

JOINT PUBLIC HEARING
Leon County Board County Commissioners & Tallahassee City Commission
Transmittal of the 2020 Cycle Comprehensive Plan Amendments
Virtual Meeting
Tuesday, May 26, 2020

The County and City Commissioners met in a joint session on May 26, 2020, virtually via Zoom. Present were Chairman Bryan Desloge, Vice-Chairman Rick Minor, and County Commissioners Nick Maddox, Bill Proctor, Mary Ann Lindley, Jimbo Jackson, and Kristen Dozier; and Mayor John E. Dailey, and City Commissioners Elaine Bryant, Jeremy Matlow, Curtis Richardson, and Diane Williams – Cox. Also present were County Administrator Vincent Long, City Manager Reese Goad, City Attorney Cassandra Jackson, County Attorney Chasity O’Steen and Board Secretary Beryl H. Wood, members of County and City staff.

Chairman Bryan Desloge called the Joint County/City Public Hearing on Cycle 2020 Comprehensive Plan Amendments to order at 6:00 p.m.

Due to the COVID-19 Pandemic, this meeting was held virtually with electronic technology via WebEx adhering to social distancing guidelines for the safety of all involved pursuant to the Governor’s Executive Order 20-69, Emergency Management - COVID-19 – Local Government Public Meetings.

The roll call was conducted by Mayor Dailey (*City*) and Chairman Desloge (*County*).

Artie White, Administrator – Comprehensive Planning, presented the 2020 Cycle Comprehensive Plan. They began taking applications in early 2019 until September 2019. He shared tonight was the transmittal public hearing to go to the state for review, and the state has 30 days to review. He noted the adoption public hearing is tentatively scheduled for September 17, 2020, following the Blueprint IA meeting. He further provided an overview of each of the amendments.

JOINT COUNTY/CITY TRANSMITTAL PUBLIC HEARING ON 2020 CYCLE COMPREHENSIVE PLAN AMENDMENTS

Amendment #1: TTA 2020 003 – Southeast Sector Plan (*County and City*)

Conduct the transmittal public hearing on TTA 2020 003- Southeast Sector Plan, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies.

The following citizens submitted online comments:

- Shelia Shellman, 3965 West Pensacola Street, commented on the need to reopen the parks and playgrounds.
- Millie Schroeder, 4451 Argyle Lane, asked to delay this vote until face to face interaction could occur.

County Vote: (*This was done by a staff recommendation roll call*).

Commissioner Lindley moved, duly seconded by Commissioner Jackson, to approve Option 1: Conduct the transmittal public hearing on TTA 2020 003- Southeast Sector Plan, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 7-0.

City Vote: (This was done by a staff recommendation roll call).

Commissioner Richardson moved, duly seconded by Commissioner Bryant, to approve Option 1: Conduct the transmittal public hearing on TTA 2020 003- Southeast Sector Plan, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 7-0.

Amendment #2: TTA 2020 011 - Neighborhood Boundary Land Use (City)

Conduct the transmittal public hearing TTA 2020 011-Neighborhood Boundary Land Use, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies.

The following citizens submitted online comments:

- Curtis (Toby) Chapman, 12086 Waterfront Drive, commented that he was supportive of Chairman Desloge's position on the Comprehensive Plan.
- Millie Schroeder, 4451 Argyle Lane, asked to delay this vote until face to face interaction could occur.

City Vote:

Commissioner Richardson moved, duly seconded by Commissioner Williams- Cox, to approve Option 1: Conduct the transmittal public hearing on TTA 2020 011 – Neighborhood Boundary Land Use, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies; and Option 2: Initiate a text amendment to Chapter 10 of the City of Tallahassee Land Development Code to include implementing zoning for the updated Neighborhood Boundary Land Use category (City). The motion carried 5-0.

Amendment #3: TMA 2020 010 – Bond and Griffin Heights Neighborhood Boundary (City Only)

Option 3: Initiate a text amendment to Chapter 10 of the City of Tallahassee Land Development Code to include implementing zoning for the updated Neighborhood Boundary Land Use category (City) – TMS 2020 010 Bond and Griffin Heights Neighborhood Boundary

Citizen comment submitted online:

- Robert Kelley, 9601 Miccosukee Road, commented in opposition to Amendment 1-3.

No County vote was required.

City Vote:

Commissioner Williams – Cox moved, duly seconded by Commissioner Richardson to approve Option 1: Conduct the transmittal public hearing on TMA 2020 010 – Bond and Griffin Heights Neighborhood Boundary, a 2020 Cycle Amendment to the Future Land Use Map and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 5-0.

Amendment #4: TTA 2020 006 – Pine Cone Woods Urban Services Area (County and City)

- The following citizen submitted an online comment in opposition to the amendment:
 - Richard RuBino, 726 Ingleside Avenue, (submitted two comments) to the invasion of Covid-19 and how it has forced us to make changes. He also commented on the Pine Cone Woods development, Welaunee Arch and its Critical Area Plan, stating that they should halt activity until they know how the new normal would evolve.
- Commissioner Proctor motioned to not transmit this amendment. *The motion died for a lack of a second.*
- Commissioner Proctor maintained that the Southern Strategy is not being implemented and that he couldn't support the transmittal of this amendment as he felt it was not equitable. He reflected on the areas inside of Capital Circle on the southside without urban services and the inability for some citizens to submit citizen comments via the online comments form.
- Chairman Desloge commended the Planning staff's efforts to solicit public input from the community.

County Vote:

Commissioner Lindley moved, duly seconded by Commissioner Dozier, to approve Option 5: Conduct the transmittal public hearing on TTA 2020 006- Pine Cone Woods Urban Services Area, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 6-1. (Commissioner Proctor in opposition).

- Commissioner Williams-Cox confirmed that citizen comments were included with this agenda item and indicated that the amendment was included in the February 25th City/County workshop. She reflected on the need for the City /County to adjust to new ways to conduct the County/City business.
- Commissioner Matlow commented on the plethora of comments to read prior to the meeting and suggested a recess or have them read into therecord.
- Chairman Desloge declined Commissioner Matlow's suggestion on a recess or reading comments into the record.

City Vote:

Commissioner Williams – Cox moved, duly seconded by Commissioner Richardson, to approve Option 1: Conduct the transmittal public hearing on TTA 2020 006 – Pine Cone Woods Urban Services Ara, a 2020 Cycle Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 4 – 1. (Commissioner Matlow in opposition).

Amendment #5 LMA 2020 06 – Pine Cone Woods (County only)

County Vote:

Commissioner Jackson moved, seconded by Commissioner Lindley, to approve Option 6: Conduct the transmittal public hearing on LMA 20220 06- Pine Woods, a 2020 Cycle Amendment to the Future Land Use Map and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 6-1. (Commissioner Proctor in opposition).

No City vote was required.

Amendment #6 TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan (County and City)

The following citizens submitted online comments in opposition to transmitting the Amendment.

**Due to the number of submissions, addresses of the citizens will not be listed. (You may contact the Clerk's Office for a detailed list).*

- | | | |
|-------------------|---------------------------|-------------------------|
| ○ Agnes McMurray | ○ Byron & Barbara Ehlmann | ○ Deitra Kemmer |
| ○ Anita Hannon | ○ Carol Knox | ○ Douglas Haydel |
| ○ Ann Dunan | ○ Casey Rychlik | ○ Douglas Willis Martin |
| ○ Becky Parsons | ○ Cassie Dillman | ○ Dr. Robert Hansen |
| ○ Benjamin Rangel | ○ Connie Sundquist | ○ Dr. Tim Chapin |
| ○ Beth Babcock | ○ Damon Victor | ○ Earl Ramsey |
| ○ Betsi Heinlen | ○ Daryl Nall | ○ Florentina Burigan |
| ○ Bob Jones | ○ Deborah Lawson | ○ Frank Price |

- Jeff Blair, Keep It Rural Inc.
- Jeff Gilbert
- Jeffery Morrison
- John Hendrick, Leon County Democratic Executive Committee
- John Piers Rawling, Myers Park Neighborhood Assoc.
- Judith Lyons
- Judith Rainbrook
- Julie Hauserman
- Justin Smith
- Karen Rose
- Katheryn Mears
- Kathleen Mick
- Kenneth Ross
- Kim Ross, Tally 100% Together Coalition
- Laura Newton
- Linda Deaton
- Lindsay E. Stevens
- Lucia Maxwell
- Lucia Sommer
- Madelon Horwich
- Marney Richards
- Maureen Malvern
- Max Epstein (two comments)
- Melvina MacDonald
- Michael Bell
- Michael Blizzard
- Michael Lehman
- Mike Rychlik Keep it Rural
- Neil Fleckenstein, Tall Timbers
- Neil Jones
- Osvaldo Hernandez
- Pamela Hall
- Patricia & Douglas Warnocki
- Patricia Culbertson
- Randall VanOss
- Randie Denker
- Rob Lombardo (two comments)
- Robin Colson
- Robin McDougall
- Rose Kelley
- Ruth Chase
- Ruth Godfrey
- Sally Butzin
- Sandra Mountain
- Sarah Cawthon (two comments)
- Sarah Lee-Alderson
- Sarah Rychlik
- Shauna Y. Smith
- Stuart Briley
- Terry Schneider
- Tim Chapin
- Tom Kelley
- Wendy Mountain
- William Phelan (two comments)
- Wills Flowers

- Chairman Desloge acknowledged Artie White on the staff report and community outreach that had taken place.
- Commissioner Lindley proposed holding public charettes virtually, while the State reviewed the amendment. She stated the charettes would allow for public engagement as requested in the citizen comments received.
- Commissioner Williams – Cox commended staff on a great job on the agenda item. She reflected on the citizen’s requests to speak directly to the commissioners and stated her preference for in-person citizen comments.
- Commissioner Maddox inquired if there were any timeliness issues for this amendment application. He confirmed that it is not unprecedented for City or County initiated amendments to be considered out of the cycle. He stated he was interested in Commissioner Lindley’s proposed charettes.
 - Artie White explained that the amendment was part of the land use mobility Element Update. He noted the application was late for a private application, however, it was initiated by the City and is consistent with current practice.
- Commissioner Richardson spoke to Mr. White’s qualifications and expressed that he was duly qualified and highly respected. He indicated that there has been ample opportunity for in-person public comment in addition to the online comment. He expressed that it is the City’s responsibility to plan for the future of Tallahassee for the next 25 years and

that he is prepared to vote on transmitting the amendment. He expressed support of Commissioner Lindley's proposal to hold charettes.

- Commissioner Dozier indicated that an overwhelming number of citizen comments expressed the need for in-person public discussion. She indicated more time is needed to review the amendment and stated that she could not support transmitting this amendment to the State.
 - Artie White conveyed that the master plan is consistent with other adopted master plans and confirmed that there is an ability to make amendments between the transmittal hearing and the adoption hearing.
- Commissioner Dozier confirmed that to change the land use designation of rural or urban fringe land uses, the parcel must abut the USA. She confirmed with Artie White that if the greenway were outside of the USA, that would effectively be a border to stop the conversion of rural land into higher density or intensity land uses. Artie White confirmed that the City and the owner of the property were open to looking into it.
 - Ben Pingree indicated that this proposal can be included in the charettes, that all public input received at the charettes would be shared, and all ideas will be considered.
- Commissioner Minor spoke to the magnitude of the plan and the impact on the community. He indicated that citizen in-person input is important to the community. He stated that Commissioner Lindley's proposal may not be enough and proposed having the transmittal and adoption hearings by the end of the year, including charettes and face-to-face public hearings following the state's and CDC's pandemic guidelines.
 - Artie White indicated State comments could be addressed in the charettes as proposed and if the public hearings are pushed back, the additional hearings would overlap with the 2021 Comprehensive Plan Amendment Cycle.
- Commissioner Matlow indicated that this is an opportunity to bring the community together to engage everyone's point of view. He suggested that delaying the transmittal for a month and holding the adoption hearing by the end of the year, would not have a negative impact and would facilitate more public trust. He questioned why the amendment was tracking with the review of the two elements of the Comp Plan and why the change to reviewing all eleven elements of the Comp Plan had an effect. He stated his support to postpone the transmittal and adoptions hearings.
 - Artie White indicated that a review of the land use & mobility elements of the Comp Plan vs the review of the entire 11 elements of the Comp Plan would add 3-4 years to the process, pushing it past the PD&E for the Northeast gateway and therefore effecting the planning for transportation and land use at the same time. He indicated that the State has no time restraints to transmit the amendments.
- Commissioner Jackson commended the Planning staff on their efforts. He confirmed with Artie White that the Welaunee greenway is included in the critical area plan and would follow the perimeter of the property for approximately 17 miles and would connect to the Miccosukee Greenway including a pedestrian bridge over I-10. He also established that the densities and intensities of the areas would be affected, that wetlands would be designated open space in the master plan, and that the land use is defined in the critical area plan. He indicated that he has reviewed the public input and agreed that the City/County must navigate a new way of conducting business.
- Commissioner Bryant expressed support of Commissioner Lindley's charette proposal to provide the opportunity for the citizens to provide further input.

- Commissioner Proctor expressed concern that the southern strategy area is not being implemented and the southside is being ignored. He stated that the City is the applicant of the amendment and the City will review and approve it.
- Mayor Dailey shared his support of Commissioner Lindley’s charette proposal and expressed that the City/County is doing the best as possible in this pandemic. He stated misconceptions are being pushed out in the community and he summarized the two amendments as a text amendment to expand the urban services area and a map amendment to change from rural to planned development. Under Rural Land designation there would only be one dwelling to 10 acres and without including in the Urban Services area, the homes would have septic tanks. He added that the City Inclusionary Housing ordinance would only apply in the Urban Services Area. He indicated that the developer would bear the costs of the utility infrastructure.
- Chairman Desloge stated his support of Commissioner Lindley’s proposal and indicated that often the Commissions must make unpopular decisions.
- Commissioner Lindley stated that some of the charettes may be able to be held in-person and would provide meaningful dialogue.
- Commissioner Minor suggested the addition of a friendly amendment to add at least one in-person charette if it complies with the state’s and CDC’s pandemic guidelines.
- Commissioner Lindley accepted the friendly amendment.
- Commissioner Dozier reflected on the need to include avenues for citizen comment for those citizens that would not feel comfortable attending an in-person meeting. She stated that much of the land for the Welaunee interchange would be donated but was unclear as to which lands would be reserved, dedicated for and donated. She inquired on the cost for Blueprint of the right-of-way for the Welaunee interchange due to the amendment to the Development Agreement and asked for clarification in the future as to which lands are donated and which are dedicated to the right-of-way. She recommended the information be included in the Blueprint Budget Workshop.
- Ben Pingree, Place/Blueprint/Planning, stated that the information would be provided at the next Blueprint meeting and would be clarified in the materials for the Comprehensive Plan Amendment Adoption hearing.
- Commissioner Proctor confirmed with Artie White that in the past the State has provided comments on other amendments that provided for revisions in the amendments, but none have been rejected. He confirmed his support of postponing the transmittal to the State.
- Commissioner Minor questioned if the Commissioners would be part of the charettes and would be able to engage in dialogue.
 - County Attorney Chasity O’Steen replied that if more than one Commissioner attends the meeting it must be held in compliance with the Sunshine Law and that there would be no compulsory requirement to attend any charette.

County Vote:

Commissioner Lindley moved, duly seconded by Commissioner Maddox, to approve Option #7: as amended Conduct the transmittal public hearing on TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies and schedule two charettes for community input including one in-person as long as it is allowable under State and CDC guidelines. The motion carried 5-2. (Commissioners Dozier & Proctor in opposition).

- Commissioner Matlow indicated that they committed a \$40 million investment to the Welaunee I-10 exchange. He indicated that there is a fiscal impact to maintain the infrastructure. He offered a substitute motion to hold the Transmittal Hearing on September 17, 2020, and the adoption hearing before the end of 2020.

The motion died for lack of a proper second.

City Vote:

Commissioner Williams- Cox moved, duly seconded by Mayor Dailey, to approve Option #1 as amended: Conduct the transmittal public hearing on TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan, a 2020 Cycle Text Amendment to the Land Use Element of the Comprehensive Plan and transmit the proposed amendment to the State Land Planning Agency and review agencies and schedule two charettes for community input including one in-person as long as it is allowable under State and CDC guidelines. The motion passed 4-1. (Commissioner Matlow in opposition).

- Commissioner Williams-Cox asked for the definition of a charette for public information. She proposed the requirement that at the in-person charette, citizens must wear masks and have their temperatures checked before entering the facility where the charette is held, to protect the health and safety of both the citizens and staff.
 - Artie White provided an explanation that a charette is a planning term for an intensive, deliberate public engagement opportunity for the public to provide input on the goals, objectives, and policies for a plan. In other words, a workshop for the public.

Amendment #7: TMA 2020 012 – Welaunee Arch (City only)

The following citizens submitted online comments in opposition to transmitting the Amendment.

**Due to the number of submissions, addresses of the citizens will not be listed. (You may contact the Clerk’s Office for a detailed list).*

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|-------------------------|----------------------|--------------------|
| ○ Agnes McMurray | ○ Deborah Lawson | ○ John Outland |
| ○ Allison Orange | ○ Deitra Kemmer | ○ Judith Rainbrook |
| ○ Anne Hempel | ○ Dr. Robert Hansen | ○ Julie Hauserman |
| ○ Betsi Heinlen | (two comments) | ○ Justin Smith |
| ○ Bob Jones | ○ Elgin Freeman | ○ Karen Rose |
| ○ Byron/Barbara Ehlmann | ○ Ellery Sedgwick | ○ Katheryn Mears |
| ○ Carol Knox | ○ Florentina Burigan | ○ Kathleen Mick |
| ○ Casey Rychlik | ○ Frank Price | ○ Kenneth Ross |
| ○ Cassie Dillman | ○ George E. Lewis II | ○ Kim Armstrong |
| ○ Cathy Schroeder | ○ Jeff Bastian | ○ Laura Newton |
| ○ Connie Sundquist | ○ Jeff Gilbert | ○ Linda Deaton |
| ○ Danielle Irwin | ○ John Hendrick, | ○ Linda Miklowitz |
| ○ Darwin Gamble | Leon County | ○ Lindsay Stevens |
| ○ Daryl Nall | Democratic | |
| | Executive | |
| | Committee | |

- Lucia Maxwell (two comments)
- Lucia Sommer
- Madelon Horwich
- Marney Richards
- Mary Hinkley (two comments)
- Maureen Malvern
- Max Epstein
- Melanie Simmons
- Michael Blizzard
- Mike Rychlik, Keep It Rural
- Neil Fleckenstein, Tall Timbers
- Neil Jones
- Pamela Hall
- Pamela Shank
- Peter Butzin
- Randall VanOss
- Rob Lombardo, Friends of Miccosukee Greenway (two comments)
- Robin Colson
- Rose Kelley
- Ruth Chase
- Sandra Mountain
- Sarah Rychlik
- Stuart Briley
- Susan Robinson
- Susanne Howell
- Terry Schneider
- Tim Chapin
- Wayne Fleischer
- Wills Flowers

No County action is required.

Commissioner Matlow offered a substitute motion to hold the Transmittal Hearing on Sept. 17, 2020, and the adoption hearing before the end of 2020. The motion died for lack of a proper second.

CITY Vote:

Commissioner Williams-Cox moved, duly seconded by Mayor Dailey to approve Option #1 as amended: Conduct the transmittal public hearing on TMA 2020 012 – Welaunee Arch, a 2020 Cycle Amendment to the Future Land Use Map and transmit the proposed amendment to the State Land Planning Agency and review agencies and schedule two charettes for community input including one in-person as long as it is allowable under State and CDC guidelines. The motion carried 4-1. (Commissioner Matlow in opposition).

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 9:35 p.m.

LEON COUNTY, FLORIDA

ATTEST:



A handwritten signature in black ink, appearing to read "Rick Minor", written over a horizontal line.

BY: _____
Rick Minor, Chairman
Board of County Commissioners

BY: A handwritten signature in black ink, appearing to read "Gwendolyn Marshall", written over a horizontal line.
Gwendolyn Marshall, Clerk of Court
& Comptroller, Leon County, Florida