

**JOINT WORKSHOP**  
**Leon County Board of Commissioners & Tallahassee City Commission**  
**2019 Cycle Comprehensive Plan Amendments**  
**County Courthouse**  
**Tuesday, February 26, 2019**

The City and County Commissions met in a joint session on February 26, 2019, in the County Commission Chambers with County Commissioners Jimbo Jackson, Nick Maddox, Kristen Dozier, Mary Ann Lindley and Rick Minor present; and Mayor John Dailey and City Commissioners Elaine Bryant, Jeremy Matlow, Curtis Richardson and Diane Williams-Cox present. Also present were County Administrator Vince Long, County Attorney Herb Thiele, Senior Assistant City Attorney Louis Norvell; and members of County and City staffs. County Commissioner's Bryan Desloge and Bill Proctor were absent.

Chairman Jimbo Jackson called the Joint County/City Workshop on Cycle 2019 Comprehensive Plan Amendments to order at 1:05 p.m.

**Review of Proposed Cycle 2019 Comprehensive Plan Amendments**

Cherie Bryant, Tallahassee-Leon County Planning Director, explained that the intent of today's workshop was to provide an opportunity for Commissioners to review the amendments in this cycle and request any additional information from staff prior to the scheduled public hearings. Ms. Bryant also noted that time had been reserved for discussion on the Land Use Element update.

Mr. Artie White, Tallahassee-Leon County Planning Department, shared that there were four amendments in this year's cycle (three map amendments – one City and two County, and one text amendment). He advised that no votes would be taken at this time; however, a public hearing would be held on March 12, 2019 to adopt the small-scale map amendments and the transmittal of the large-scale amendment. He stated there were a total of 11 different elements and that he would discuss two for the 2019 Cycle Amendments and two others for the Land Use Element Update. He noted that the Comp Plan is governed by State Statute, specifically Chapter 163 in the Florida Statutes. He gave a history of the Leon County Comp Plan that was originally adopted in 1990.

Mr. White provided a thorough review of the following amendments:

- **TMA 2019 02: Murat Subdivision**

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the Murat Subdivision from Residential Preservation (RP) to University Transition (UT). Residential Preservation is a land use category that allows residential development up to six units per acre. University Transition is a land use category that allows residential development up to fifty units per acre and smaller scale retail commercial to provide essential services to immediate residents and ancillary needs of universities. This map amendment is considered a small-scale amendment and is located within City limits. He noted that at the March 12, 2019 public hearing it would only be voted on by the City Commission and as it is a small-scale amendment, the process is shorter.

Mr. White stated that approval is recommended by staff and the Local Planning Agency and the amendment was privately initiated.

Commissioner Lindley recalled previous discussions surrounding the County voting on City amendments and vice versa. A decision was made, and clarified in the Intergovernmental Coordination Element of the Comp Plan, that joint meetings would continue; however, votes on amendments would only be taken from the affecting Commission.

Commissioner Maddox, noting the current University Transition zoning throughout the area, established that staff has gradually made amendments to the area based on the change in character of the neighborhoods from residential to more student oriented.

Commissioner Dozier suggested that, for areas such as this, it would be helpful to be provided a larger map which would provide a broader scope of the area being considered for rezoning.

Commissioner Richardson established with staff that there remains one more pocket of property in that area that remains Residential Preservation and may come before the Commissions for rezoning.

Commissioner Maddox voiced his interest in protecting a Residential Preservation designation in the Frenchtown area and would not support any more encroachment of a University Transition designation into that area. He stated that, should amendments for that area come forward, he would want to be provided a larger map showing how the rezoning would fit into the whole area (as mentioned by Commissioner Dozer).

- **LMA 2019 01: Tower Road Light Industrial**

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential -2 (UR-2) to Industry and Mining (IM). Urban Residential-2 is a land use category that allows light industrial, mining, or industrial uses. This map amendment is considered a small-scale amendment and is located in unincorporated Leon County.

Mr. White stated that approval is recommended by staff and the Local Planning Agency and the amendment was privately initiated.

- **LMA 2019 02: Bexar, LLC**

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential-2 (UR-2) to Suburban (SUB). Urban Residential-2 is a land use category that allows residential development up to twenty units per acre. Suburban is a land use category that allows residential development up to twenty units per acre and non-residential development based on implementing zoning district. In area lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. This map amendment is considered a large-scale amendment and is located in unincorporated Leon County.

Mr. White stated that approval is recommended by staff and the Local Planning Agency and the amendment was privately initiated.

Commissioner Richardson confirmed with Mr. White that staff are not aware of any plans to annex the property at this time.

Commissioner Dozier offered that this is a substantial change to the area and suggested that a broader conversation of future plans would be helpful.

- **TTA 2019 005: Capital Improvements Element**

Text Amendment: The proposed amendment to the Capital Improvements Element would reflect the statutory process for adopting the District School Board's 5 – Year District Facilities Work Program in the Capital Improvements Schedule.

The proposed amendment changes the procedure for adopting the Leon County Schools 5-Year District Facilities Work Program. The proposed amendment would provide for the adoption of the District Facilities Work Program by ordinance as part of the Capital Improvements Schedule instead of providing for the adoption by reference in Policy 1.2.8: [CI]. This amendment is proposed to improve consistency with Ch. 163.3177(3)(b), Florida Statutes.

Mr. White stated that approval is recommended by staff and the Local Planning Agency and the amendment was publicly initiated.

### **Joint County-City Commission Workshop on the Land Use Element Update**

Mr. White provided an update on staff's efforts. He stated that the goals of the Comprehensive Plan Update project are to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. He conveyed that the current Land Use Element contains a number of structural issues that would be addressed throughout the update process.

Mr. White elaborated on:

- Why the update was requested/needed citing such issues as the removal of orphaned objectives and outdated policies, the removal of detailed development regulations which are more appropriate for inclusion in the land development regulations, inclusion of dates that have passed, elimination of completed initiatives, and more focus on statutory requirements and specific items of interest that lack a relationship to other elements of the plan.
- The opportunities that an update offers, such as the ability to refocus policies on local priorities, to simplify, to be more specific, to remove redundancy, to be more user friendly, to incorporate recent planning efforts, and to improve coordination with the Florida Department of Transportation.

He submitted that the Comprehensive Plan has served the community well and offered examples such as the Urban Services Area, Southern Strategy Area, Complete Streets Policy, and Rural and Lake Protection Land uses. He then provided an overview of staff's outreach and public engagement efforts which have utilized social media, on-line survey on community values, and community workshops. Mr. White shared that common themes heard throughout the community included: 1) Affordability; 2) Improved Access; 3) Environment; 4) Housing; 5) Community Character; 6) Safety and Comfort; 7) Global Challenges; 8) Energy and Environmental Efficiency, and 9) Human Interaction. He noted that the schedule of meetings and information about the project are available at: <http://www.talgov.com/LandUseUpdate>.

Mr. White articulated efforts related to data collection and analysis and how this information is being utilized within the update. He then concluded his presentation by providing next step efforts for the update process.

Commissioner Minor commended staff for its public outreach efforts. He noted it might be helpful, as far as public opinion on transparency and trustworthiness, to highlight the differences and divergences from the original plan. He believes, based on his conversations with the public, that the more the commissions discuss changes publicly and honestly, the more engaged and responsive the public will be. Secondly, Commissioner Minor expressed his gratitude for staff spending time on data analysis, observing that the more information the commissions have, the better able they are to make intelligent decisions.

Commissioner Bryant remarked on the need for a vision statement, which she acknowledged would differ from one sector of the Land Use Element to another. She also recommended that performance measures be included as part of the update to ensure that objectives are being achieved.

Commissioner Williams-Cox referenced an email that was sent to City Commissioners which requested consideration for an outside source to look at the process and how data is collected and interpreted. She agreed that having an independent entity validate data collection and analysis would add more credibility and make more acceptable to the public.

Chairman Jackson indicated that he had received a number of speaker cards from individuals who wished to provide input into this subject. County Attorney Thiele clarified that it is the County's policy to not allow speakers at workshops and that a motion to waive that policy would be needed by the County.

*Commissioner Maddox moved, duly seconded by Commissioner Minor, to waive the County's policy to not allow speakers at workshops. The motion carried 5-0 (Commissioners Desloge and Proctor absent).*

**Speakers:**

- Debbie Lightsey, 2340 Cypress Cove Drive, spoke to the issue of the governing bodies only voting on amendments in their jurisdiction. She asserted that the decision for the City to vote on City amendments and County Commissioner on County amendments was a mistake. She remarked that, while she was a city resident, she is also represented by three County Commissioners. Ms. Lightsey asserted that it is important for both entities to vote on all amendments.

Ms. Lightsey also spoke to the Land Use Element Update stating that there needed to be consistency between each element and opined that a consultant could be used to offer a comprehensive view of the plan. She noted that sector plans, as part of the Comprehensive Plan, are also law and that they should not be allowed to disappear because they are outdated or deemed complete. Ms. Lightsey mentioned that the City had embarked on the development of a Strategic Plan and suggested that the County's Strategic Plan might be helpful in the development of this document. She concluded by suggesting that the Comprehensive Plan and Strategic Plan should not be done simultaneously.

- Wendy Gray, 1047 Myers Park Drive, discussed the importance of data collection. She mentioned that data helped in making informed decisions, to ascertain how well objectives as being met, and to provide information on future growth, among other areas. She commented that the Comprehensive Plan does have a Vision Statement; however, it could possibly need updating.
- Kathy McGuire, 1101 Pine Street, expressed frustration on citizen participation in the Comp Plan process as she opined it has been "directed and shallow". She hoped that

future community meeting would allow for a more expansive discussion. She was also unsure how the survey results would be used or quantified and supported the addition of an outside consultant.

Chairman Jackson asked that staff add signage and flyers as a method to notify residents about upcoming workshops.

Commissioner Richardson referenced how data can be utilized to determine the effectiveness, especially in an area such as the Southern Strategy. He submitted that the data might reflect a continued need to address issues such as infrastructure, housing, commercial development, job creation and neighborhood preservation and indicated that he looked forward to receiving this data. He also suggested that an update to the Southern Strategy Plan was warranted to better reflect the changes expected in the area. Commissioner Richardson pondered future housing needs, as the current Urban Services Area (USA) will not accommodate the anticipated growth. He asked staff to include the Capital Area Neighborhood Network in future outreach efforts.

Commissioner Dozier cited the tremendous amount of activity associated with the Land Use Element rewrite and the limited staff resources within the Planning Department. She indicated a willingness to entertain the hiring of an outside consult to provide an independent assessment of the “non-technical” pieces of the rewrite and asked staff if this was feasible. Ms. Bryant responded that there is a role for a consultant in this process and that there are continuing service providers on contract that staff could utilize for this purpose, should the joint Commissions approve and provide funding for this service. Ms. Bryant added that staff could explore this option and bring information to the joint commissions. Commissioner Dozier also expressed the need for data to ascertain effectiveness and mentioned that the County Commission had recently passed a motion to pursue a joint informational workshop on the Comprehensive Plan.

Commissioner Minor shared that he was open to a discussion on funding for an outside consultant and would like to have discussion on the scope of work to be done by the consultant.

Commissioner Maddox offered that the only joint funding available was through Blueprint and suggested that a discussion on this could be done at the upcoming Blueprint meeting.

Commissioner Richardson acknowledged staff’s effort throughout the update process. He expressed some concerns about a consultant as he was unsure that they would be effective in advising the Joint Commissions. He submitted that staff has the advantage of seeing the “whole picture” and believed that they could come back with an appropriate product without spending taxpayer monies.

Chairman Jackson confirmed that funding would be presented to each individual body for approval.

Commissioner Lindley agreed that a review of the data was needed to learn what’s been done and then at that point evaluate an outside consultant. She continued by stating that public input was important and was not in favor of postponing public participation into the process.

Commissioner Dozier suggested that staff bring back information based on input received from the public thus far and that the proposed workshop focus on the status of what’s been done as well as options for areas that a consultant could be utilized and include a discussion to identify the sector reports Commissioners would like to see updated. She also proposed that staff

coordinate with the consultants hired by the CRTPA to possibly conduct a large public meeting on future planning.

Commissioner Williams-Cox expressed her support for continued public engagement; however, was concerned about “public fatigue”. She opined that the public’s trust has been tainted, and it was essential to regain that trust. She submitted that the benefits of an outside consultant would far outweigh the cost.

Commissioner Bryant offered that the Comprehensive Plan needs a vision of where we are going, and while she has confidence in staff, she did not discount the value that a consultant might bring to the process.

Commissioner Matlow expressed his support for a joint workshop and engaging a consultant. He also remarked that when seeking public, input staff should be specific on what the public is being asked to provide input to.

*Commissioner Dozier moved, duly seconded by Commissioner Minor, to direct staff to bring back a budget discussion item to include options on those areas where a consultant could be of benefit to staff, status of the sector plans, and the timeline for a future joint informational workshop on the Comprehensive Plan. The motion carried 5-0 (Commissioners Desloge and Proctor out of Chambers).*

*Commissioner Bryant moved, duly seconded by Commissioner Williams-Cox, to direct staff to bring back a budget discussion item to include options on those areas where a consultant could be of benefit to staff, status of the sector plans, and the timeline for a future joint informational workshop on the Comprehensive Plan. The motion carried 5-0.*

**Adjournment**

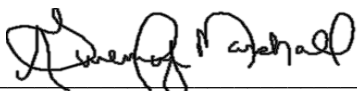
There being no further business to come before the Joint Commission the workshop adjourned at 3:00 pm.

**LEON COUNTY, FLORIDA**

ATTEST:



BY:   
Jimbo Jackson, Chairman  
Board of County Commissioners

BY:   
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida