

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
JOINT PUBLIC HEARING
April 13, 2021**

The County and City Commissioners met in a joint session on April 13, 2021, in the County Commission Chambers. Present were Chairman Rick Minor, Vice - Chairman Bill Proctor, and County Commissioners Nick Maddox, Brain Welch, Carolyn Cummings, and Kristin Dozier; and Mayor John E. Dailey, Mayor Pro-Tem Jeremy Matlow, and City Commissioners Jack Porter, Curtis Richardson, and Diane Williams – Cox. Also present were Deputy County Administrator Alan Rosenzweig, City Manager Reese Goad, City Attorney Cassandra Jackson, County Attorney Chasity O’Steen, Clerk to the Board Secretary Beryl H. Wood, and members of County and City staff.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

County Commissioner Jimbo Jackson was not in attendance for the Public Hearing.

Deputy County Administrator Rosenzweig announced the Public Hearing and called the meeting to order at 6:05 p.m.

1. Joint County and City Public Hearings on 2021 Cycle Comprehensive Plan Amendments and Concurrent Rezonings

Artie White, Administrator of the Comprehensive Plan, provided an overview of the Comprehensive Plan Amendment process and procedures, and of each of the proposed amendments. He noted adoption is June 8, 2021.

1-1 Transmittal Hearing on TTA2021004 (Bicycle and Pedestrian Master Plan) (City & County Action)

Text Amendment: This is a text amendment to create a policy in the Mobility Element that supports the implementation of the Capital Region Transportation Planning Agency’s (CRTPA’s) Tallahassee-Leon County Bicycle and Pedestrian Master Plan (BPMP). The proposed amendment will adopt the BPMP by reference.

The proposed text amendment to the Mobility Element would include a new Policy. The policy would be:

Policy 1.1.14: [M] The City of Tallahassee and Leon County will support the implementation of the Capital Region Transportation Planning Agency’s (CRTPA’s) Tallahassee-Leon County Bicycle and Pedestrian Master Plan, adopted by the CRTPA in 2020, to the extent that it does not conflict with goals, objects, and policies in this Comprehensive Plan.

Consistency with the Comprehensive Plan

Commissioner Maddox moved, seconded by Commissioner Dozier, to approve Option 1: Conduct the transmittal public hearing on the 2021 Cycle Comprehensive Plan Text Amendment TTA2021004 (Bicycle and Pedestrian Master Plan) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 6-0. (Commissioner Jackson out of Chambers).

Commissioner Richardson moved, seconded by Commissioner Matlow, to approve Option 1: Conduct the transmittal public hearing on the 2021 Cycle Comprehensive Plan Text Amendment TTA2021004 (Bicycle and Pedestrian Master Plan) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 5-0.

1-2 Transmittal Hearing on LMA202103 (Aenon Church Road) (County Action Only)

Large-Scale Map Amendment: This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) & Governmental Operational (GO) to Industry and Mining (IM) on approximately 51.1 acres. The subject area is located along the east side of Aenon Church Road south of Highway 20.

The following citizen comments were received via online submission:

- Max Epstein, 1001 San Luis Road, submitted an online comment in opposition to the Amendment. He recommended denial based on the Comprehensive Plan.
- Terry Ryan, 2538 Stonegate Drive, Wakulla Basin Advocacy Group aka Tallahassee Sewage Advocacy Group, submitted an online comment in opposition to the Amendment.

- Vice-Chairman Proctor reflected on the Planning Commission's recommendation to not approve this Amendment and stated his support of protecting the citizens property values. He recommended not transmitting the proposed Amendment.
- Commissioner Dozier reflected on the compatibility issue and the limited area that could be mined given the multiple water features on the property. She stated her support for Option #8.
- Commissioner Cummings asked if there were any schools nearby the parcel.
 - Artie White stated that the closest school was a few miles away.

(County only)

Vice-Chairman Proctor moved, seconded by Commissioner Dozier, to approve Option 8: Conduct the transmittal public hearing on the 2021 Cycle Large-Scale Comprehensive Plan Map Amendment LMA2021003 (Aenon Church Road) and do not transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion passed 6-0. (Commissioner Jackson out of chambers).

1-3 Adoption Hearing on LMA202106 (WW Kelley Road)

First and Only Public Hearing to Consider Adopting a Proposed Ordinance Amending the 2030 Tallahassee-Leon County Comprehensive Plan; Adopting An Amendment to the Future Land Use Map to Change the Land Use Designation from the Rural (R) Land Use to the Suburban (SUB) Land Use *(County Action Only)*

- Deputy County Administrator Rosenzweig stated that Allara Mills-Gutcher, the representative for the applicant, was available to answer any questions.
- Commissioner Dozier made a motion for Option #3.
- Vice-Chairman Proctor questioned the impact to the Urban Services Area (USA).
 - Artie White confirmed the Amendment would involve no change to the USA.

Commissioner Dozier moved, seconded by Commissioner Welch, to approve Option 3: Conduct the first and only public hearing and adopt the proposed Ordinance, thereby adopting the small-scale map amendment LMA202106 (WW Kelley Road) in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion passed 6-0. (Commissioner Jackson out of Chambers).

1-4 Rezoning Public Hearing on LRZ200013

First and Only Public Hearing to Consider Adopting a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Rural (R) District to the General Commercial (C-2) District *(County Action Only)*

Small-Scale Map Amendment: This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Rural (R) to Suburban (SUB) on two parcels totaling 1.6 acres inside the Urban Services Area. The parcels are located off Apalachee Parkway on WW Kelley Road. The applicant is seeking the land use change to allow for the development of a neighborhood retail store.

Commissioner Dozier moved, seconded by Commissioner Maddox, to approve Option 4: Conduct the first and only public hearing and adopt the proposed Ordinance amending the Official Zoning Map to Change the Zoning Classification from the Rural (R) District to the General Commercial (C-2) District. The motion carried 6-0. (Commissioner Jackson out of Chambers).

1-5 Adoption Hearing on TMA2021002 (1717 W. Tennessee Street)

First and Only Public Hearing on Ordinance 21-O-16: Proposed Comprehensive Plan Amendment to Change the Future Land Use Map Designation from the University Transition Land Use Category to the Suburban Land Use Category *(City Action Only)*

Small-Scale Map Amendment: This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from both Suburban (SUB) and University Transition (UT) to only Suburban (SUB) on a parcel totaling .44 acres. Part of this parcel is already classified as SUB. The parcel is located in between Call Street and West Tennessee Street. The applicant is seeking the land use change to allow for a potential drive thru, and to expand its options for connecting the front and rear parking areas. Additionally, this land use change will bring the parcel into one category (Suburban) instead of splitting it into two categories (Suburban and University Transition).

The City Commission unanimously approved Option 5: Conduct the first and only public hearing and adopt Ordinance No. 21-O-16, thereby adopting the small-scale map amendment TMA2021004 (1717 West Tennessee Street) in the City of Tallahassee to the Tallahassee-Leon County 2030 Comprehensive Plan.

Commissioner Williams-Cox moved, seconded by Commissioner Richardson, for approval of Option 5: Conduct the first and only public hearing and adopt Ordinance No. 21-O-16, thereby adopting the small-scale map amendment TMA2021004 (1717 West Tennessee Street) in the City of Tallahassee to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 5-0.

1-6 Rezoning Public Hearing on TRZ200021

First and Only Public Hearing on Ordinance 21-Z-17: Proposed Amendment of the Official Zoning Map to Change the Zoning Classification from the University Transition (UT) Zoning District to the Commercial Parkway (CP) Zoning District (*City Action Only*)

The City Commission unanimously approved Option 6: Conduct the first and only public hearing and adopt Ordinance No. 21-Z-17, thereby adopting an amendment of the Official Zoning Map to Change the Zoning Classification from the University Transition Zoning District to the Commercial Parkway (CP) Zoning District.

Commissioner Richardson moved, duly seconded by Commissioner Williams-Cox, for approval of Option 6: Conduct the first and only public hearing and adopt Ordinance No. 21-Z-17, thereby adopting an amendment of the Official Zoning Map to Change the Zoning Classification from the University Transition Zoning District to the Commercial Parkway (CP) Zoning District. The motion carried 5-0.

2. Consultant Services for the Land Use and Mobility Elements

Option 1: Ratify the actions taken during the March 23, 2021 Joint County/City Comprehensive Plan Workshop on the Consultant Services for the Land Use and Mobility Elements and 1) direct staff to issue a revised Request for Proposals for the Land Use and Mobility Elements to include: a) review for consistency of proposed changes with the entire Comprehensive Plan with an option for expansion to other Elements if needed, and b) any other targeted clean-up amendments necessary to comply with the upcoming Evaluation and Appraisal Review (EAR) process; and 2) accept the Summary of Public Input on Draft Land Use and Mobility Objectives. (City and County)

- The following citizen comments were received via online submission:
 - Mike Brezin, 1401 N. Randolph Circle, submitted an online comment in support of moving ahead with the Request for Proposals (RFP).
 - Wendy Grey, 1401 N. Randolph Circle, submitted an online comment in support of moving ahead with the Request for Proposals (RFP).
 - Lucia Sommer, 1611 Milton Street, submitted an online comment in support of community engagement when considering changes to the Land Use and Mobility Elements.
- The following citizen provided in-person comments:
 - Professor Dennis Smith, 282 Champions Way, Florida State University, spoke in support of the students' ability to participate in the Comprehensive Plan review process, and in support of the opportunity for students to participate in the process. He also stated that he had reached out to FAMU for its joint participation.
- The following citizens provided virtual comments:
 - Danielle Irwin, 3185 Ferns Glen Drive, League of Women Voters, and a representative of neighborhood interests, spoke in support of the League participating in the collaborative process.
 - Max Epstein, 1001 San Luis Rd, support in support of the collaborative process.
- Vice-Chairman Proctor thanked Professor Smith for potential student engagement in the process and stated his support of the consultant including the students' input.
- Mayor Dailey stated his support of Option #1 with an amendment to include the student input.

- Chairman Minor asked about the process for selecting the Selection Committee for the RFP.
 - Artie White confirmed that the Selection Committee would be a diverse and inclusive group.
- Commissioner Richardson asked how it could be ensured that the student involvement took place and that it is substantive and beneficial.
 - Both Mayor Dailey and Chairman Minor confirmed with Artie White that the student participation requirement would be included in the RFP.
- Commissioner Dozier reflected on the review of the consultant's proposal and the utilization of the students. She confirmed with Artie White that the Selection Committee would be diverse. She reflected on the need for a stand-alone workshop on the consultant's recommendations and proposed associated Comprehensive Plan revisions, that would be separate from the annual Comprehensive Plan Amendment workshop. She made a motion for Option #1 with the inclusion of the workshop.
- Commissioner Williams-Cox stated that the County/City should include in the RFP the specifics on how the university/college students would be utilized.
- Commissioner Dozier reflected that specifics for student involvement may not be appropriate to include in the RFP.
- Commissioner Maddox made a substitute motion to include student participation in the consultant's scope of work, that was accepted by Commissioner Dozier.
- Commissioner Porter stated that the student component should be included in the consultant selection criteria.
- Chairman Minor confirmed with Artie White that the consultant could provide an analysis of projected future demands for housing and commercial property.

County vote:

Commissioner Dozier moved, seconded by Commissioner Maddox, to approve Option 1 as amended: Ratify the actions taken during the March 23, 2021 Joint County/ City Comprehensive Plan Workshop on the Consultant Services for the Land Use and Mobility Elements; and

1) Direct staff to issue a revised Request for Proposals for the Land Use and Mobility Elements to include:

a) review for consistency of proposed changes with the entire Comprehensive Plan with an option for expansion to other Elements if needed, and

b) any other targeted clean-up amendments necessary to comply with the upcoming Evaluation and Appraisal Review (EAR) process; and

c) direct staff to work with the FSU Department of Urban and Regional Planning, and the FAMU School of Architecture, to develop a plan on how students will be involved in the Land Use & Mobility Elements consultant's scope of work.

2) Accept the Summary of Public Input on Draft Land Use and Mobility Objectives and direct staff to schedule separate workshops in addition to the annual comprehensive plan amendment cycle workshop, to review the consultant's recommendations and proposed associated Comprehensive Plan revisions.

The motion carried 6-0. (Commissioner Jackson out of Chambers).

City vote:

Commissioner Richardson moved, seconded by Commissioner Williams-Cox, to approve Option 1 as amended: Ratify the actions taken during the March 23, 2021 Joint County/ City Comprehensive Plan Workshop on the Consultant Services for the Land Use and Mobility Elements; and

1) Direct staff to issue a revised Request for Proposals for the Land Use and Mobility Elements to include:

- a) review for consistency of proposed changes with the entire Comprehensive Plan with an option for expansion to other Elements if needed, and
- b) any other targeted clean-up amendments necessary to comply with the upcoming Evaluation and Appraisal Review (EAR) process; and
- c) direct staff to work with the FSU Department of Urban and Regional Planning, and the FAMU School of Architecture, to develop a plan on how students will be involved in the Land Use & Mobility Elements consultant's scope of work.

2) Accept the Summary of Public Input on Draft Land Use and Mobility Objectives and direct staff to schedule separate workshops in addition to the annual comprehensive plan amendment cycle workshop, to review the consultant's recommendations and proposed associated Comprehensive Plan revisions. The motion carried 5-0.

3. Proposed Community Engagement Strategy for the Update to the Southside Action Plan

This item seeks ratification of the Board actions taken at the March 23, 2021 Joint County/City Comprehensive Plan Workshop and seeks direction from the City and County Commissions on the Proposed Community Engagement Strategy for the Southside Action Plan. (City and County Option)

County vote:

Commissioner Maddox moved, seconded by Vice-Chairman Proctor, for approval of Option 1: Ratify the actions taken during the March 23, 2021 Joint County/City Comprehensive Plan Workshop on the Update to the Southern Strategy Area (aka Southside Action Plan) and approve the community engagement strategy for the Southside Action Plan. The motion carried 6-0. (Commissioner Jackson out of chambers.)

City vote:

Commissioner Williams-Cox moved, seconded by Commissioner Richardson, for approval of Option 1: Ratify the actions taken during the March 23, 2021 Joint County/City Comprehensive Plan Workshop on the Update to the Southern Strategy Area (aka Southside Action Plan) and approve the community engagement strategy for the Southside Action Plan. The motion carried 5-0.

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 7:31p.m.

LEON COUNTY, FLORIDA

ATTEST:



A handwritten signature in black ink, appearing to read "Gwendolyn Marshall".

BY: _____

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

A handwritten signature in black ink, appearing to read "Rick Minor".

BY: _____

Rick Minor, Chairman
Board of County Commissioners