], Andre Duany, to come in, and basically redesign the Fallschase development to meet his new urban town concept. There was a charette that we attended. And we basically have worked with the county government and city government and different entities around town on various issues. We have attended the county commission meetings, we have had town meetings for the citizens to hear about the issues and invited appropriate government entities and other people to come and speak and basically give their point of view on the issue and give the citizens a chance to, you know, ask questions and find out more about it.

Modoux: Were you in the Buck Lake Alliance from the beginning or how did you start being in that organization?

Kulakowski: Not from the very beginning. I think I probably missed the first town meeting because I was out of town. And I attended the second one and... I guess assumed a more active role from therefore on out.

Modoux: What brought you in the Buck Lake alliance?

Kulakowski: Part of it was the concern that the development was proposed in an area that we knew flooded. And they had proposed something like two hundred and thirty-one homes on a piece of property that was maybe a hundred and ten acres in size and fifty-five of those acres were wet ones, and periodically flooded.

So we were very concerned about the impact and the flooding in the homes. Once they were built, the homeowners would get flooded and the rest of the taxpayers would be asked, you know, to bail them out. Plus also the drainage way is on Alfred Arm, which drains directly to Lower Lake Lafayette, and the lake was suffering from impact from storm water coming off of

Tallahassee. So we were very concerned with further degradation in Lower Lake Lafayette. So we wanted to prevent that from happening. And as you know Leon County had an active landfill on the South side of Lower Lake Lafayette, and it was releasing storm water and contaminated ground water that was flowing into Lower Lake Lafayette and there was surface water quality problems. So it was a whole host of problems that came up, that we decided that somebody had to be involved.

Modoux: Personally, what brought you there? Were you contacted by the Alliance or do you live in the area and wanted to do something?

Kulakowski: I do live in the area; I live very close by. And it was not a matter of specific individuals being contacted, it was a matter of neighbors talking about the issues and then a number of people decided to hold the town meeting at the Buck Lake Elementary School. We probably had two hundred people or more show up at the town meeting. Because they were concerned. They had read about the problems and the issue in the newspapers and they had questions, and they had been discussing it with their neighbors and they wanted to get more information.

Modoux: Would you say that the Marsh Landing project and Fallschase are very similar, so that is why the Buck Lake Alliance also became involved in Fallschase?

Kulakowski: I would say that the Marsh Landing Project was what organized us, and motivated us to get involved in the local development projects. Because all of us had moved out on the East side of Tallahassee, because we like the rural character, we like the ambiance. It was not the hustle and bustle that you see in the North-East part of the county, up near the Killlearn area. Then we basically saw that, slowly, project by project, they were whittling away from our rural ambiance in the area. And then we also had concerns about whether the development met the full letter of the law and whether they had really evaluated the environmental setting, and the controls on it. And there are a number of issues that were raised for Marsh Landing; part of it was the appropriate treatment for storm water, leaving that subdivision. And whether the subdivision met the traffic concurrency requirements that Leon County has. People were concerned about the capacity of the schools and whether the schools had enough space for that number of kids that those homes would generate. And there were so many issues that were raised, and so many people calling local government entities to get information and understand this, that a six-month class was organized for the citizens to come and learn about the city growth management regulations, the county growth management regulations, the surface water quality regulations, the traffic concurrency issues, zoning (it covered zoning), and it covered a lot of different topics and speakers from various departments within the city and the county would come and speak to the citizens and talk about their area. We heard from the engineers that actually reviewed the storm water permits on what type of information they considered and what they required and what they expected to see. It was pretty comprehensive. It seems like it was two months, or two weeks out of every month that we attended, for a six-month period of time.

Modoux: If I understand well, the Alliance organized that program?

Kulakowski: The Buck Lake Alliance is a citizens group. It is composed of citizens from various professional areas and neighbors, and we have everyone from homemakers to attorneys in the group. It is a very diverse group, lots of opinions; they don't always mesh well. But we get along well, and we talk them out and we come up with a unified position or the way we are going to go. But, I mean, it was just a group and that seemed to be the obvious point whenever someone noticed that something was going on on the East side, that they would call somebody in the Buck Lake Alliance and we would call the county and find out about the issue.

Modoux: So you organized that —?

Kulakowski: No, I did not organize the class.

Modoux: I mean: the group organized this class over the six-month period? It was something coming from the Alliance?

Kulakowski: I honestly don't remember who organized the class. I just heard that there was going to be a class, and a number of us volunteered to attend it and learn. John Dew was another person that attended; I attended; and I think a couple of individuals that no longer live in Tallahassee also attended.

Modoux: Prior to the Buck Lake Alliance, and all that has been going on, what is your background on environmental issues?

Kulakowski: I work for the Florida Department of Environmental Protection and I am in the Division of Waste Management, so I am involved in cleaning up contaminated sites, and I have been interested in all kinds of environmental issues for many many years. I've also been — Well, I drive in traffic like everyone else, so I notice when the roads seem to be clogged, and traffic isn't flowing as well as it should. And, you know, with increasing levels of development you see the traffic gets worse and worse. One of the issues that came up fairly early on for Fallschase was that because Fallschase was approved back in the late seventies, before there was a requirement for traffic concurrency, the traffic impact that the development would have on Tallahassee was never even considered. It was a development of regional impact, with a proposal of — [trying to remember numbers] I think it covered two thousand homes; I forget how many. But it was a huge number of homes, a huge volume of commercial space, and the county trips that were allowed on the road did not include the Fallschase impact. Which is fine for the many many years that Fallschase was a sleeping dog, and was just eight hundred and sixty acres, in East Tallahassee that was undeveloped. But now that it is starting to be developed, we will see the traffic from the commercial portion of that. And they are going to be developing the commercial area first. And it will be followed by residential areas. We learned some other things about the way that the traffic engineers count the number of trips on roads, and that for Buck Lake Road, because everybody goes into town for their jobs, the worse traffic occurs in the morning. But for traffic counts, they only use the five o'clock pm traffic loading to evaluate whether a road has additional capacity for a new development or not. So that was something else that we learned. We tried to find a better way to do it.

Modoux: You said a little earlier that the Fallschase project is now really starting to develop. Do you have any idea or any explanation why now, after so many years, it is finally starting to get on?

Kulakowski: I know that in the eighties the original developer Lamar Bailey (and I think his son joined him later on) was involved in the project and the Fallschase project got involved in bank failures that occurred. So there was a lot of foreclosures on the property and so they lost any kind of revenue to be able to develop it. And every once in a while, I guess he would find a new developer that was interested in providing funding for the development and that would basically spur the latest proposal of areas to develop. Personally what I think is part of the problem for the Fallschase development, is that the lots were proposed to be pretty small early on. At the same time, people could get a much bigger lot elsewhere in Tallahassee. So I think that basically stymied the sales. The concerns that we had for the Fallschase property was one the traffic, the impact of the traffic on the roads of Tallahassee. Also, internal to the Fallschase property, they had their own water supply well, but their water supply well was located so close to their sewage waste water treatment plant that you would set up a loop where the treated water would be discharged into ponds and re-circulate back to the water supply well to be distributed to people living in Fallschase. So we had concerns with that. We had concerns with the proposed development that Fallschase had to build in the flood plain, build these land fingers out into what would be the flood plain, the basin of the lake, and build homes on top of them. Anytime you bring in fill and it occupies a space that is normally available for flooding, you have basically pushed that water on somebody else's property. So, that was not a good thing for the people that lived nearby, that have already built their homes, because they can't move their house up the hill, because the flood level and the lake is changing, but they are flooded out. We were also concerned about the sinkholes that are present in Lake Lafayette. If you go back and look at some of the historical aerial photographs, you can see that there are many many sinkholes in the Upper Lake Lafayette basin. And on one particular year, the water level of the lake was just perfect to outline each of the sinkholes. And so, you could count these circles in the lake basin and I stopped counting at forty-five, which is quite a bit sinkholes in the lake. And then of course the main sinkhole there at Fallschase has water year round, and it is directly connected to the Floridian Aquifer, which provides Tallahassee drinking water supply. And we found out that one of the city of Tallahassee's water supply wells is located just to the South of the sinkhole, and it basically has been showing increasing levels of nutrients that you find in storm water.

Modoux: What has been your involvement in the Buck Lake Alliance? Do you have any position, or have you always kept yourself very much involved, or has it depended on the project or what was going on?

Kulakowski: Are you talking about offices? [Interviewer nods] Well, I think I have been in the position of secretary; I have pretty much tried to avoid to be in an office, just for the time constraint issue. But generally, I would look into and find out about the environmental issues and talk to various people and the local government.

Modoux: How would you describe the relation or the exchange between the Buck Lake

Alliance with the authorities and with the people in charge of Fallschase?

Kulakowski: You are talking about communication? [Interviewer nods] We pretty much maintained cordial relationships, good communication; everyone was treated respectfully and we may not always see eye-to-eye but it was never anything personal. It was just a focus on the issues and the concerns, and we worked on trying to resolve those. What would end up happening many times when there was an issue, we would all just gather in a meeting and basically stay there until the issue was resolved. And we pretty much did that one holiday, and Steve Pfeifer, who was an attorney here in town and he used to be the head of the department of community affairs, was our attorney, representing us and we basically just hashed out - it was either Veteran's Day or Labor Day - all day long hashed out, worked it out, and then a couple of drafts were circulated later to work out the fine points.

Modoux: Do you remember which issue it was?

Kulakowski: That was basically one of the [remembering] — I know that we were talking about development of homes down by the lake and trying to pull back any homes in the lakebed, and it also covered the type of landscaping that they would do, any disturbances of the land surface. It included some new lot lines, and it expanded on what they had previously gotten approved from the county as a phase 1a, phase 1b sections. And those basically were the sections of the development that already had the water sewage and storm water utilities installed. So when you go out to Fallschase you see the roads, and the curbs, and that was the portion that was already installed for the first phase of Fallschase. But, you know, Fallschase is a development of regional impact, and those are proposed for large projects that are likely to cause impacts on the local community. When Fallschase was first proposed back in the late seventies, it was way out of town. The town border for Tallahassee was probably at Magnolia Street. So this was way out of town, there was not going to be any traffic impacts from this development, because it was remote from town. Water utility: it was going to provide its own water supply. There was a sewage treatment plan on the premises to provide that. I think they were planning on having somebody provide electricity and telephone, and maybe gas, and other utilities out there. And it was far for impacts on schools. So even though as a development of regional impact, it did not include a school in the property, it did not even allot any acreage for a school to be built in there, it was way out of town and, you know, it was not really construed to be that important to Tallahassee impacts. There is another point that was crucial to the continuing life associated with Fallschase, and as one of the first developments of regional impact, it did not include an expiration date. They forgot [stressed the word] to include that in there. And so where most of the developments of regional impact, you've got ten years or so before they expire, this one had no expiration date. Nothing. And Lamar Bailey, the owner, I guess would mark it: "Hey, I already got approval for all these homes", twenty-two hundred homes, including developments out on the lake. And he had this vision of the land-fingers with homes built out onto the water, and sailboats out there. And, of course, upper lake Lafayette, many times is dry. And there was also talk about maybe plugging up the sinkhole, or putting a berm around it to keep the water in the lake.

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Just to make sure that I understood well about the expiration date: is it the county that forgot to put one, or how does it work?

Kulakowski: The county, I believe, approves a development of regional impact. And after they approve it, it goes before the Department of Community Affairs for a quick review, to make sure it complies with state regulations, and that type of thing. And somehow, since it was one of the first ones, no one thought of an expiration date. Fallschase also had a pretty strong litigation in its early years. The Department of Environmental Protection at that time was called the Department of Environmental Regulation, I guess was involved and they felt that Fallschase was proposing development down into area that was regulated as wetland by the state. And as I understand it, I mean this is not my area - D.E.R, D.E.P - at all, but they were using the soil type and the plant types as an indication of where the line delineating the wetlands was located, and the regulation did not allow that type of determination at the time. It was all based on the water, where the water was. I think Boone Kursteiner was the Fallschase attorney on that issue, and the Department of Environmental Regulation lost the case. As a consequence, what I was told by a number of people, is that D.E.R. was banned from stepping on the Fallschase property because of that issue for many many years. So, anyway, that was part of the history of Fallschase, and the concerns, and at one time I spoke with an attorney at D.E.P., in the state land program that deals with the law associated with submerged lands, and that is a law that basically says that anything that is submerged belongs to the citizens of the state of Florida. And for Lake Lafayette, it was basically part of the original town grant that Lafayette owned; he owned the whole township. And when they subdivided Lake Lafayette, they ended up dividing the lake bottom up, with the parts tied to the adjacent upland properties. So they actually sub-divided this lake and it was not one where you could say that the waters of the state were separate from the upland ownership. That was part of the case for Fallschase. Part of the land that they owned actually extended into the Upper lake Lafayette basin. And today the city of Tallahassee owns part of the Lake bottom and now the county owns another part of the lake bottom, because of the AIG Baker purchase.

Modoux: So do you think that those issues that you have just explained kind of explain why this project has been pending for so long? I mean, it was supposed to start but never started, for almost thirty years?

Kulakowski: I think one of the big controls was financial, not having the revenue and early on not having enough people interested in buying properties out there. And then it got into the savings and loans bank failures. For the Andre Duany charette, I really do not know why it did not go forward at that point. In trying to bring the project current in consideration of the regulation changes that have happened through these decades, County staff has tried to get this project to meet current day expectations. And, there has been a lot of resistance on the part of Lamar Bailey and he would threaten lawsuit. So a lot of the time period was involved in either threatened lawsuit, or actually litigating some issues.

Modoux: Would you say that environmental issues were not that important at first, but they grew more important in the project over the years? For instance, now they would be more of an issue concerning that project, than they would be in the 1970s?

Kulakowski: I would say that back in the 1970s, the environmental issues were there. Part of the problem was that a lot of the regulations that the State had, the County had, and the City had, probably were too general and not specific enough for the situation. And I don't remember the lady's name, but there was an old lady - and I think her husband is an FSU biology professor - that lives on Lake Lafayette and she was very involved in the early years of Fallschase, before the development of regional impact was approved. Actually, I remember seeing her name on a lot of correspondence, and it seems like she was the instigator. I do not remember her name. I probably have that at home somewhere. But she was very involved. I know that D.E.R was very involved with their staff. But, then again, they also had their hands tied as far as the regulations, and they basically made the best scientific decision that they could make. But the law was not clear, as far as their authority and whether they could go that route or not. Of course, that was fixed. But, did not really help the proposal for Fallschase. And part of the problems that have been encountered on Fallschase were also directly related to the personality of the developer. He dearly loves his land, the Fallschase property, and he says he loves all the trees out there and he has even adjusted the property lines to save some of the trees, and after a while, maybe it's hard to let that beautiful land go. He has fallen in love with it. His son grew up hunting on there. I remember one of the initial issues that the Baileys used in court was that they were able to grow corn out in the lake bottom. So therefore, it was land, they could develop on it, it could not possibly be a wetland, because they could grow corn, and everybody knows that you cannot grow corn on a wetland.

Modoux: Now, to come back to the Alliance. You said earlier that, for instance, you would have a meeting, and discuss issues, and make a paper about it. Once a draft was made, then would you go to the authorities to discuss them? How did it function?

Kulakowski: We would talk about various proposals, we would read the proposals from the development plans, where the homes were and the circumstances: if they were proposed to have septic tanks, if they were proposed to be on city sewer, the size of the lots, the size of the homes, whether it was compatible for the surrounding areas, the traffic impacts that the development might cause, run off from the development; water quality issues, soil percolation issues, whether it was an area that you were going to get a lot of storm water being able to drain in the ground, or if we knew the water stood after a rain, which means that it wasn't very permeable ; the trees in the area. Just all types of details. Of course we would work with County staff, and talk to them, and give them our comments, and tell them what we were concerned with. And we would show up at all meetings from Planning Commission Meetings to County Commission Meetings, and even pre-development meetings. We have shown up in a number of pre-development meetings to talk about the issues and concerns, and ask questions and get more information and try to resolve things as early as we can. Certainly before it goes before the County Commission. We basically would also send out notices, let the citizens know what was going on, and encourage them to contact their county and city commissioners, and let them know what they thought about this before the issue came up on the agenda, basically encourage them to write editorials to the newspapers, talk to their friends, get the word out, spread the word, have everybody show up for the public meetings. A lot of communication. We printed out flyers talking about the issues, and distributed them in people's mailboxes. So we basically would divide the stack up, and everybody

would take a stack and take a particular area out East, and distribute the flyers to let people know. We held fund raisers to gather money, because it costs money to hire an attorney to be able to fight these issues. That was the fun part.

Modoux: What was the non-fun part?

Kulakowski: The fun part was the fundraiser.

Modoux: But the non-fun part? Was it going to the committees?

Kulakowski: It was the commission meetings. For Marsh Landing, that probably went on for weeks and weeks. And you would basically go to the meetings; it was actually like a hearing. So you could not really speak. But you had to listen to the witnesses be questioned, and give their point of view. And you would end up sitting for three or four hours at a time. It went on for weeks. It was a very long process.

Modoux: Did you have the same for Fallschase? Also very long hearings?

Kulakowski: I don't remember any hearings per se for Fallschase. I think in most cases that any disagreements were worked out in the form of a newer agreement between both sides, going back and forth, and compromising on some issues to gain on some others. Now I know that there were some lawsuits; there was one lawsuit that Fallschase had with the Development called Weems Plantation on Weems Road. Evidently, the storm water from Fallschase was leaving the so-called drainage swale that was supposed to drain down to Lake Lafayette, causing flooding to occur in the Weems Plantation subdivision. And somehow that came up and I went out during a rainfall event to just look and see where the run-off was going. I was in the area where _____ street had been built and the storm water conveyance-system had been built, and as part of the original design, they almost hidden from view storm-water outlets and the only reason that I found them is that I was just looking over the ground and there was this area that was a tear-drop shape that was filled with poplar tree leaves. But I looked around, and there were absolutely no poplar trees nearby. Just walking uphill a little bit, I found an area that was probably two hundred feet away, with poplar trees. So somehow, it had to get there. So that's how I found the storm water discharge point. And from there it would basically go into a swale that had developed over the years; it may have been started by a farmer and just dug down; but towards its South-end, it just disappeared. That is where the water was draining out into the Weems Plantation subdivision. So I can see what the problem was. And with AIG Baker coming in, that was one of the issues that we wanted to resolve and basically settle for the Weems Plantation subdivision. And so their conveyance system for storm water down to the Lake Lafayette essentially cut off that pathway.

Modoux: Did the arrival of AIG Baker in the project change a lot of things?

Kulakowski: For one, it ended the periodic resurgence of Fallschase issues. It removed a number of things that the citizens had been very concerned about, one being the intense density that was proposed for that development. I think the number of homes that are now planned under

AIG Baker is around fifteen hundred, and that is significantly lower than what was originally proposed. The commercial development may be more intense than what was originally proposed; originally the commercial was scattered throughout the whole Fallschase Development. For the most part, the building on land-fingers out into the lake is something of the past; it is not part of this proposal, and they will be building homes on the lakeshore. We basically got the water supply wells to be pulled out; the wastewater treatment plant is gone; the level of storm water treatment that is achieved on this project is a lot more than what was proposed under Fallschase. Fallschase was just going to collect the storm water and discharge it directly to Lake Lafayette. Because we had an agreement, the level of storm water treatment on that proposal is now in line with the best level of storm water treatment that you can get, and it is more intense than what commercial development is normally required to do. The traffic issues: There may be a little bit improvement with the traffic issues, you know, because we decreased the density a little bit, and then the time of day issues, residential vs. commercial enterprises. We have lost a lot of trees. The trees are going to be going. And in the first phase, you can see the trees. It is kind of hard to have a big flat space for Wal-Mart without knocking down the trees. But they are promising a town concept, a place where people would like to gather, and collect and shop, and eat at restaurants. So we will have to see how the developing goes!

Modoux: Do you feel that the involvement of the Alliance in the project has been able to raise a lot of issues and then solve problems?

Kulakowski: I think we have certainly learned a lot about the process and I hope that the regulations have improved, because of the citizens' involvement; because we did not necessarily agree with how things were going. But it is kind of hard to say, because the county commission is a political body, and a lot of time politics do govern their decisions rather than just the facts [laughs].

Modoux: On the same subject, how important do you think are citizens organization in environmental issues like this one?

Kulakowski: I think that the citizens' involvement is extremely important, because it provides balance. It provides balance for the city and county employees who are hired to implement the regulations, and essentially look after the needs of the community. And on the other side, you have the developers, and the land-owners; many of them have a philosophy that "I own this land, I should be able to do whatever I wish with it." And I think that society is much different than that. I think that we all have a burden to not impact the lives of others, and hard decisions should be compatible with the majority goals and rules, and community ambiance. And just a sense of, you know, it is a good place to live, and it is a nice place to spend time in, is all controlled by things that generally are not pavement and building orientated. I always think that we need to incorporate the natural world into our living space, because that is what gives it its peace and calm. And it is nice to be able to go out and watch the birds and squirrels, and that type of things. And I think that most of the people, at least the people I know of that live on the East side of Tallahassee, are very much in tune with nature and they appreciate it and they realize that a good quality of life does go along with taking care of the environment. This is a really neat area that

we live in; there is a broad diversity of species, and of course the landforms. You have the rolling hills, and all of that supports the diversity of species by having multiple environments out there for the species to live in. And it being a cool place, we need to protect it and save it for future generations.

Modoux: Do you feel that the Alliance has been able to bring some kind of balance in that project?

Kulakowski: [First, thinking some] Yes, I think so. Basically, the developers present one point of view, and the citizens are presenting another point of view. And then, I guess, hopefully you want the staff and the regulations to be somewhere in the middle. So basically you just have to talk about these issues and maybe adjust where the middle is.

Modoux: And the Fallschase that is starting now, do you feel that it is in that middle?

Kulakowski: I think that it is the best agreement that we could have reached, considering the circumstances of the Fallschase Development of regional impact. And I think that the majority of the people that have been involved through the years on various issues associated with Fallschase, that — the DRI's existence pretty much locked in a certain number [cell phone starts to ring] of residential units and a certain footage of commercial space. And — [working on turning of the cell phone] (I think that will put that off). But I think that it should. But, you know, we won't know.

Modoux: To wrap this up, what do you think the impact of Fallschase will be on the East end of Tallahassee.

Kulakowski: Traffic-wise, I think that it is going to be severe. And if you think about Tallahassee and the way its roads are, they are like the spokes of a bicycle: all of the spokes leading to the center of town. And on the East side, Mahan is a spoke, Miccosukee Road is a spoke. And then we have Centerville road as a spoke. And South of Mahan, Buck Lake Road veers off of Mahan. And then South of Buck Lake Road, you have Lake Lafayette, which is essentially a four-mile long linear lake. So there are no roads that cross that lake from Capital Circle, Weems Road, on out to Chaires Crossroads. So we are going to have significant traffic issues on the East side of town. The proposed widening for Mahan, I don't think they are going to start that work until maybe 2010, maybe later; maybe they are going to start buying the property in 2010. Then also there is the proposed development along the Welaunee Plantation; that is supposed to include a new spoke, called Welaunee Boulevard. And part of the plan is to eventually have that road connect to I-10. So that will alleviate some of the traffic, but we are going to see a lot of traffic from the Fallschase Development and it is going to not only impact Mahan there, but out towards I-10 and Capital Circle to the West. And nowadays, even without the Fallschase Development there, there are times when you cannot get across Capital Circle because Capital Circle has a longer light time than Mahan Drive. So I think eventually what this town is going to do, is to have a fly-over for traffic on Mahan to fly over Capital Circle so that the Capital Circle traffic can keep going. Because of the sheer numbers of people that live up on

the North-East but that need to travel to the South side of town. As far as school impact, there are going to need to be additional schools to handle the people that move into the Fallschase. Typically, an elementary school has around eight hundred students, and they very well could fill up an elementary school of their own. And right now, there is no acreage associated with Fallschase set aside for schools.

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Modoux: So you were talking about schools.

Kulakowski: The initial Leon County comprehensive plan included schools. There was an element for school capacity to be considered as part of concurrency requirements. And it was removed. So no longer, even if it is a large development, they are not really required to address schools. I think that the Welaunee proposal does include acreage for an elementary school. I don't remember what they did for middle school or high-school student impacts. But for Fallschase, it is not part of the picture, and they are pretty much locked in with the development all around them because this proposal has been languishing for many many years. So, it is going to be an interesting issue to come up, and how to get the place for the schools for those kids, because those kids would have to be bused out of that subdivision to a local school. Even if they use existing ones, they are still going to have buses, and that is going to be more traffic on the roads.

[End of Transcription]