

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
WORKSHOP  
Joint County/City Workshop  
On the Tallahassee-Leon County  
Comprehensive Plan  
And the Alternative Mobility  
Funding System Study  
October 15, 2019**

The Leon County Board of County Commissioners met for a Workshop on the Joint County/City Comprehensive Plan and the Alternative Mobility Funding System Study on Tuesday, October 15, 2019 at 12:00 p.m.

Present were Chairman Jimbo Jackson, Vice Chairman Bryan Desloge and Commissioners Mary Ann Lindley, Kristen Dozier, and Rick Minor. Absent were Commissioners Nick Maddox and Bill Proctor. Also present were County Administrator Vincent Long, County Attorney Herb Thiele and Board Secretary Beryl H. Wood.

City Commissioners Present: Mayor John Dailey, Commissioners Elaine Bryant, Jeremy Matlow, Curtis Richardson and Diane Williams-Cox. Also present were City Manager Reese Goad

Facilitator(s): Alan Rosenzweig, Deputy County Administrator  
Ken Morris, Assistant County Administrator  
Benjamin H. Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE)  
Cherie Bryant, Director, Planning Department  
Artie White, Administrator, Comprehensive Planning  
Julie Conn Christesen, Principal Planner  
Johnathan Palmer, Nue Urban Concepts

Chairman Jackson welcomed the City Commissioners to the Workshop and then turned the meeting over to County Administrator Long.

County Administrator Long also welcomed everyone to the Workshop. He explained this is Phase I of the Alternative Mobility Funding System Study and sought their approval to initiate Phase II of the study. He then turned the Workshop over to Cherie Bryant, Director, Planning Department.

Phase I Report on the Alternative Mobility Funding System Study and Authorization to Initiate Phase II of the Alternative Mobility Funding System Study

Cherie Bryant welcomed everyone and gave a summary of Phase 1 as she introduced the first item. She commented that in 2016, the Board and City Commission directed staff to retain a consultant to evaluate options for replacing the existing transportation concurrency fees. This item seeks Board and City Commission consideration of the first phase of the consultant study which evaluates the existing concurrency system and recommends consideration of a Tiered Mobility Fee funding strategy. Should the Board and Commission direct staff to proceed with the next phase of the study (Phase IIA), the consultant will develop a Mobility Infrastructure Plan

which identifies the transportation infrastructure funding needs specific to Tallahassee-Leon County and preliminary Tiered Mobility Fees through 2040.

This item has a fiscal impact. The first phase of the study cost \$100, 000 shared evenly between the County and City. The next phase of the study would be \$225,000 to be split by the County and City. Adequate funds are currently available in the respective budgets for this expense. Should the Board and City Commission decide to implement a new transportation funding system at the end of the study, the fee revenue would be dedicated for long-term mobility infrastructure investments in Tallahassee-Leon County.

Johnathan Palmer, Principal of Nue Urban Concepts, discussed the findings of the study. He briefly presented topics such as:

- What is Transportation Concurrency?
  - It is an adequate roadway compliance to meet the demands of new development.
- What kind of infrastructure provides capacity?
  - How do you move people?
    - He noted it was primarily done through bikes, trails, sidewalks, paths and transit vehicles.
- How is infrastructure funded?
  - He highlighted that sales tax and gas tax are the top two taxes. State and Federal funds, Tolls, Private Development, Impact Fees/Mobility fees; Proportionate Share (Impact/Mobility Fee Creditable), Community Development Districts (CDD0, Property tax and special assessments.
- What is a Tired Mobility Fee?
  - A streamlined process for development to mitigate its transportation impact.
- He referenced mobility plan examples in Sarasota & Osceola Counties. He discussed a recent one in St. Augustine (Mobility Plan).
- He gave examples: electric biking, e-scooter, bike sharing shared mobility, golf carts & low speed vehicles, Autonomous vehicles & Autonomous Transit, and Parking.

Commissioner Lindsey inquired about the autonomous vehicles' route and how it appeared to haul fewer people.

Commissioner Richardson inquired how have they addressed people not employed. He asked how they are handling maintenance. He also asked would there be an opportunity for training programs with such places such as Lively Vocational Technical School.

Mr. Palmer stated they would have contracts with vendors. He noted there would be additional opportunities for employment.

Mr. Palmer relayed information on growth in Leon County. Public Outreach "Broad Summary" such as with Congestion:

- Peak Hour Issues
- Current Concurrency System: Unpredictable;
- Road Impact Fee/Concurrency: Where do the funds go?
- MMTD Concurrency System

#### Other Mobility Systems Evaluated

- Alachua County

- Altamonte Springs
- Broward County,
- Duval,
- 

Dual Rational Nexus Test & Rough Proportional; alternative Transportation Mitigation Options

3.) Road Impact Fee;

Commissioner Richardson noted currently the transit system was not funding itself and had apprehension in bringing in competition. However, he thought it could be linked to the current transit system and inquired were any of them linked to the current public transit system? Such linkage could broaden their mobility offerings.

Mr. Palmer stated it was a possibility according to how this plan is structured. He then discussed the tiered mobility fee options.

Commissioner Minor asked about funding from the different tiers going to mobility improvement within that tier.

Commissioner Dozier questioned the shared plan and where they apply the dollars. How do we meet that goal?

*Commissioner Maddox arrived at 12:48pm.*

Commissioner Lindley moved, duly seconded by Commissioner Dozier.

Commissioner Maddox commented on residential properties.

Mr. Palmer stated you don't want to put a burden on one particular user. He discussed things communities are doing for residential properties based on square footage, in order to become more equitable. Mr. Palmer noted it would be part of the analysis and there would be several recommendations He noted the ultimate decision is with the Commissioners.

Commissioner Dozier discussed the mobility fee. She asked about carving out an exception for land trusts. She asked could there be a different fee.

Commissioner Cox-Williams noted she was in favor of moving forward. She discussed some of the dollars being left in the community.

Commissioner Richardson discussed the affordability of housing. He said adding fees could make the problem grow and asked that they keep this in mind. He noted he was excited for how this moves the community into the future. He was in favor of the next phase and how would it compliment blueprint. He brought up public transit. He didn't want to compete, however if it could enhance transit opportunities.

Commissioner Bryant discussed Purpose Built Communities and the necessity of making provisions for those type of opportunities.

Commissioner Desloge shared that he was in support of and noted they had to figure out how to pay for these improvements. He noted the intent is to collect in a more equitable fashion rather

than how it is done presently. He shared the goal was not to collect more money, but to do so in a more equitable fashion.

Commissioner Matlow acknowledged the great points brought up. As they move in the direction of mobility fees, it would create a lot more flexibility with where spending could go. He wanted to ensure that there was an increase in participation by stakeholders across the community as they start to look at different projects.

*Commissioner Lindley moved, duly seconded by Commissioner Dozier. The Board approve Option 1: Accept the Phase I Report on the Alternative Mobility Funding System Study and direct staff to initiate Phase IIA to develop a Mobility Infrastructure Plan identifying the transportation infrastructure funding needs and preliminary Tired Mobility Fees 2040, to be brought back to the County and City Commissions for consideration. The motion carried 6-0. (Commissioner Proctor was not present).*

*Commissioner Richardson moved, duly seconded by Commissioner Bryant. The Board approved Option 1: Accept the Phase I Report on the Alternative Mobility Funding System Study and direct staff to initiate Phase IIA to develop a Mobility Infrastructure Plan identifying the transportation infrastructure funding needs and preliminary Tired Mobility Fees 2040, to be brought back to the County and City Commissions for consideration. The motion carried 5-0.*

#### Informational Workshop on the Tallahassee-Leon County Comprehensive Plan

Mr. Artie White introduced the second item. He commented as requested at the February 26<sup>th</sup> Joint County-City Workshop, this item provides for a joint County-City informational workshop on the Tallahassee-Leon County Comprehensive Plan. Also, as requested at the May 28<sup>th</sup> Board meeting, this item includes information on how the Comprehensive Plan supports the development of affordable housing.

He commented on the Urban Services Area, Balancing Growth and Sustainability, Redevelopment, Complete Streets, Sothern Strategy Area, Conservation and Preservation Areas, Canopy Roads, Green Ways, Wakulla Springs Protection, Economic Development Element, Historic Preservation Element, Levels of Service Standards, and Affordable Housing (Land Use Element, Housing Element, Mobility Element).

Mayor Dailey questioned would it make sense to scope all of the elements instead of only two.

Commissioner Dozier shared that looking at all the elements is a great idea. She asked if they would need to approve an expansion of the scope.

Commissioner Cox-Williams commended staff for the work they have put into this project. She cautioned they need to consider the task of going into an RFP when the process is already under way. She discussed expanding the scope would expand budget. She stated they would need a budget timeline, so they would be able to pay for it. Another point she mentioned was there any opportunities for mutual agreements among different levels of government, resulting in a level playing field for small, minority, and women owned businesses to become certified, thereby decreasing barriers.

Commissioner Minor stated it was a great idea. He mentioned what gave him pause was slowing down on process on the RFP's that have been closed. He asked did they feel they would receive the same result if they take the process and split it into two sections. First, if they finish the

Land Use Mobility which they have already started and second, immediately after seeing where it has cross referenced with other elements take the next phase and make the changes at that point.

County Administrator Long noted, after conferring with City Manager Reese Goad, this was an RFP and not a bid, so they could bring back, after negotiating with the number one ranked firm, an option to expand the scope. They could then bring the budgetary impact to the Board's for their consideration.

City Manager Goad agreed with this approach as an option.

Commissioner Lindley shared she was in favor slowing down the process.

Commissioner Williams-Cox inquired what should be done from the perspective of the administrative staff.

Mrs. Cherie Bryant noted it has been 30 years since the Comprehensive Plan was originally written. She stated the scope added to the RFP to look for any inconsistency and identify all issues that need correction. She shared they would need to look at cost and balance by working with the Administration resulting in a clean, modern Comprehensive Plan.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge. The Board accepted the status report on the Tallahassee-Leon County Comprehensive Plan and have staff to come back with the proposal and cost associated to cover every element of the Comprehensive Plan.*

Commissioner Dozier inquired due to nature of the RFP, should the motion be amended to stop the current process.

County Administrator Long noted that with the Board's consent they could move forward with the top recommended consultants or, if their direction was to slow down the process and rescope, they could follow that as well and return with their findings.

Commissioner Dozier shared she wouldn't be able to support this motion, because it would cost businesses too much money and the length of time that has been put into this project. However, she noted she would rather have an agenda item coming back adding the scope.

Commissioner Williams-Cox cautioned concern for companies that have taken the time to respond based on the set of requirements established, companies may have not participated because the scope was limited. She reiterated that by going with the ones that responded or the one that was first is creating some undo advantage. She cautioned they should be careful in how they handle the procurement process.

Commissioner Maddox concurred with Commissioner Williams-Cox. However, he stated they could do two things and the more logical thing is put the RFP back out for a bid and (1) look at it holistically or (2) maintain the scope that is currently in place. He noted it was unfair to those that saw this as a limited scope project and know we change our minds and now want a larger scope. He suggested in the near future that they open another RFP to do the remainder.

Mayor Dailey asked City Manager Goad to discuss how they move forward.

City Manager Goad emphasized they have all the flexibility needed. If they choose to rebid the RFP, there would be expenses related to it, or to move forward with the current RFP. He stated, based on of his experience, no matter the scope, the ones that have responded, would be the ones responding.

County Administrator Long agreed with the City Manager. He shared that if they were to negotiate with the top-ranking firm it would not be complicated or time consuming.

Chairman Jackson noted he was prepared to support the motion on the county side.

Commissioner Matlow clarified the current motion. He noted he could see both sides of the motion. However, he shared he does not like drastically changing the scope of the RFP. He supported the motion on the city side.

**County Commission**

*Commissioner Maddox moved, duly seconded by Commissioner Desloge. The Board accepted the status report on the Tallahassee-Leon County Comprehensive Plan and have staff to come back with what the proposal would be, and the cost associated to cover every element of the Comprehensive Plan. The motion carried 5-1. (Commissioner Dozier in opposition).*

**City Commission**

*Commissioner Matlow moved, duly seconded by Commissioner Bryant. The Board accepted the status report on the Tallahassee-Leon County Comprehensive Plan and have staff to come back with what the proposal would be, and the and cost associated to cover every element of the Comprehensive Plan. The motion carried 4-1. (Commissioner Richardson in opposition).*


**Adjourn:**


There being no further business to come before the Board, the workshop was adjourned at 1:59 p.m.

**LEON COUNTY, FLORIDA**

ATTEST:



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

  
BY: \_\_\_\_\_  
Bryan Desloge, Chairman  
Board of County Commissioners