

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
October 13, 2020**

The Board of County Commissioners of Leon County, Florida met in regular session at 3:00 p.m. with Chairman Bryan Desloge presiding. Present were Vice-Chairman Rick Minor and Commissioners Nick Maddox, Bill Proctor, Kristin Dozier, Mary Ann Lindley, and Jimbo Jackson. Also present were County Administrator Vincent Long, County Attorney Chasity O'Steen, and Clerk to the Board Beryl H. Wood.

*Government Public Meetings. The Leon County Board of County Commissioners held this meeting via video conference pursuant to the Governor's Executive Order 20-69, Emergency Management – COVID-19-Local Government Public Meetings.*

Chairman Desloge called the meeting to order at 3:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation and Pledge of Allegiance was provided by Chairman Bryan Desloge.

County Attorney Chasity O'Steen explained the virtual meeting process and noticed means by which the public could view the meeting and provide public comment.

**AWARDS AND PRESENTATIONS**

- **Update on the Coronavirus Disease 2019 (COVID-19) Pandemic**
  - County Administrator Long provided a county update on the COVID-19 pandemic mitigation efforts and stated that all health metrics are following an increasing trend in the last week. He shared the County continues to be fully engaged in the public health updates. He stated that the enhancements to the Leon CARES program and the funding for nonprofits has been launched.
  - Commissioner Dozier confirmed with Claudia Blackburn, Health Officer for the Florida Department of Health in Leon County, that there is no indication that the flu is impacting the County at this time. She asked how the County could support contract tracing efforts, and Ms. Blackburn stated that the County could continue encouraging the public to respond to calls from the Health Department.
  - Commissioner Dozier reflected on the eligibility for the small business assistance through Leon CARES.
    - Cristina Paredes reviewed the eligibility criteria for the grants and for the supplemental grants.
  - Commissioner Jackson reflected on the closing of the testing site at the west side Home Depot.
    - Claudia Blackburn confirmed that the numbers were low at this location and the testing could be incorporated into the Bragg Stadium testing site.
  - Chairman Desloge confirmed with Ms. Blackburn that the mask mandate and hand washing are effective mitigation measures. He commended the recent mobile testing at the Northeast Branch library.
  - Commissioner Minor commended Ms. Blackburn for the accessibility of testing in the community and reflected on the success of the mask mandate.
  - Commissioner Dozier reflected on the fact that the County mask mandate may continue for months to come. She asked for a timeline for the discussion on the mask

mandate. The public needs to get comfortable with the idea that masks will be implemented for some time.

- Chairman Desloge noted it would be an ongoing discussion.
- Commissioner Maddox confirmed with the County Attorney O’Steen that, per Board policy, discussion takes place after a motion.
  - Chairman Desloge confirmed that he has discretion when enforcing the Board Meeting Policy.

### **CONSENT**

*Commissioner Maddox moved, duly seconded by Commissioner Jackson, to approve the Consent Agenda with the exceptions of item 4, 11 and 12. The motion carried 7-0.*

#### **1. Minutes: May 12, 2020 Regular Meeting**

*The Board approved Option 1: Approve the minutes of May 12, 2020, Regular Meeting.*

#### **2. Payment of Bills and Vouchers**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for October 13, 2020 and pre-approve the payment of bills and vouchers for the period of October 14, 2020 through November 16, 2020.*

#### **3. Annual Performance Review for the County Administrator, in Accordance with Board Policy No. 11-6, County Administrator Evaluation and Annual Reporting Process”**

*The Board approved Option 1 and 2: Option 1: Ratify annual performance reviews of the County Administrator and the Chairman’s approval of an additional one-time lump sum 5% merit increase for the County Administrator in accordance with Board Policy No. 11-6, “County Administrator Evaluation and Annual Reporting Process.”*

*Option 2: Ratify the Chairman’s approval of an additional one-time lump sum 5% merit increase for the County Attorney.*

#### **4. Status Report on the Monument to Confederate Soldiers from Leon County at the State of Florida Capitol Complex - PULLED**

#### **5. Request to Schedule Two Public Hearings to Consider Adopting an Ordinance Amending an Ordinance Amending Article VIII of Chapter 10 of the Leon County Code of Laws Entitled “Floodplain Management” and Amending Section 10-1.101 Entitled “Stormwater Management Design Standards” for November 17, 2020 and December 8, 2020**

*The Board approved Option 1: Schedule the two required Public Hearings to consider adopting an Ordinance amending Article VIII of Chapter 10 of the Leon County Code of Laws, entitled “Floodplain Management” and amending Section 10-1.101 entitled “Definitions” and Section 10-4.303 entitled “Stormwater management design standards” (Attachment #1) for November 17, 2020 and December 8, 2020.*

**6. Request to Schedule the First and Only Public Hearing to Consider Adopting an Ordinance Amending Chapter 5 of the Leon County Code of Laws Entitled “Building and Construction Regulations” for December 8, 2020**

*The Board approved Option 1: Schedule the first and only Public Hearing to consider adopting an Ordinance amending Chapter 5 of the Leon County Code of Laws entitled “Building and Construction Regulations” (Attachment # 1) for December 8, 2020.*

**7. Florida Department of Health Emergency Medical Services County Grant**

*The Board approved Option 1-2: Option 1: Accept the Florida Department of Health Emergency Medical Services County Grant in the Amount of \$26,821 and authorize the County Administrator to execute all documents related to the grant project.*

*Option 2: Approve the associated Resolution certifying the grant funds will improve and expand the county pre-hospital EMS system and will not be used to supplant current levels of county expenditures (Attachment # 1).*

**8. FY 2020 Carry Forward Appropriations**

*The Board approved Option 1: Authorize the carry forward of FY 2020 appropriations to the FY 2021 budget by adopting the Resolution and Budget amendment.*

**9. Request to Reschedule the Workshop on Affordable Housing Initiatives in Leon County**

Public Comment:

- Sara McCabe, 2808 Wood Hollow Court, voiced her discontent with the rescheduling of the workshop.

*The Board approved Option 1: Reschedule the Workshop on Affordable Housing Initiatives in Leon County to March 23, 2021.*

**10. Agreement with WageWorks, Inc./Health Equity, Inc. for Cafeteria Plan Administration Services**

*The Board approved Option 1: Approve an agreement with WageWorks, Inc./HealthEquity, Inc. for Cafeteria Plan Administration Services and authorize the County Administrator to execute the agreement subject to legal review by the County Attorney.*

**11. Proposed Revisions to Leon County Personnel Policies and Procedures, Section VII - Attendance and Leave – Teleworking – PULLED**

**12. Maintenance Agreement with Florida Department of Transportation for the Landscaping of the Medians along North Monroe Street from the Gadsden County Line to Interstate 10 - PULLED**

**13. Agreement with the University of Florida Regarding the Leon County Cooperative Extension Program**

*The Board approved Option 1: Authorize the County Administrator to execute a one-year agreement with the University of Florida for Cooperative Extension Services subject to legal review by the County Attorney.*

**14. Commissioner Appointment to the Science Advisory Committee**

*The Board approved Option 1: Ratify Commissioner Dozier's citizen appointment of Scott Hannahs to the Science Advisory Committee for a four-year term ending September 30, 2024.*

**STATUS REPORTS: (THESE ITEMS ARE INCLUDED UNDER CONSENT).**

**15. Status Report on the Implementation of the COVID-19 Protocols for Cross Country Races at Apalachee Regional Park**

*The Board approved Option 1: Accept the status report on the implementation of the COVID-19 protocols for cross country races at Apalachee Regional Park.*

**CONSENT ITEMS PULLED FOR DISCUSSION**

**4. Status Report on the Monument to Confederate Soldiers from Leon County at the State of Florida Capitol Complex**

This item was pulled from Consent by Commissioner Proctor.

The following citizen provided a virtual Comment:

- Robert Holladay, President of the Historical Society and teaches history at TCC, submitted an online comment in support of relocating the monument to the Old City cemetery should the County receive the authority to do so. He noted the monument was delivered to Tallahassee in the 1800s from Philadelphia.
- Commissioner Proctor reflected on the status of the ownership of the monument and proposed that the County remove the monument from the State Capitol.

*Commissioner Proctor moved to have the County claim ownership of the monument and proceed with removal. The motion died due to the lack of a second.*

- Commissioner Dozier shared the County may not be in a position to take the monument from State property and legislative action may be the County's alternative action. She reflected on recent conversations with the Director of the Riley House museum about the possibility of adding to the monument to provide historical context. She noted that the Southern Poverty Law Center can aid with the County's efforts regarding the monument. Commissioner Dozier moved to approve Option #1.
- Commissioner Proctor seconded the motion and offered a friendly amendment to authorize the County Administrator to send a letter to the State seeking permission to remove the monument. Commissioner Dozier accepted the friendly amendment.

Commissioner Lindley stated that the County should remove the monument and reflected on where the monument should be placed after removal.

*Commissioner Dozier moved, duly seconded by Commissioner Proctor to approve Option # 1 as amended: Accept the status report on the monument to Confederate soldiers from Leon County at the State of Florida Capitol Complex and authorize the County Administrator to send a letter to the State requesting permission for the County to take ownership and remove the monument. The motion carried 7-0.*

**11. Proposed Revisions to Leon County Personnel Policies and Procedures, Section VII - Attendance and Leave – Teleworking**

This item was pulled from Consent by Commissioner Dozier.

The following citizen comment was received via online submission:

- Tom Brantley, 3213 N Shannon Lakes Drive, supports the policy as an employee of Leon County.

The following citizen provided a virtual comment:

- Melissa Villar spoke in support of a review of Personnel Policies and Procedures Section IX regarding controlled substances.

Commissioner Dozier inquired would the policy be in place for Phase 3 of the reopening plan. She reflected on the need for an appeal process and accommodating staff caring for family members.

County Administrator Long confirmed that these issues are all covered under the Family Medical Leave policy.

*Commissioner Dozier moved, duly seconded by Chairman Desloge to approve Option # 1: Adopt the proposed revised Personnel Policies and Procedures, Section VII - Attendance and Leave – Teleworking. The motion carried 7-0.*

**12. Maintenance Agreement with Florida Department of Transportation for the Landscaping of the Medians along North Monroe Street from the Gadsden County Line to Interstate 10**

This item was pulled by Commissioner Dozier.

The following citizen comment was received via online submission:

- Danielle Irwin, 3185 Ferns Glen Drive, commented in support of prohibiting the use of glyphosate, the application of fertilizer during the wet season and using native plants. She shared the Board should look for other opportunities to effect change in landscaping best management practices outside of the fertilizer ordinance.

Commissioner Dozier recalled the recent conversation regarding reviewing the Fertilizer Ordinance and asked if the County could include the use of native plants and reducing the use of fertilizers and pesticides.

Commissioner Minor reflected on the comment received from Danielle Irwin and asked about the status of the Pinellas County report on glyphosate. He confirmed with County Administrator Long that fertilizer is only used by the County on athletic turf.

County Administrator Long confirmed that the glyphosate agenda item, including the Pinellas County report, should be coming back to the Board possibly by January.

*Commissioner Dozier moved, duly seconded by Commissioner Minor to approve Option # 1 as amended: Approve the Maintenance Agreement with the Florida Department of Transportation for landscape maintenance of the medians along North Monroe Street from the Gadsden County line to Interstate 10 and authorize the County Administrator to execute. Direct staff to work with the Florida Department of Transportation to explore options regarding the use of native plants and reducing the use of fertilizers and pesticides. The motion carried 7-0.*

Commissioner Maddox inquired if a motion was necessary to deviate from Board Policy No. 01- 05 to allow discussion before a motion and to allow for Chairman discretion.

Chairman Desloge recalled that has not traditionally been the Board's practice.

Commissioner Minor reflected on the value of Board discussion and the recent policy revisions.

County Attorney O'Steen advised on the policy language and stated that the recent policy revisions to Policy No. 01-05 allowed for deviations from Roberts Rules of Order.

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, to allow the Chair discretion to deviate from Board Policy No. 01-05 requiring a motion and a second before Board discussion, for the October 13, 2020 meeting. The motion carried 7-0.*

**CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS (3-MINUTE LIMIT PER SPEAKER; THERE WILL NOT BE ANY DISCUSSION BY THE COMMISSION)**

The following citizen comment was received via online submission:

- Kathleen Spehar, Executive Director of the Council on Culture & Arts, commented in support of opening the Leon CARES Program to nonprofit organizations and thanked the Board for allocating the much-needed resources.

The following citizens provided virtual comments:

- Renee Miller, Executive Director of City Walk Urban Mission, spoke in support of helping the homeless population with social services and a walk -in shelter. She expressed her desire to continue a conversation with the Board on how they can help the homeless population.
- Melissa Villar, 169 Sinclair Road, spoke in support of helping those individuals who do not qualify for the Leon CARES program. She also spoke on the need for bail reform.

## **GENERAL BUSINESS**

### **16. Tallahassee-Leon County Commission on the Status of Women and Girls Annual Report and Joint County/City Agreement with The Oasis Center for Women & Girls**

This item seeks the Board's receipt of the Tallahassee-Leon County Commission on the Status of Women and Girls 2020 Annual Report and approval of the annual joint County/City agreement with The Oasis Center for Women & Girls for providing administrative support to the Commission.

- Darby Kerrigan Scott, Leon County Commission on the Status of Women and Girls (CSWG) immediate past Chair, provided an overview of the CSWG annual report.

Commissioner Proctor commended the report and reflected on the needs of women and girls in the community. He expressed his nonsupport of the Children's Services Council and that the CSWG report did not capture all the needs of women and children. He reflected on the policy recommendations regarding implementing a Risk Mitigation Fund and Mental Health First Aid Training. He stated that economic empowerment was not captured in the report.

Commissioner Dozier acknowledged Ms. Darby and the Commission for their work and reflected on the large number of CSWG volunteer hours and commended the quality of the CSWG report. She confirmed with the County Administrator that staff would provide an email evaluating how current County policies align with the CSWG recommendation regarding training and whether any gaps might exist in the County's mental health training.

Commissioner Dozier confirmed with the County Administrator that the CSWG recommendation regarding implementing a Risk Mitigation Fund will be evaluated as part of the upcoming Affordable Housing Workshop.

*Commissioner Dozier moved, duly seconded by Commissioner Minor, approval of Options 1 -2: 1) Receive the 2020 Tallahassee-Leon County Commission on the Status of Women and Girls Annual Report. The motion carried 7-0.*

*Option #2: Approve the Agreement for staffing of the Tallahassee-Leon County Commission on the Status of Woman and Girls with the City of Tallahassee and the Oasis Center for Women & Girls for administrative support and authorize the County Administrator to execute (Attachment #2).*

### **17. FY 2020-2021 Annual Retreat Overview**

County Administrator Long introduced this item. He stated this item provides an overview of the proposed FY 2020-21 Annual Retreat scheduled for January 25, 2021.

*Commissioner Maddox moved, duly seconded by Chairman Desloge, approval of Option 1: Accept the FY 2020-21 Annual Retreat Overview. The motion carried 7-0.*

## **18. American Legion Post 13 Request for Funding**

County Administrator Long introduced this item. He stated this item seeks Board consideration of a funding request from the American Legion Post 13 (American Legion) in the amount of \$10,213 to assist with repairs and improvements at the Legion Hall.

*Commissioner Maddox moved, duly seconded by Commissioner Proctor, approval of Option 1: Approve the funding request from the American Legion Post 13 in the amount of \$10,213 for repairs and improvements at the Legion Hall. The motion carried 7-0.*

## **19. Approval of Habitat Conservation Plan for Upper Lake Lafayette Lake Bottom**

County Administrator Long introduced the item. He stated this item seeks Board approval to implement the Habitat Conservation Plan for the Upper Lake Lafayette lake bottom.

- Commissioner Maddox made a motion for Option #1 and Option #2 and it was seconded by Commissioner Lindley.
- Commissioner Dozier offered a friendly amendment to include moving the Innovative and Alternative Stormwater Management Facilities agenda item scheduled for the November 17 Board meeting, that will further evaluate options to improve conditions in the Lake Lafayette Watershed, to December 8, 2020. She reflected on the plan requiring collaboration with the City.
- Commissioners Maddox and Lindley accepted the amendment.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Option 1 as amended: Approve and direct staff to implement the Habitat Conservation Plan for the Upper Lake Lafayette lake bottom., and direct staff to reschedule the Innovative and Alternative Stormwater Management Facilities agenda item for the Board's December 8, 2020 Meeting. Option 2: Approve the Budget Resolution and Amendment realigning \$25,000 from the General Fund contingency account. The motion carried 7-0.*

Chairman Desloge noted he had toured the area and stated it was beautiful.

## **20. Bid Award for the Construction of Daniel B. Chaires Baseball Field Improvements**

County Administrator Long introduced the item. He stated this item seeks Board approval to award the bid for the construction of the Daniel B. Chaires ballfield improvements to Shaffield Building Specialties, Inc., in the amount of \$2,695,000, and the approval of a Resolution and associated Budget Amendment Request in the amount of \$995,000 to cover the construction budget shortfall and direct purchase of field lighting. At the July 14, 2020 meeting, the Board considered this bid award and voted to postpone action until staff could evaluate alternatives and bring an agenda item back for consideration.

Public Comment:

- Marcy Palmer, 4773 Chaires Crossroad, stated that she was not in favor with the project's continuation during the pandemic.

Commissioner Maddox commended staff and reflected on the jobs that will be created.



*Commissioner Maddox moved, duly seconded by Commissioner Proctor, approval of Options 1- 2: Option 1: Approve the bid award to Shaffield Building Specialties, Inc., in the amount of \$2,695,000 for the construction of the Daniel B. Chaires ballfield improvements and authorize the County Administrator to execute the Agreement. Option 2: Approve the Resolution and associated Budget Amendment Request.*

Commissioner Dozier shared her support of the project moving forward.

Commissioner Proctor asked about the restroom and concession stand that may have been removed from the area.

County Administrator Long confirmed the construction of new restrooms and concession stands.

*The motion carried 7-0.*

## **21. Full Board Appointment to the Tourist Development Council**

County Administrator Long introduced this item. He stated this item seeks Board consideration of the appointment of a citizen to the Tourist Development Council.

- Commissioner Proctor reflected on the purpose of the Tourist Development Council.
- Chairman Desloge, the TDC liaison, shared that tourism had a billion-dollar impact last year, and the County is a regional drive destination.

*Commissioner Minor moved, duly seconded by Commissioner Maddox, approval of Option 1: Reappoint one eligible applicant, Michelle Personette, to the Tourism Seat on the Tourist Development Council for a four-year term ending October 31, 2024. The motion carried 7-0.*

## **SCHEDULED PUBLIC HEARINGS, 6:00 P.M.**

### **22. Joint County/City Adoption Hearing on Proposed 2020 Cycle Amendments to the Tallahassee -Leon County Comprehensive Plan**

*The City Commission and County Commission are meeting jointly to hear from staff prior to voting separately in for their respective virtual Adoption Hearing.*

County Administrator Long introduced the item. He stated the purpose of this item is to hold the Adoption Public Hearing on the proposed comprehensive plan amendments to the Tallahassee-Leon County Comprehensive Plan. This Adoption Public Hearing is being held pursuant to Section 163.3184, Florida Statutes.

The following citizens provided virtual comments:

- Darwin Gamble, 1258 Halifax Court, spoke in opposition of the May meeting as the first public hearing for the Comprehensive Plan Amendments, since live public comment was not accepted.

Artie White, Administrator of Comprehensive Planning, gave his opening remarks. There are 5 proposed amendments to be heard tonight. There are large-scale amendments that deal

with parcels larger than 10 acres and text amendments. He then presented on the amendments that are currently pending.

Mayor Dailey asked for both the City Attorney and County Attorney to reply to the issues raised by Darwin Gamble.

- County Attorney O'Steen confirmed that the receipt of written public comments regarding the Comprehensive Plan Amendments were legal.
- City Attorney Jackson agreed with the County Attorney and further stated that the virtual meeting was held in full compliance with the law.

*Commissioner Dozier moved, duly seconded by Chairman Desloge, approval of Option 1: Conduct the Adoption Public Hearing and adopt the proposed Ordinance, thereby adopting the Proposed Comprehensive Plan Amendments to the Southeast Sector Plan in the Land Use and Mobility Elements of the Tallahassee-Leon County 2030 Comprehensive Plan. (County). The motion carried 7-0.*

*City Commissioner Bryant moved, duly seconded City Commissioner Richardson, to adopt Option 2: Conduct the Adoption Public Hearing and adopt Ordinance 20-O-32, thereby adopting the Proposed Comprehensive Plan Amendments to the Southeast Sector Plan in the Land Use and Mobility Elements of the Tallahassee-Leon County 2030 Comprehensive Plan. (City). The motion carried 5-0.*

*Commissioner Lindley moved, duly seconded by Commissioner Dozier, approval of Option 3: Conduct the Adoption Public Hearing and adopt the proposed Ordinance, thereby adopting the Proposed Comprehensive Plan Amendments to the Neighborhood Boundary Future Land Use Category in the Land Use Element of the Tallahassee-Leon County 2030 Comprehensive Plan. (County). The motion carried 7-0.*

*City Commissioner Richardson moved, duly seconded by City Commissioner Matlow to approve #4: Conduct the Adoption Public Hearing and adopt Ordinance 20-O-33, thereby adopting the Proposed Comprehensive Plan Amendments to the Neighborhood Boundary Future Land Use Category in the Land Use Element of the Tallahassee-Leon County 2030 Comprehensive Plan. (City). The motion carried 5-0.*

*Commissioner Jackson moved, duly seconded by Commissioner Maddox, to approve Option #5: Conduct the Adoption Public Hearing and adopt the proposed Ordinance, thereby adopting the Proposed Comprehensive Plan Amendment to Pine Cone Woods/Urban Services Area in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. (County). The motion carried 6-1. (Commissioner Proctor in opposition).*

*City Commissioner Richardson moved, duly seconded by City Commissioner Williams-Cox to approve Option #6: Conduct the Adoption Public Hearing and adopt Ordinance 20-O-34, thereby adopting the Proposed Comprehensive Plan Amendment to Pine Cone Woods/Urban Services Area in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. (City) The motion carried 5-0.*

*City Commissioner Williams-Cox moved, duly seconded by City Commissioner Bryant to approve Option #7: Conduct the Adoption Public Hearing and adopt Ordinance 20-O-36, thereby adopting the Proposed Comprehensive Plan Amendment for Bond and Griffin Heights to Change the Future Land Use Map Designation from the Residential Preservation Land Use Category to the Neighborhood Boundary Land Use Category in the Land Use Element of the Tallahassee- Leon County Comprehensive Plan. (City Only) The motion carried 5-0.*

*Commissioner Jackson moved, seconded by Commissioner Maddox to approve Option #8: Conduct the Adoption Public Hearing and adopt the proposed Ordinance, thereby adopting the Proposed Comprehensive Plan Amendment for Pine Cone Woods to Change the Future Land Use Map Designation from Rural Land Use Category to the Bradfordville Mixed Use Land Use Category in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. (County Only) The motion carried 6-1. (Commissioner Proctor in opposition).*

The Public Hearing adjourned at 6:24 p.m.

The Workshop began 6:25 p.m.

## **WORKSHOP**

### **23. Joint County/City Workshop on Proposed Welaunee Arch Objective and Policies for the Welaunee Critical Area Plan**

County Administrator Long introduced the item. He stated the purpose of this item is to hold a Joint Workshop and take public input on the Objective and Policies related to the Welaunee Arch that are proposed for adoption into the Welaunee Critical Area Plan Goal of the Land Use Element in the Tallahassee-Leon County 2030 Comprehensive Plan.

The following Citizen Comments were received via online submission:

- Jeff Blair, President of Keep It Rural Inc., submitted five (5) online comments in support of the Keep It Rural proposal for the Welaunee Park System being incorporated into the Welaunee Arch Master Plan. Also in support of Option 3: Do NOT direct staff to introduce the amendments at the October 28, 2020 City Commission meeting and do NOT set the adoption hearing for November 10, 2020, and in support of a motion for Option 4 (Commission Direction): DIRECT staff to write a Master Plan with correlating maps and table that incorporates Keep It Rural's Welaunee Parks and Greenways Plan including the large Refuge- Habitat Park encompassing District 5. Direct staff to incorporate a Transfer of Development Rights mechanism to accomplish the Refuge-Habitat Park. Finally, direct staff to schedule another joint workshop in November 2020 to review the revisions and schedule the adoption hearing before the end of 2020.

*\*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).*

*The following residents submitted an online comment in support of the Keep It Rural proposal:*

Christine Bertoch (2)  
Leighanne Boone  
Alysson Bradley  
Lindsey Bradley-  
Brown  
David Brand  
Ali Burdick  
Dolores Bush  
Sarah Cawthon  
Fely Curva  
Sharon Fairbanks  
Nathan Hagaman

Scott Hannahs  
Wendy Halleck  
Betsi Heinlen  
Ken Hodges  
Tara Huls  
Jerry Johansen  
Greg Kaufmann  
Rose Kelley  
Deitra Kemmer  
Deborah Lawson  
Jordane Learn  
Rob Lombardo

Brian Lupiani  
Larry Teich  
Elizabeth Terrell  
Steve Urse  
Sheri Marshall  
Alyssa Martin  
Josh Martin  
Kelly McGrath  
Agnes McMurray  
Donna Meredith  
Robert Montalbano  
Sarah Morrison

Laura Newton  
Becky Parson  
Pablo Perez de Alejo  
LuMarie Polivka-West (2)  
Sarah Portillo

Ian Power  
Adam Reeves  
Clayton Rychlik  
Mike Rychlik  
Sarah Rychlik  
Norma Skaggs

Lucia Sommer  
Ann Sorrenti  
Atherton Sorrenti  
Matthew Sorrenti  
Paula Sutton

Sarah Valentine

Jay Wallace

*The following residents and members of the Buckhead Homeowners Association submitted online comments in support of the Keep It Rural Welaunee Park System proposal, recommending the Northeast Gateway's design, alignment and comments be coordinated with the Welaunee Arch Master Plan to avoid fragmentation of the park system, storm water system, and water flow and protection provisions:*

Ebrahim Ahmadisharaf  
Amy Anderson  
Robert & Christine Berlin  
Robin Byrd  
Michael Cavallaro  
Vallierie Cureton

Christian Cutillo  
Eva Davis  
Ralph Davis  
Megan Fuhrmeister  
Richard Fuchs  
Leah Garey

James Giacobbe  
Lisa Giacobbe  
Brooke Hallock  
Allison Harrell  
Scott Harrell  
Samantha Harrison

Melissa Inglese  
Ned Kruis  
Theresa Kruis  
Steven Laubach  
Charles Morris (2)  
Susan Niewenhous  
William Parker

Nina Jaber  
Jan Porter  
Richard Rubino  
Mara Rumana  
Karen Sanchez  
Luis Sanchez  
Amanda Schnittker

Elizabeth Slate  
Ken Stafford  
Kerry Stafford  
Martha Story  
Robert Wurzel

- Ramona Abernathy-Paine, Indianhead Lehigh Neighborhood Association, submitted an online comment in support of the Alliance of Tallahassee Neighborhoods recommendations for Option #4 (Commission direction) to address the ATN and Keep it Rural suggestions and concerns.
- Daniel Allbritton, Director of Facilities & Construction for Leon County Schools, submitted an online comment in support of the Northeast Gateway that extends Welaunee Blvd. on the east side of the Roberts and Montford school sites.
- Kathy Archibald submitted an online comment in support of more specificity for the stormwater facility master plans and the transportation plans.
- Philip Beyer submitted an online comment in support of better clarity in the Comp Plan Amendment as it leaves too much to be decided in the PUD process.
- Michael Ellis submitted an online comment in support of considering the impact on the surrounding communities, including increased traffic, noise and crime.
- Dr. Pam Hall, Centerville Rural Community Association, submitted four (4) online comments in opposition to the lack of integration of the Blueprint Northeast Gateway Road projects with the Welaunee Arch Master Plan.
- Douglas Haydel submitted an online comment in support of expanding the buffer and the Keep It Rural proposal, and in opposition to deforestation.
- Mary Howington submitted an online comment in support of Habitat Park as proposed by Dr. Pam Hall.
- Roy Knight submitted an online comment in opposition against expanding the Urban Services Boundary.

- Donna Legare, Apalachee Audubon Society, submitted an online comment in support of the Alliance of Tallahassee Neighborhoods recommendations including an urban forest plan for the Welaunee Arch consistent with the City's urban forestry plan.
- Bruce McDonald submitted an online comment in opposition of access roads connecting with any road in Killlearn Estates, but rather in support of connecting with Roberts Road.
- Katherine Mears submitted an online comment in support of affordable housing, more greenspace and tree cover.
- Michael Mendez submitted an online comment in support of considering adding habitat and park components.
- Will Messer submitted two (2) online comments. One in support of an east-west road via the extension of Thornton Rd. to Pemberton Rd. and in support of burying the transmission lines through the center of Welaunee. And a second comment in support of ballfields being built on City property south of I-10.
- Rosa Morgan, representative with the Alliance of Tallahassee Neighborhoods, submitted an online comment in support of a commitment to affordable housing in the proposed Welaunee Arch land use amendments and in support of Option #4 to allow for additional dialogue on affordable housing.
- Sandra Mountain submitted an online comment in support of delaying the adoption hearing, the Keep It Rural park plan, and the Alliance of Tallahassee Neighborhoods recommendations.
- John Outland submitted an online comment in opposition to using Blueprint funding for constructing and maintaining roads and associated facilities for the Welaunee development and in support of maintaining infrastructure that supports existing neighborhoods.
- Marney Richards, Indianhead Lehigh Neighborhood Association, submitted an online comment in support of the Alliance of Tallahassee Neighborhoods recommendations for Option #4 (Commission direction) to address the ATN and Keep it Rural suggestions and concerns.
- Kim Ross, Tally 100% Together Coalition, submitted an online comment in support of requiring new homes be Electric Vehicle ready, increasing the demand for more affordable housing allocations, and retaining a mature, healthy forest and topography.
- Virginia Satterfield submitted an online comment in support of the Alliance of Tallahassee Neighborhoods' recommendations and in support of Option #4 (Commission Direction).
- Melissa Strauss submitted an online comment in support of saving the trees.
- Holly Thomas submitted three (3) online comments in support of delaying the adoption hearing for the Welaunee Comprehensive Plan Amendment, increasing park and green space, requiring ample tree coverage and stopping clear cutting.

*The following citizens provided virtual comments:*

- Steve Evans spoke in support of the proposed amendment.
- Robert Apgar, attorney for Buckhead Homeowners Association, spoke in support of the proposed amendment but would like to delay designing and include the street network in the Welaunee Master Plan.
- Kathy Archibald spoke in support of a stormwater facility master plan and transportation master plan in the Welaunee Master Plan.
- Sue Dick, president of the Greater Tallahassee Chamber of Commerce, spoke in support of the amendments.
- Jeff Blair spoke in support of Option #3 and Option #4 to include the Welaunee Parks & Greenway Plan in the amendment.
- Todd Sperry spoke in support of the comp plan amendment.

- Deborah Lightsey, Alliance of Tallahassee Neighborhoods, spoke in opposition to the amendment due to the long-term costs being unknown.
- Alan Keesee, CEO Capital Regional Medical Center, spoke in support of the amendment.
- Piers Rawling, Alliance of Tallahassee Neighborhoods, spoke in opposition to the amendment and requested changes.
- Rosa Morgan, Alliance of Tallahassee Neighborhoods, spoke in support affordable housing being included in the Master Plan.
- Mike Brezin, Alliance of Tallahassee Neighborhoods, spoke in support of an urban forest plan for the Arch consistent with the City's urban forest plan and in support of Option #4.
- Wendy Grey, Alliance of Tallahassee Neighborhoods, spoke in opposition to the amendment due to many unanswered questions that she posed.
- Sean Nyberg, Alliance of Tallahassee Neighborhoods, spoke in support of more discussion before any decisions are made and support of Option #4.
- Randie Denker spoke in support of the Keep It Rural Plan, and the Alliance of Tallahassee Neighborhoods recommendations, requiring green building and a stormwater plan. In opposition to installing gas lines and running Welaunee Boulevard. through the conservation area.
- Laura Newton spoke in support of incorporating the Keep It Rural Plan in the Welaunee Arch Plan.
- Danielle Irwin, Killlearn Homeowners Association, spoke in support of a stop clause to address the increased traffic, and in support Option #3 and Option #4.
- Shirley Kerns, president of the Buckhead Homeowners Association, spoke in support of the Keep it Rural Plan and expressed concern regarding the commercial development near the Welaunee Boulevard and I-10 exchange, and in support of delaying the public hearing.
- Gloria Pugh spoke in support of the amendment.
- Kim Ross, Tally 100% Together, spoke in support of including a new construction requirement for new homes be Electric Vehicle ready and in support of delaying the public hearing.
- Lucia Sommer spoke in support of the Keep It Rural Plan and the Alliance of Tallahassee Neighborhoods recommendations.
- Kathy McGuire, Alliance of Tallahassee Neighborhoods, spoke in support of their recommendations.
- John Hedrick, Leon County Democratic Executive Committee, spoke in support of delaying the adoption hearing until the next cycle, and in support of Options #3 and #4.
- Max Epstein spoke in support of equity through expansion of the urban services area and in support of Options #3 and #4 to delay the adoption hearing.
- Jeremy Cohen spoke in support of the amendment.
- Steve Been, Tally 100% Together and the Leon County Democratic Executive Committee, spoke in support of the Keep It Rural Plan and the Alliance of Tallahassee Neighborhoods recommendations, and in support of delaying the adoption hearing.
- Antonio Jefferson, Big Bend Minority Chamber, spoke in support of the amendment and in support of economic certainty for all areas of Tallahassee. He shared the development needs to be cohesive with Tallahassee.
- Glenda Thornton, BluePrint Sales Tax, spoke in support of the amendment and in support of the I-10 exchange. She noted the meaningful discussions on the topic.
- Rob Lombardo yielded his time to Sue Noise, Friends of the Miccosukee Greenway, spoke in support of the Keep It Rural Plan and in support of an equestrian crossing over I-10.
- Dr. Pamela Hall spoke in support of the Keep It Rural Plan and in support of large intact habitat refuge. She stated the environment can be protected while still moving forward with developing the area.

- Gary Hunter represented the landowner, Powerhouse Inc. and spoke in support of the amendment and commended the planning staff.

Artie White provided a PowerPoint overview of the community input and the resulting proposed changes to the amendment.

Commissioner Richardson commended staff for the thorough work and asked for staff to look at any issues brought up at the workshop that have not already been addressed.

Commissioner Dozier commended the progress that has been made, and stated the amendment wasn't ready when it was transmitted. She stated her support of the Keep It Rural Plan.

Commissioner Minor thanked the public for their input and commended staff for being receptive. He stated that the Master Plan is now better because of the public input and staff's work to incorporate the changes. Stated his support of the additional buffer on Miccosukee Road, and in support of the optional transfer of open space credits. He asked Artie White to explain how diverse housing was included.

Artie White explained how the diversity of housing was included in the Master Plan and confirmed that there is one stormwater facilities master plan.

Commissioner Elaine Bryant commended the Planning staff and the community for the progress made to the update the Amendment. She stated her support of moving forward.

Commissioner Lindley thanked the landowners for their patience and commended the Planning staff and the public for their input. Stated her support of the Keep It Rural Plan and Pam Hall's idea for optional transfer of development rights. She stated her opposition to a 6-month extension.

Commissioner Williams-Cox commended Planning staff and stated that she is comfortable with the progress made. She reflected on analysis paralysis and asked what wildlife would likely be in the area.

Artie White stated the FWC indicates that the area provides a habitat for wading birds, gopher tortoise and black bears. He confirmed that there is currently no developer for the property, and the future developer would pay for the extension of the urban services onto the property.

Commissioner Jackson commended Planning staff. He stated the he could not support the Keep It Rural Plan and thanked the community for their input. Stated his support of Option #1.

Artie White confirmed that majority of the community recommendations have been incorporated into the Plan. He confirmed that setting aside a site for a school has been included in the plan.

Commissioner Proctor stated his disappointment in the State's review and thanked the public for their input. Reflected on the potential of undiscovered grave sites on the property, and the transportation impact. He stated that the City has a conflict as they are the applicant, reviewer and approver of the amendment.

Commissioner Matlow commended the Planning staff and the community for their input to make the Welaunee Master Plan better. He asked about the stormwater master plan and the need for a fiscal impact analysis. He stated his support of the Keep It Rural Parks plan.

Artie White confirmed that the first developer would initiate the stormwater master plan.

Commissioner Maddox stated that compromise is important in this process and that stakeholders would not be able to get all their asks.

Mayor Dailey thanked the public for the feedback received during the last year and thanked the landowner and Planning staff. He reflected on issues with the Keep It Rural Plan and stated his support of Options #1 and #2.

Artie White stated the difference between the amendment and the Keep It Rural Plan is that the amendment provides flexibility since the natural features inventory would not be completed until the PUD phase, and the Keep It Rural Plan is for a specific area to be defined now.

City Attorney Jackson explained that the amendment language may make more sense since the natural feature inventory has not yet been completed.

County Attorney O'Steen agreed with the City Attorney, and further stated that we are not at the appropriate stage to entertain the Keep It Rural Plan.

Chairman Desloge stated there is no developer in the mix at this time, and that 80-90% of the asks from the citizen input has been incorporated. He stated that it is a good deal for the community.

Discussion ensued among City of Tallahassee Commissioners to consider motions for approval only by the City Commission.

Commissioner Maddox made a motion for Option #1 with the option of the transfer of open space credits proposed by Pam Hall and Keep It Rural. It was seconded by Commissioner Jackson.

Commissioner Minor further explained the concept of the transfer of open space credits. He stated his support of the motion and offered an amendment to add a review of cross reference and inconsistency changes. Commissioner Maddox accepted the amendment as did Commissioner Jackson. He confirmed with Artie White that the Welaunee Greenway would provide a buffer for Centerville Road.

Commissioner Dozier reflected on the lack of time to explore some of the input provided at today's workshop. She stated her support of another workshop in November and the adoption public hearing in December.

Commissioner Lindley stated her support of the motion and requiring a park not just open space.

Commissioner Proctor reflected on the importance of the transportation issue and questioned the proposed I-10 exchange at a two-lane road on Welaunee Blvd., and the impact on traffic. He reflected on the need to review the Southern Strategy with the same vigor. He expressed concern about the transportation recommendation and stated his support of delaying the adoption hearing to December and holding another workshop in November.

Commissioner Jackson stated that the Plan could only be improved in November.

Chairman Desloge stated his support of the motion.



Commissioner Maddox expressed the need for staff to continue to work with all the stakeholders.

City Vote:

*Commissioner Matlow moved to adopt Option 3-4 and direct staff to work with keep it rural and bring back at the November 10 Joint Meeting. Including the language with the open space. It died for a lack of a second.*

Commissioner Matlow commented they need to look at rules and order to ensure fair process at the Commission Meetings.

Commissioner Richardson inquired would this also allow staff to continue working with the community stakeholders to bring back something they all can agree upon.

*Commissioner Bryant moved, duly seconded by Commissioner Williams-Cox, to adopt Option 1 and 2 with final committal on November 10. Commissioner Minor's additional language (open space transfer optional dealing with habit areas and greenway buffers). The motion carried 4-1. (Commissioner Matlow in opposition).*

County Vote:

*Commissioner Maddox moved, duly seconded by Commissioner Jackson, approval of Option 1 as amended: Accept the report on the proposed Welaunee Arch objective and policies for the Welaunee Critical Area Plan and direct staff to include the proposed revisions in the Comprehensive Plan Amendment as detailed in this agenda item and direct staff in working with community stakeholders and the property owner to consider the option to transfer open space credits to another district; review cross reference for inconsistencies; and evaluate public access to future park space. The motion carried 6-1. (Commissioner Proctor in opposition).*

## **COMMENTS/DISCUSSION ITEMS**

### **County Attorney O'Steen:**

- Acknowledged her staff as they are working hard and pushing out great work. She also thanked the Board for their feedback on the annual evaluation.

### **County Administrator Long:**

- Thanked the Board for their feedback on the annual evaluation.

## **COMMISSIONER DISCUSSION ITEMS**

### **Commissioner Dozier:**

- Reflected on the need for an update on congregate homeless shelters for the upcoming winter months.
  - County Administrator Long confirmed that an update is forthcoming.
- Reflected on the need for broadband access for the County's rural areas and asked for an update on what is available and exploring a collective approach with neighboring counties.

*Commissioner Dozier moved, duly seconded by Commissioner Maddox to direct staff to bring back an agenda item providing an update on broadband options for the rural areas of the County including exploring a collective approach with neighboring counties. The motion carried 7-0.*

- Encouraged everyone to vote and commended the Supervisor of Elections and their staff for their hard work.
- Reflected that she will miss Commissioner Lindley as this will be her last meeting as an at-large commissioner.

**Commissioner Maddox:**

- Motioned requesting an agenda item, if needed, which may include a budget amendment for November 17 for the County to host the 4-8A Football Championship.  
*Commissioner Maddox moved, duly seconded by Chairman Desloge, to bring back an agenda item if needed including a budget amendment, for November 17, 2020, for the County to host the 4-8A Football Championship. The motion carried 7-0.*
- Reflected on the need for the public to understand that the Board takes policy seriously to facilitate an orderly meeting. He asked what policy would govern the upcoming Comprehensive Plan Public Hearing and Workshop.
  - County Attorney O'Steen confirmed that the body hosting the meeting would govern the meeting.
- Commended Commissioner Lindley for years of service to the citizens of Leon County.

**Commissioner Proctor:**

- Reflected that the City limits go beyond the urban services area in Welaunee and expressed concern that the opposite is the case on the Southside.
- Announced that he would be hosting a Farm Share event at the Fairgrounds on Oct. 24 starting at 8 a.m.
- Commended County Administrator Long and County Attorney O'Steen by reflecting on the well-deserved increase.
- Reflected on the complaints regarding the difficulty to complete the Small Business MWBE portion of the application for the Leon CARES program and asked for a meeting with County Administrator Long.

**Commissioner Lindley:**

- Reflected on her recent interaction with the Youth Leadership Tallahassee students.
- Acknowledged the hardworking staff in the Supervisor of Elections Office during this election cycle.

**Chairman Jackson:**

- Reflected on the need to expand broadband to the rural areas.

**Vice-Chairman Minor:**

- Commended everyone for their efforts in the cross-country meet that took place.
- Noted that he has received many complaints on N. Monroe Street and stated that it is a high priority.
- Stated his disappointment on the rescheduling of the Affordable Housing Workshop to March but stated that he understood, since HSCP is working hard on the Leon CARES program.
- Encouraged everyone to vote. Early voting starts Monday and continues to the third day before the election.

**Chairman Desloge:**

- Acknowledged conversations from parents and spectators about how great the County cross county event was and that safety precautions were met.
- Requested a proclamation recognizing Vascular Ehlers-Danlos syndrome month.
- *Commissioner Lindley moved, duly seconded by Commissioner Maddox to approve a proclamation recognizing Vascular Ehlers-Danlos syndrome month. The motion carried 7-0.*

**RECEIPT AND FILE:**

- Capital Region Community Development District Fiscal Year 2021 Meeting Dates


**ADJOURN:**

There being no further business to come before the Board, the meeting was adjourned at 11:08 p.m.

ATTEST:



BY:   
Rick Minor, Chairman  
Board of County Commissioners

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