

**JOINT PUBLIC HEARING**  
**Leon County Board County Commissioners & Tallahassee City Commission**  
**Transmittal of the 2020 Cycle Comprehensive Plan Amendments**  
**City Hall**  
**Tuesday, November 10, 2020**  
**6:00 p.m.**

The County and City Commissioners met in a joint session on November 10, 2020, in the City Commission Chambers with County Commissioners. Present were Chairman Bryan Desloge, Vice-Chairman Rick Minor, and Commissioners Nick Maddox, Bill Proctor, Mary Ann Lindley, Jimbo Jackson, and Kristen Dozier; and City Commissioners Mayor John E. Dailey, and 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, City Clerk, Barbara Graves and Board Secretary Beryl H. Wood (via online), members of County and City staff.

The meeting was held in City Hall, City Commission Chambers, Second Floor, 300 S. Adams Street. The Board of County Commissioners and the City of Tallahassee Commission met jointly to conduct the November 10th Public Hearing Meeting.

Citizens could provide public comments through several options. Due to ongoing public health concerns, there were three options for sharing public comment:

- In-person at the meeting; or
- Written via online submission at [Talgov.com/Citizen Input](http://Talgov.com/Citizen Input). Public comment could be submitted online until 9 p.m. on Monday, Nov. 9. Comments submitted after that time (up to the time of the public hearings) were accepted and included in the official record of the meetings; or
- Virtually via an online platform during the meeting. Citizens wishing to provide public comments virtually during the meeting registered before 9 p.m. on Monday, Nov. 9, at [Talgov.com/Citizen Input](http://Talgov.com/Citizen Input).

*Masks were required to be worn inside City Hall. Capacity inside the chambers was limited to allow adequate room for physical distancing. Overflow space was set up on the second floor of City Hall, as needed.*

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

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

1. Joint County/City Adoption Hearing on Proposed 2020 Cycle Amendments to the Tallahassee-Leon County Comprehensive Plan (County Administrator/ PLACE/ Planning)

Artie White, Administrator – Comprehensive Planning, stated the purpose of this item is conduct the Joint County/City Adoption Public Hearing on the proposed Welaunee Arch Text and Large-Scale Map amendments to the Tallahassee-Leon County Comprehensive Plan and to seek County and City Commission approval of respective ordinances to adopt the proposed text and map amendments. He gave a history of the project. He then read the City Ordinance into the record. Commissioner Bryant thanked staff.

The following Citizen Comments were received via online submission:

- Robert Apgar, Buckhead Homeowner's Association, submitted an online comment in support of a gridded road network.
- Jeff Blair, Keep It Rural Inc., submitted an online comment in support of the revisions to the Welaunee Arch Master Plan including the Alternative Development Program.
- Jessica Ferris submitted an online comment in opposition to outgoing commissioners voting on this item.
- Roby Kendal submitted an online comment in opposition to the 3 new road crossings on Miccosukee north of I-10.
- Laura Newton, Keep It Rural Inc., submitted two online comments in support of the revisions to the Welaunee Arch Master Plan including the Alternative Development Program.
- Gloria Arias submitted an online comment in support of clarifying the language in City Ordinance 20-O-35 to include the Welaunee Blvd. destination at Roberts Road.
- Scott Hannahs, Centerville Rural Community Association, submitted an online comment in opposition to expanding the USA and the development planned outside the city core.
- Chelsea Rimert submitted an online comment in opposition to outgoing commissioners voting on this item.
- Marissa Amato, Grow Tallahassee, submitted three online comments in support for the Welaunee Arch Master Plan and proposed amendments.
- James Carr submitted three online comments in opposition to outgoing commissioners voting on this item and in support of a delayed vote and in support of a transportation study.
- Randi Schuknecht, Miccosukee Meadows Homeowners Association, submitted an online comment in support of Keep It Rural's parks and greenway plan.
- Mike Rychlik submitted two online comments in opposition to the Map Amendment in Ordinance 20-O-37 and in support of a Passive Public Habitat Park in District 5 and an Active Park near Centerville Road in Phase 1.
- Carol G. Brittain submitted an online comment in support of delaying the vote and in opposition of the extension of Shamrock Street South.

The following citizens provided a virtual comment on the Proposed County Ordinance and Proposed City Ordinance 20-O-35 on the Welaunee Critical Area Plan/ Urban Services Area (TTA2020 013), the proposed City Ordinance 20-O-37 on the Welaunee Arch Map Amendment (TMA 2020 012) the proposed City Ordinance 20-O-38 on the Welaunee Arch Rezoning (TRZ 2020 002):

- John Bailey, Centerville Rural Community Association, spoke in opposition to the planned roadways in the Welaunee development.
- Max Epstein spoke in opposition to the Welaunee amendments and in support of a financial analysis of the project and delaying the vote.
- Robert Apgar, Buckhead Homeowners Association, spoke in support of a gridded street network revision to the amendments.
- Scott Hannahs, Centerville Rural Community Association, spoke in opposition to the road planning for the Welaunee area, and in opposition to expanding the USA. He spoke in support of stormwater planning.

- Daniel Irwin, Killearn Homeowners Association, spoke in support of traffic mitigation funding, and options to address traffic concerns for the area.
- Pamela Hall, Keep It Rural Inc., spoke in support of the Habitat Park and the Keep It Rural parks proposal.
- Luke S. Brown, Killearn Homeowners Association, spoke to introduce himself to the commissions as a newly elected Association Board member.
- Jeff Blair, Keep It Rural Inc., spoke in support of the revised Welaunee amendments and spoke in opposition to the current Amendment process and in support of real time public comment.
- Shirley Kerns, Buckhead Homeowners Association, spoke in opposition to incompatible development and in support of a gridded street network. She spoke in support of the amendments.
- Debbie Lightsey spoke in opposition to the amendments.
- Stephen Martin spoke in opposition to the amendments.

In-person Speakers:

- Ann Bidlingmeyer spoke in opposition to the Canopy Development and in opposition to the Welaunee Critical Area Plan
- Stanley Simms spoke in opposition to the Welaunee Critical Area Plan.
- Sue Dick spoke in support of moving forward with the Welaunee Critical Area Plan.
- Jay Bostwick, Associated Builders & Contractors, spoke in support of the Welaunee Master Plan and the construction jobs it will create.
- Wayne Mayo, Associated Builders & Contractors, spoke in support of the Welaunee Master Plan and the construction jobs it will create.
- Todd Sperry spoke in support of entitling property for the Welaunee Master Plan and the economic impact it will have.
- Max Hurley, Killearn Homeowners Association, spoke in support of the revised amendment with 4 exceptions.
- Katrina Tuggerson, Capital City Chamber, spoke in support of the Welaunee amendments.
- Debbie Danton, Killearn Homeowners Association, spoke in support of the traffic concurrency fee and traffic amendment requests made.
- John Hedrick, Leon County Democratic Executive Committee, spoke in support of delaying the vote to allow the newly elected city and county commissioners to vote on the amendments.
- Marissa Amato, Grow Tallahassee, spoke in support of the need for affordable housing and in support of the Welaunee Master Plan.
- Gary Hunter, Hopping Green & Sams on behalf of Powerhouse, the property owners, commended the community outreach and in support of the revised Master Plan.

Artie White, Administrator – Comprehensive Plan, concluded his overview of the amendment process including community engagement efforts, the history of the Welaunee Toe and Heel and each of the Welaunee Arch amendments.

Commissioner Bryant commended the Planning staff outreach efforts and the end product.

Commissioner Lindley spoke to professionalism of staff. She expounded on the love for the outdoors and acknowledged that this was her last motion as a Commissioner. It was seconded by Chairman Desloge as it was his last.

*Commissioner Lindley commended staff for their work and the proposed habitat park. She made a motion for Option #1, seconded by Chairman Desloge.*

Commissioner Maddox complimented the collaboration and compromise that brought about the end product and stated his support of the amendment. He commended Dr. Pam Hall for her continued efforts and contributions to the process.

Commissioner Proctor stated that the City is the applicant, reviewer and approver. He reflected on the need for a third-party professional consultant to review the amendments. *He offered a substitute motion to hire an outside consultant to review the amendments and potential transportation issues.*

*The motion died for lack of second.*

Commissioner Minor reflected on the public input process and commended staff for incorporating the requested revisions where possible. He commended the revised Master Plan, highlighted many of the notable provisions, and reflected on increased community input on future comp plan amendments. He stated his support of the Master Plan and for Option #1.

Commissioner Dozier confirmed with Ben Pingree, Department of PLACE Director, that the 2013 Sales Tax Committee did not review or discuss the amendments or master plan, and that Blueprint IA didn't discuss the amendment during the process for the Northeast Gateway. She confirmed with Artie White that the Comp Plan Revision Workgroup had discussed the land use objectives and the amendment and confirmed that the City/County have initiated other comp plan amendments. She confirmed with Cherie Bryant, Planning Dept. Director, that as a joint department, the Planning Department's job is to represent both the City and the County which is reflected in the amendment process.

Commissioner Dozier expressed that the proposals made the Master Plan better and reflected on the uniqueness of the Welaunee amendments. She stated her support of the motion for Option #1.

Commissioner Jackson reflected on the comp plan amendment revisions and the incorporation of most of the stakeholder proposals. He stated his support of the motion.

Chairman Desloge reflected on the good final product and stated his support of the motion.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox to approve Option #1: Conduct the Adoption Public Hearing and adopt the proposed Ordinance (Revised Attachment #1 to the agenda item), thereby adopting the Proposed Comprehensive Plan Amendments to the Welaunee Critical Area Plan and Urban Services Area in the Land Element of the Tallahassee-Leon County 2030 Comprehensive Plan. (County). The motion carried 6-1. (Commissioner Proctor in opposition).*

\*\*\*The City Commission discussed, considered and moved options specific to City only items.

Mayor Dailey, Commissioner Williams-Cox, Commissioner Richardson, Commissioner Matlow and Commissioner Bryant commended Chairman Desloge and County Commissioner Lindley for their years of service and tireless commitment to the County and the citizens of Leon County.

Commissioner Dozier, Commissioner Jackson, Commissioner Maddox, Commissioner Minor, Commissioner Proctor, Commissioner Lindley and Commissioner Desloge commended City Commissioner Bryant for her loyal service to the City and the community.

**ADJOURN:**

There being no further business to come before the Board, the meeting was adjourned at 9:05 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

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

BY: \_\_\_\_\_

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