

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
April 12, 2022**

The Board of County Commissioners of Leon County, Florida met in regular session at 3:01 p.m. with Chairman Bill Proctor presiding. Present were Vice-Chair Nick Maddox and Commissioners Rick Minor, Brian Welch, Kristin Dozier, Carolyn Cummings, and Jimbo Jackson. Also present were County Administrator Vincent Long, County Attorney Chasity O'Steen, and Clerk to the Board Beryl H. Wood.

Chairman Proctor called the meeting to order at 3:01 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance were provided by Vice-Chair Maddox.

AWARDS AND PRESENTATIONS

- **Proclamation Recognizing the Leon County Chapter of the Charmettes Inc. for 50 years of Debutant Presentations and Scholarships, and its Support of the Howard University Cancer Center**
 - Commissioner Cummings presented the Proclamation recognizing the Leon County Chapter of the Charmettes Inc., for 50 years of debutant presentations and scholarships, and its support of the Howard University Cancer Center. Dr. Malinda James, President, accepted the Proclamation on behalf of the Charmettes and thanked the Commission, stating they support programs to assist families in need and cancer research. The Commissioners thanked the Leon County Chapter of Charmettes for all the support they have provided.
- **Proclamation Recognizing March as Multiple Sclerosis Awareness Month**
 - Commissioner Dozier presented the Proclamation recognizing March as Multiple Sclerosis Awareness Month. Ms. Natasha Scoff from the multiple sclerosis community accepted the Proclamation and thanked the Commission for the Proclamation and its continuous support. She then spoke about people in the community who are suffering from multiple sclerosis and resources available for assistance.
- **Proclamation recognizing Vaughn Wilson, president of Mega Ace Production, for his efforts for the first annual Tallahassee Black Business Expo**
 - Vice-Chair Maddox presented the Proclamation recognizing Vaughn Wilson, president of Mega Ace Production, for his efforts for the first annual Tallahassee Black Business Expo. Mr. Wilson accepted the Proclamation and spoke about the support of black business and how his business survived during the pandemic. He thanked the Commissioners for their support.
- **Presentation and Proclamation Recognizing Big Bend Hospice**

- Chairman Proctor presented the Proclamation recognizing Big Bend Hospice. Dr. Lenny Marshall accepted the Proclamation with gratitude and thanked Chairman Proctor and the Commission for their support.
- **Presentation Recognizing the County's Support to the Florida Veterans' Hall of Fame**
 - Chairman Proctor presented the Proclamation recognizing the County's support to the Florida Veterans' Hall of Fame. Bruce Host, with Florida Veterans' Hall of Fame Society, Inc., recognized the Leon County veterans who have been inducted into the Florida Veterans' Hall of Fame and presented a plaque to Chairman Proctor. Mr. Host provided an overview of the goals of the Florida Veterans' Hall of Fame Society and provided its website, FVHOFsociety.org.

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

- Whitfield Leland, III, 754 W. 7th Avenue, spoke on the Council on the Status of Men and Boys and suggested keeping in mind that this effort is critical for the community.
- Stanley Sims, 1320 Avondale Way, spoke about the Office of Economic Vitality's Minority, Women, and Small Business Enterprise (MWSBE) program and its work in developing a network for disadvantaged businesses.

Commissioner Dozier moved, duly seconded by Commissioner Minor, to approve the Consent Agenda. The motion carried 7-0.

CONSENT

1. Minutes: January 25, 2022, Regular Meeting and February 8, 2022, Regular Meeting

The Board approved Option #1: Approve the minutes of January 25, 2022, Regular Meeting and February 8, 2022, Regular Meeting.

2. Payment of Bills and Vouchers

The Board approved Option #1: Approve the payment of bills and vouchers submitted for April 12, 2022 and pre-approve the payment of bills and vouchers for the period of April 13, 2022, through May 9, 2022.

3. Commissioner Appointments to the Code Enforcement Board, the Library Advisory Board, and the Water Resources Committee

The Board approved Option #1: Ratify Commissioner Welch's appointment of a citizen, Dr. Marianne Arbulu, to the Code Enforcement Board for the remainder of the unexpired term followed by a three-year term ending July 31, 2025;

Option #2: Ratify Commissioner Minor's appointment of a citizen, David Low, to the Library Advisory Board for the remainder of the two-year term ending December 31, 2023; and

Option #3: Ratify Vice-Chair Maddox's appointment of a citizen, Eric Meyers, to the Water Resource Committee for the remainder of the unexpired term ending July 31, 2025.

4. Ratification of Board Actions Taken at the March 22, 2022, Leon County Detention Facility Population Management Workshop

The Board approved Option #1: Ratify the actions taken at the March 22, 2022, Leon County Detention Facility Population Management Workshop; and

Option #2: Adopt the Resolution and associated Budget Amendment Request to hire two additional Probation/Pretrial Officer positions for the remainder of FY 2022.

5. PULLED - Ratification of Board Actions Taken at the March 22, 2022, Workshop on Alternatives to Incarceration for the Possession of Small Amounts of Marijuana

6. Resolution of Support for the Universal Declaration of Human Rights

The Board approved Option #1: Adopt the Resolution in support of the Universal Declaration of Human Rights.

7. Agreement for Traffic Control on Private Roads within the Centerville Conservation Community

The Board approved Option #1: Approve the Traffic Control Agreement between the Centerville Community Owners' Association, Inc., Leon County, and the Leon County Sheriff's Office for traffic enforcement within the Centerville Conservation Community Subdivision.

8. Acceptance of the Final Draft Charter for the Council on the Status of Men and Boys

The Board approved Option #1: Accept the final draft charter for the Tallahassee-Leon County Council on the Status of Men and Boys; and

Option #2: Approve the Resolution and associated Budget Amendment Request realizing funding from the City of Tallahassee and Leon County Schools for the Council on the Status of Men and Boys in the amount of \$210,000.

9. Approval of the Leon County Research and Development Authority's \$4.0 Million Line of Credit from Florida State University Research Foundation for the Construction of the North Florida Innovation Labs

The Board approved Option #1: Adopt the Resolution approving the issuance by LCRDA of a debt obligation in the form of a \$4.0 million line of credit from the Florida State University Research Foundation for the purpose of constructing the North Florida Innovation Labs.

10. **PULLED - Voluntary Annexation of Property Located at the Northeast Corner of the Intersection of Crawfordville Road and Capital Circle Southwest**

11. **Appropriation of Additional Workers' Compensation Funding for FY 2022**

The Board approved Option #1: Approve the Resolution and Budget Amendment appropriating Fine and Forfeiture, Transportation, and Emergency Medical Services fund balances in the amount of \$960,000 to fund workers' compensation claims that will exceed the FY 2022 budget.

12. **PULLED - Ratification of Citizen Review Teams for FY 2023 and FY 2024 Community Human Services Partnership Funding Cycle**

13. **Proposed Revised "Library Internet Access and Computer Use Policy"**

The Board approved Option #1: Adopt the proposed revised Policy No. 02-07, "Library Internet Access and Computer Use Policy."

14. **PULLED - Proposed Revisions to Policy No. 19-4, "Springs Restoration Grants and Septic System Upgrades Policy"**

Procurements: (These items are included under Consent).

15. **REMOVED - Authorization of Pre-Event Contracts for Debris Removal and Disposal Services**

16. **PULLED - Authorization of Pre-Event Contracts for Disaster Debris Monitoring Services**

Status Reports: (These items are included under Consent).

17. **Annual Fiscal Year 2021 Investment Report**

The Board approved Option #1: Accept the Annual Fiscal Year 2021 Investment Report.

18. **PULLED - Update on the Establishment of a Syringe Exchange Program in Leon County**

19. **Midyear FY 2022 Commissioner Discussion Items Status Report**

The Board approved Option #1: Accept the Midyear FY 2022 Commissioner Discussion Items Status Report.

20. **PULLED - March 2022 Quarterly Economic Dashboard Report**

21. **Status Report on the Design Works Division of the Tallahassee-Leon County Planning Department**

The Board approved Option #1: Accept the status report on the DesignWorks Division of the Tallahassee-Leon County Planning Department.

22. Status Update Regarding Curbside Collection Service Provided by Waste Pro, Inc.

The Board approved Option #1: Accept the status update regarding curbside collection service through Waste Pro, Inc.

CONSENT ITEMS PULLED FOR DISCUSSION

5. PULLED - Ratification of Board Actions Taken at the March 22, 2022, Workshop on Alternatives to Incarceration for the Possession of Small Amounts of Marijuana

Chairman Proctor pulled this item.

Chairman Proctor stated that he could not support agenda item #18 regarding the establishment of a syringe exchange program and reflected on the Board's reticence to adopt an ordinance providing law enforcement the discretion to issue a civil citation imposing a fine for the possession of small amounts of marijuana.

Commissioner Dozier stated that these two issues are separate. She stated that the ordinance would not have the support of the State Attorney. They need law enforcement partners to make it fair.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve Option #1: Ratify the actions taken by the Board at the March 22, 2022 Workshop on Alternatives to Incarceration for the Possession of Small Amounts of Marijuana; and

Option #2: Adopt the Resolution encouraging local law enforcement officers' use of the State Attorney's existing Pre-Arrest Diversion Program for first-time offenders charged with possession of 20 grams or less of marijuana. The motion carried 6-1. (Chairman Proctor in opposition).

Commissioner Dozier reflected on legal cannabidiol (CBD) products that may cause a positive drug test and influence a citizen's employment.

Commissioner Dozier moved, seconded by Chairman Proctor, to direct staff to provide an agenda item reviewing the County's employee drug testing policy and the legal use of CBD products. The motion carried 7-0.

10. PULLED - Voluntary Annexation of Property Located at the Northeast Corner of the Intersection of Crawfordville Road and Capital Circle Southwest

Chairman Proctor pulled this item.

Chairman Proctor reflected that there are minority communities north of this property that have City utilities but have not been annexed into the City limits and therefore cannot vote in the City election. He stated that he could not support the annexation proposed in the item.

Vice-Chair Maddox confirmed with Barry Wilcox, Director of Development Support and Environmental Management (DSEM), that the request is for a voluntary annexation and that most, but not all, of the urban services area falls within the city limits.

Commissioner Cummings asked the County Administrator if the County has a role to assist property owners who may wish to request a voluntary annexation.

County Administrator Long provided an overview of the criteria for a voluntary annexation and stated that annexation typically occurs pre-development because it requires majority support from property owners. He stated that voluntary annexation is often unpopular because property taxes would increase to include City taxes.

County Attorney O'Steen provided an overview of voluntary and involuntary annexation, which are the two statutory ways that property can be annexed. She explained that as long as a voluntary annexation meets certain criteria, then arguably there is no basis to object to the annexation. County staff reviews voluntary annexation requests and evaluates if the application meets the criteria outlined in the Interlocal Agreement with the City. Under the voluntary annexation process, any property owner can go to the City to request annexation. On the other hand, involuntary annexation is triggered by action of the city. She stated that statutorily the County does not have the ability to annex any property into the City. The County's roll is limited to providing comments afforded under the Interlocal Agreement with the City.

Commissioner Minor asked how the Board could assist those neighborhoods in the southside that wish to be annexed.

Chairman Proctor confirmed with the County Administrator that the Tallahassee Police Department does not provide services to properties in the unincorporated areas that receive City utilities. He also confirmed with the County Attorney that these property owners do not have the option to choose their utility provider because of the high cost to build utility infrastructure.

Commissioner Dozier moved, seconded by Commissioner Welch, to approve Option #1: Do not object to the proposed voluntary annexation of property owned by the Robert C. & Theresa Wyche Family Trust and Ultimate Image Auto, Inc., located at the northeast corner of the intersection of Crawfordville Road and Capital Circle Southwest. The motion carried 6-1. (Chairman Proctor in opposition).

12. PULLED - Ratification of Citizen Review Teams for FY 2023 and FY 2024 Community Human Services Partnership Funding Cycle

This item was pulled from Consent by Commissioner Cummings due to a conflict of interest. She asked to be recused from the vote on Option #1.

Commissioner Minor moved, seconded by Vice-Chair Maddox, to approve Option #1: Ratify the Citizen Review Teams for the FY 2023 and FY 2024 Community Human Services Partnership funding cycle. The motion carried 6-0. (Commissioner Cummings recused).

Commissioner Minor moved, seconded by Vice-Chair Maddox, to approve Option #2: Direct \$61,900 be included in the proposed FY 2023 budget for the continued partnership with the FSU Askew School of Public Administration and Policy and authorize the County Administrator to enter into an agreement with the City of Tallahassee and the FSU Askew School of Public Administration and Policy, subject to legal review by the County Attorney. The motion carried 7-0.

14. PULLED – Proposed Revisions to Policy No. 19-4, “Springs Restoration Grants and Septic System Upgrades Policy”

Chairman Proctor pulled this item.

Chairman Proctor reflected on the need for public outreach to promote the Septic System Upgrade Program and asked if the payments should be paid directly to the septic installer.

Deputy County Administrator Rosenzweig confirmed that payments would be made directly to the septic installer upon job completion, or reimbursement made directly to the property-owner with proof of payment to the installer.

Commissioner Dozier asked the Deputy County Administrator if the option to pay the homeowner or septic installer is typical.

The Deputy County Administrator confirmed that the homeowner must be under contract with an installer, and the funds will not be distributed until the job is completed.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve Option #1: Adopt the proposed revisions to Policy No. 19-4, “Springs Restoration Grants and Septic System Upgrades Policy.” The motion carried 6-0. (Vice-Chair Maddox out of Chambers).

16. PULLED – Authorization of Pre-Event Contracts for Disaster Debris Monitoring Services

Chairman Proctor pulled this item.

Chairman Proctor confirmed with the Deputy County Administrator that neither of the two contractors were Minority, Women, and Small Business Enterprise (MWSBE) firms. He reflected on the fact that Federal law prohibits prescribing MWSBE aspirational goals for this contract.

Commissioner Cummings reflected on the County’s encouragement of the utilization of MWSBE subcontractor participation. She confirmed with the Deputy County Administrator that the County will track MWSBE participation and doing so will not inhibit FEMA reimbursement.

Commissioner Jackson moved, seconded by Commissioner Dozier, to approve Option #1: Authorize the County Administrator to execute pre-event contracts with Tetra Tech, Inc., and Thompson Consulting Services, LLC, for disaster debris monitoring services, subject

to legal review by the County Attorney. The motion carried 4-2. (Chairman Proctor and Vice-Chair Maddox in opposition.) (Commissioner Welch out of Chambers).

18. PULLED – Update on the Establishment of a Syringe Exchange Program in Leon County

Chairman Proctor pulled this item.

Chairman Proctor stated that he could not support the establishment of syringe exchange program in Leon County.

Commissioner Cummings confirmed with the Deputy County Administrator that the County does not currently have a partner to administer the program. She reflected on the purpose of the program to prevent the spread of disease.

Vice-Chair Maddox confirmed with the County Attorney that the Board adopted an ordinance in 2019 authorizing the establishment of a syringe exchange program. He stated that he would not support the establishment of the program when a contract comes back to the Board for approval.

Vice-Chair Maddox moved, seconded by Commissioner Minor, to approve Option #1: Accept the status update on the establishment of syringe exchange program in Leon County. The motion carried 5-1. (Chairman Proctor opposed.) (Commissioner Welch out of Chambers).

20. PULLED - March 2022 Quarterly Economic Dashboard Report

Chairman Proctor pulled this item.

Chairman Proctor commended Office of Economic Vitality staff for the report and the favorable economic indicators.

Commissioner Minor moved, seconded by Commissioner Dozier, to approve Option #1: Accept the March 2022 Economic Dashboard Report. The motion carried 5-0. (Commissioners Welch and Cummings out of Chambers).

Chairman Proctor recessed the meeting at 5:26 p.m.

The Commissioners returned from recess at 6:01 p.m.

General Business

23. Status Report on Leon County and the Housing Finance Authority of Leon County's Role in Conduit Financing and Resolution Authorizing the Housing Finance Authority of Leon County to Issue Multifamily Housing Revenue Bonds

County Administrator Long provided an introduction of the item. As requested by the Board, this item provides an overview of the respective roles of Leon County and the Housing Finance Authority of Leon County (HFA) in conduit financing. Additionally, as requested by the HFA, the item seeks Board approval to authorize the HFA to issue

bonds in the amount of \$55 million for the Ridge Road development, which will involve building 250 rental units. Finally, the item seeks Board acceptance of \$50,000 from the HFA for the County's Emergency Home Repair Program, which provides assistance to low income homeowners.

Chairman Proctor stated that he would like to hear from the developer. He shared some of his concerns regarding the development. He passed the gavel to Vice-Chair Maddox.

Commissioner Cummings requested that she be recused from the vote due to the perception of a conflict with Option #2.

Commissioner Dozier moved, duly seconded by Commissioner Jackson, to approve Option #1: Approve the status report on Leon County and the Housing Finance Authority of Leon County's roles in conduit financing; and

Option #3: Approve the Resolution and associated Budget Amendment Request realizing funding from the Housing Finance Authority of Leon County for the County's Emergency Home Repair Program in the amount of \$50,000. The motion carried 6-0. (Chairman Proctor out of Chambers).

Commissioner Dozier moved, duly seconded by Commissioner Minor, to approve Option #2.

Discussion ensued on Option #2. Commissioner Dozier noted that she has met with the developer and the HFA. She asked for clarification that tonight's vote was the first step, and there would be other steps needed before the bonds are issued. County Administrator Long stated that she was correct. Commissioner Dozier noted that she has confidence in the neighborhood meetings.

Chairman Proctor recalled comments from Vice-Chair Maddox regarding Fort Braden, and how areas should be developed differently and uniquely. He shared that 250 units would be too much for the area on Ridge Road.

Chairman Proctor offered a substitute motion to postpone until after the HFA has had its next meeting (April 26), and the neighborhood has received notice.

Mark Henderson, HFA Administrator, stated that he preferred that the Board move forward at this time as this is a time-sensitive issue. He stated that every day they wait is a chance they could lose the bond allocation.

The substitute motion died for lack of second.

Mr. Shington Lamy, Director, Human Services and Community Partnerships, commented that the developer would be scheduling meetings in May with the neighborhood. Also, there is a development review meeting with the City DRC scheduled for April 25th. He stated that the project is in its beginning stage and there will be opportunities for community input in the future.

Commissioner Dozier moved, duly seconded by Commissioner Minor, to approve Option #2: Approve the Resolution authorizing the Housing Finance Authority of Leon County to

issue \$55,000,000 Multifamily Housing Revenue Bonds for the Ridge Road Development. The motion carried 5-1. (Chairman Proctor opposed.) (Commissioner Cummings recused.)

24. Status Report on the Open Burning Ordinance and Pollution Control Programs

County Attorney O'Steen introduced the item. She stated that an agenda item on open burning was initially provided to the Board in 2021. At that time, the Board requested further analysis, including the financial impacts and process for obtaining a delegation from the Florida Department of Environmental Protection (DEP) to administer a local air pollution control program. She provided an overview of the regulatory framework that exists in Florida, beginning with DEP, which is responsible for implementing the federal Clean Air Act. The Florida Forest Service, a division within the Florida Department of Agriculture and Consumer Services, is responsible for implementing and enforcing regulations pertaining to open burning, including open burning in Leon County. These two agencies overlap because of the air emissions that result from open burning. In addition, a number of years ago DEP delegated to the Florida Forest Service the authority to regulate open burning, with the exception of eight counties to which DEP had already granted authority for local air pollution control programs. DEP only responds to open burning complaints at commercial businesses and permitted facilities, whereas residential open burning complaints are referred to the Florida Forestry Service. The Florida Statutes and rules set the current standards for the different types of open burning. The Florida Forest Service currently has four fire rangers who respond to open burning complaints in Leon County. The fire rangers only respond to complaints where there is an active fire. She further explained that obtaining a delegation from DEP to administer a local air pollution control program, or just the open burning portion of the program, and developing such a program would take several years and have significant financial impacts. Finally, she indicated that the Leon County Code of Laws needs to be amended, as the State preempts the County in the regulation of open burning unless a delegation occurs, and the current language is inaccurate. She recommended that the Board adopt an ordinance to repeal the County Code on open burning.

Vice Chair Maddox asked if there was an air quality committee. County Administrator Long stated that the County has a Science Advisory Committee.

Public Comment:

- Linda Summerlin, 2012 Faulk Drive, requested the Commission to consider other options such as prohibiting burning in a subdivision with less than 1 acre of land. She stated that other counties have similar ordinances in place. She would like to address recreational fires.
- Rorey Reese, Carr Lane, provided information on previous fires in the area. She spoke on mandatory pickup of household garbage as a basis to prohibit burning.
- Cara Fleischer, 4706 Inisheer Court, Leon Soil and Water Conservation District 2 Supervisor, commented on burning in the area, including prescribed burning. She stated that they are trying to discourage backyard burning by promoting the "Mulch it, Don't Burn it" campaign launched by the Leon County Fire and Soil District. She also stated that an air quality report is provided twice a day on

Twitter. She stated that they need more air quality sensors to help report air quality and would like to partner with the County.

Commissioner Minor commented on the right to have a recreational fire on private property, but he also understands the issues with smoke from recreational fires coming onto the property of neighbors and becoming a nuisance. He moved for Options 1# and #2. He further requested the County Attorney to work with DEP and the Department of Agriculture to consider updating the rules to help citizens who are on the receiving end of nuisance burning, as well as an agenda item with ideas on informing the public on recreational burning.

Commissioner Dozier shared information on air quality and looked to partner with schools and other agencies. She stated that if the County were to explore some sort of program, it would need to include an option to partner with the City and schools to help monitor air quality.

Commissioner Cummings gave support for Commissioner Minor's motion. She asked for clarification on the current ordinance.

County Attorney O'Steen clarified that the County needs to adopt an ordinance to repeal the existing ordinance on open burning because the County is preempted and the existing ordinance is incorrect.

Chairman Proctor asked for further clarification.

County Attorney O'Steen explained that open burning is regulated by the Department of Agriculture and Consumer Services, and the County can adopt current standards but not more restrictive standards. DEP has jurisdiction over local air pollution control programs, which can be delegated. Under such delegation from DEP the County could adopt and enforce more stringent standards.

Commissioner Minor moved, seconded by Commissioner Dozier, to approve Option #1: Accept the Status Report on the Open Burning Ordinance and Pollution Control Programs; and

Option #2: Schedule the first and only public hearing to consider adopting a proposed Ordinance to repeal Section 18-142 of the Leon County Code of Laws for May 10, 2022 at 6:00 p.m.; and

Requested the County Attorney work with Florida Department of Environmental Protection (FDEP) and the Florida Forest Service (FFS), a division of the Florida Department of Agriculture and Consumer Services (FDACS), to consider updating open burning rules to address nuisance burning; and directed staff to bring back an agenda item providing information on opportunities for collaboration with the Leon Soil and Water Conservation Districts to increase public awareness of air quality related to burning. The motion carried 7-0.

25. Updated Analysis of Lake Hall School House Preservation Efforts

County Administrator Long gave the introduction.

Public Speakers:

- Nita Davis, 1111 East Paul Russell Road, spoke in support of preserving the schoolhouse. She provided insight on the oldest one room African American school in the state of Florida. She stated that the County Commissioners needed to understand the importance of the schoolhouse.
- Max Epstein, 1001 San Luis Road, shared that the property owner who listed the property for sale is waiting to sell to the County. He stated that this property would allow ingress to the schoolhouse.
- Delaitre Hollinger, 501 Alpha Avenue, commented on the importance of the Lake Hall School. He noted that Chairman Proctor witnessed a past funding issue with historic preservation that occurred in 2006. He discussed the estimated cost of eminent domain.
- Dr. Gerri Seay, 2014 Chuli Nene, asked for help to acquire property off of Thomasville Road. She provided a history of the school.

Commissioner Cummings thanked everyone who spoke and gave her support for the school's preservation. She suggested implementing the project in phases, such as acquiring the perimeter of the property first.

Commissioner Welch asked if it is feasible to acquire parcels #1-#3. He made a friendly amendment to approach the property owners about purchasing the property at fair market value.

County Administrator Long stated that staff could investigate if there are willing sellers and provided the minimal cost to provide public access to the schoolhouse.

Dr. Seay discussed that she owns and manages historic property and is familiar with the process to run successful businesses. She noted that the bigger plan wouldn't raise the overall price for the project.

Commissioner Dozier reflected on the need for a County/City archeologist to assist with the project. She reflected on whether acquiring the surrounding properties would qualify the project for grants.

Commissioner Cummings moved, seconded by Commissioner Welch, to approve Option #1 as amended: Accept the updated analysis of efforts to preserve the Lake Hall School House; and authorize the County Administrator to determine if the property owners of Parcels #1, #2 and #3, as listed in the agenda item, would agree to sell to the County for fair market appraised value, without the use of eminent domain. The motion carried 7-0.

26. Full Board Appointment to the Leon County Research and Development Authority Board of Governors and Adoption of Resolution Modifying Nominating Committee Membership

- Brian Bautista, 576 Rhoden Cove Road, thanked the Board for allowing him the opportunity to serve.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve Option #1: Appoint one citizen, Brian Bautista, to the Leon County Research and Development Authority Board of Governors, based on the ratification of the recommendation by the Nominating Committee, for the remainder of the unexpired term ending September 30, 2024, and adopt the associated appointment Resolution; and

Option #2: Adopt the Resolution regarding LCRDA membership and appointment which authorizes each member of the LCRDA Nominating Committee to appoint a designee. The motion carried 7-0.

27. Full Board Appointment to the Minority Women & Small Business Enterprise Citizen Advisory Committee, the Tallahassee Sports Council, and the Tourist Development Council

Public Comment:

- Russell Daws, 2300 Orleans Drive, Tallahassee, Florida 32310, President/CEO of the Tallahassee Museum, expressed his desire to be appointed to the Tourist Development Council.

Commissioner Dozier moved, seconded by Commissioner Welch, to approve Option #4: Appoint one citizen, Russell Daws, to the tourist industry seat on the Tourist Development Council for the remainder of the unexpired term ending October 31, 2022, followed by a four-year term ending October 31, 2026. The motion carried 7-0.

Commissioner Jackson moved, seconded by Commissioner Cummings, to approve Option #1: Appoint two citizens, Ted Parker and Fabiola Antoine, to the Tallahassee-Leon County Minority, Women & Small Business Enterprise Citizen Advisory Committee for two-year terms ending April 30, 2024. The motion carried 7-0.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve Option #2: Appoint two citizens, James Card and Isabella Egloff, to the Tallahassee Sports Council for three-year terms ending April 30, 2025. The motion carried 7-0.

Commissioner Dozier moved, seconded by Commissioner Cummings, to approve Option #3: Appoint one citizen, Carolanne Savage, to the hotelier seat on the Tourist Development Council for the remainder of the unexpired term ending October 31, 2022, followed by a four-year term ending October 31, 2026. The motion carried 7-0.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

The County and City Commissioners met in a joint session on April 12, 2022, in the County Commission Chambers. Present were Chairman Bill Proctor, Vice-Chair Nick Maddox, and County Commissioners Brian Welch, Carolyn Cummings, Jimbo Jackson, Rick Minor, and Kristin Dozier. Present were Mayor John E. Dailey and City Commissioners Jack Porter, Jeremy Matlow (telephonic), Curtis Richardson, and Diane Williams-Cox (telephonic). Also present were County Administrator Vincent Long, City Manager Reese Goad, City Attorney Cassandra Jackson, County Attorney Chasity O'Steen, Clerk to the Board Beryl H. Wood, and County and City staff.

28. Joint County/City Transmittal Hearing on Cycle 2022 Comprehensive Plan Amendments

Commissioner Richardson moved, seconded by Commissioner Porter, to allow Commissioner Williams-Cox and Commissioner Matlow to telephonically participate in the public hearing. The motion carried 3-0.

Commissioner Williams-Cox and Commissioner Matlow participated telephonically.

Artie White, Director of the Planning Department, provided information about the annual Comprehensive Plan amendment process and spoke on the proposed seven Comprehensive Plan amendments.

Mindy Mohrman, Administrator of Comprehensive Planning, provided information on the first amendment, which was a joint amendment.

Commissioner Richardson moved, duly seconded by Commissioner Porter, to approve Option #1: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment TTA2022004 (Property Rights Element) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 5-0.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve Option #1: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment TTA2022004 (Property Rights Element) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 7-0.

Mindy Morhman announced the second Comprehensive Plan amendment, which was a joint amendment.

Commissioner Porter moved, duly seconded by Commissioner Richardson, to approve Option #2: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment TTA2022003 (Future Right-of-Way Needs Map) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 5-0.

Commissioner Dozier moved, seconded by Commissioner Welch, to approve Option #2: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment TTA2022003 (Future Right-of-Way Needs Map) and transmit the proposed amendment to the State Land Planning Agency and review agencies. The motion carried 7-0.

Mindy Morhman announced the third Comprehensive Plan amendment, which was a joint amendment.

Commissioner Dozier requested discussing the amendments considered in Options #3-#6 prior to taking a vote.

Mr. White provided an overview, including the information requested at the March 22nd workshop.

Commissioner Minor posed a question on redevelopment opportunities for existing parcels.

Mr. White stated that the Gaines Street corridor is a recent example of redevelopment, but he cannot foresee other large-scale redevelopments.

Commissioner Porter made inquiries on southside development, redevelopment, and expanding the urban services area.

Mr. White stated that significant vacant land is not available on the southside. He further noted the challenges and opposition, including staff threats, to increasing development capacity in existing neighborhoods. He commented on the tradeoffs, whether to build up or build out.

Vice-Chair Maddox commented on growth and accommodating the growth, such as infill to prevent urban sprawl.

Commissioner Dozier commented on growth, infill, and building up versus building out, and asked questions on concurrency.

Ryan Guffey, Concurrency Management Planner, Development Support and Environmental Management, provided an overview of the concurrency process.

The following citizens provided in-person comments:

- Max Epstein, 1001 San Luis Road, spoke in support of the discussion to expand the USA and expressed concern regarding the English property.
- Tor Bejnar, 2354 Moondance Trail, spoke in support of mixed residential and commercial development. He expressed concern regarding the traffic on Old St. Augustine Road.
- Amy Handy, 2396 Grassroots Way, expressed concern regarding the April Road development, and stated that the intersection of April Road and St. Augustine Road is dangerous.
- Bobbie Jo Finer, Sweet Basil Lane, expressed concern regarding traffic on St. Augustine Road.
- Nita Davis, 1111 East Paul Russell Road, spoke against development on the head waters of Wakulla Springs. She reflected on the condition of Blue Sink.

Mayor Dailey confirmed with Mr. White that meeting local demand was unlikely without the approval of these amendments. He stated that he would support Options #3-#6 and stressed the importance of growth through a balance of expanding the USA and infill.

Commissioner Williams-Cox reflected on the need for smart growth and stated her support of Options #3-#6.

Commissioner Richardson reflected on the need for growth and equitable development and expressed concern about gentrification.

Commissioner Minor expressed that these amendments are the right steps at this time. He reflected on the need for salaries to increase to prevent gentrification. He recognized the representative for the applicant and requested that he speak on the type of housing that is expected.

Robert Volpe, 119 South Monroe Street, representative for the applicant, recognized Stewart Haire of D.R. Horton, Inc.

Stewart Haire, 3424 Garden View Way, stated that single-family housing will be the focus of the April Road development, and single-family and townhouses the focus of the Southwood Plantation Road development.

Commissioner Welch reflected on the need for growth and stated that he would support the transmittal.

Commissioner Cummings reflected on the need to balance the interests of the citizens and the developers while addressing the need for housing in the community.

Vice-Chair Maddox reflected on the need to be creative with growth in the nodes surrounding Tallahassee. He stated that urban infill needs to be part of future conversations and expressed his support of the transmittal of these amendments.

Commissioner Dozier expressed the need for responsible growth. She made a motion for Options #3-#6 and requested additional information on concurrency and transportation improvements in the Southwood area to come back at the June 14th public hearing, and requested a joint workshop on urban infill and USA expansion.

Commissioner Dozier moved, seconded by Vice-Chair Maddox, to approve Option #3, as amended: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment LTA202201 (Urban Services Area) and transmit the proposed amendment to the State Land Planning Agency and review agencies; and

Option #4: Conduct the transmittal public hearing on the 2022 Cycle Large-Scale Comprehensive Plan Map Amendment LMA202202 (Woodville Highway) and transmit the proposed amendment to the State Land Planning Agency and review agencies; and

Option #5: Conduct the transmittal public hearing on the 2022 Cycle Large-Scale Comprehensive Plan Map Amendment LMA202201 (April Road) and transmit the proposed amendment to the State Land Planning Agency and review agencies; and

Option #6: Conduct the transmittal public hearing on the 2022 Cycle Large-Scale Comprehensive Plan Map Amendment LMA202203 (Southwood Plantation Road) and transmit the proposed amendment to the State Land Planning Agency and review agencies; and

Direct staff to provide additional information for the June 14th Public Hearing on planned transportation improvements and concurrency in the Southwood area, and direct staff to schedule a joint workshop to address urban infill and the expansion of the urban services area (USA). The motion carried 7-0.

Commissioner Richardson moved, duly seconded by Commissioner Williams-Cox, to adopt Option #3: Conduct the transmittal public hearing on the 2022 Cycle Comprehensive Plan Text Amendment LTA202201 (Urban Services Area) and transmit the proposed amendment to the State Land Planning Agency and review agencies; and

Option #4: Conduct the transmittal public hearing on the 2022 Cycle Large-Scale Comprehensive Plan Map Amendment LMA202202 (Woodville Highway) and transmit the proposed amendment to the State Land Planning Agency and review agencies.

The motion carried 3-2. (Commissioner Matlow and Commissioner Porter opposed).

The following citizen provided in-person comment:

- Jim King, 6650 Havana Highway, the applicant, spoke regarding his property on Financial Plaza which he uses for Christmas tree sales, and in favor of the requested Comp Plan amendment (TMA 2022 01).

Commissioner Dozier expressed the need for an agenda item to review the policy for mailing notifications to neighboring property owners for land use and zoning changes for large-scale amendments. She made a motion, which was seconded.

Mayor Dailey requested of the County Attorney whether this was the appropriate forum for the motion. He further indicated that he would bring it up at the next City Commission meeting.

- County Attorney O'Steen stated that the request was not on the agenda and was not germane to the Comprehensive Plan public hearing. She recommended that the request be brought up during the Commissioner Discussion portion of the meeting.

Commissioner Dozier clarified with the County Attorney that if the City and County vote independently to include the item on the agenda for the June 14th public hearing, it could be discussed at that time.

Chairman Proctor commented on the upcoming Legislative Session that will likely impact his district.

The Joint Public Hearing ended at 8:37 pm. The County Commission returned at 8:41 pm.

29. First and Only Public Hearing to consider an Ordinance Amending the Official Zoning Map to Change Zoning Classification from the Bradfordville Commercial-1 (BC-1) and Bradfordville Commercial-2 (BC-2) Zoning Districts to the Bradfordville Office Residential (BOR) Zoning District for 10.16 Acres Located at 6785 Thomasville Road

Commissioner Jackson moved, seconded by Commissioner Dozier, to approve Option #1: Adopt the proposed Ordinance thereby amending the Official Zoning Map to change the zoning classification from the Bradfordville Commercial-1 (BC-1) and Bradfordville Commercial-2 (BC-2) zoning districts to the Bradfordville Office Residential (BOR) zoning district for the approximately 10.16-acre subject parcel located at 6785 Thomasville Road,

based on the findings of fact and conclusions of law of the Planning Commission and any evidence submitted at the hearing hereon. The motion carried 6-0. (Vice-Chair Maddox out of Chambers).

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

(3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers)

- Erica DeGlopper, 5871 Nightingale Loop, archivist for photographer Art Shay, spoke regarding a writ of replevin issue. County Attorney O’Steen clarified that a writ of replevin is a process whereby seized goods are returned to their owner. The matter seemed to be a private dispute between Ms. DeGlopper and another private party. To her knowledge, Leon County had nothing to do with the seizure of property at Ms. DeGlopper’s residence.

COMMENTS/DISCUSSION ITEMS

County Attorney O’Steen:

- None

County Administrator Long:

- None

COMMISSIONER DISCUSSION ITEMS

Vice-Chair Maddox:

- None

Commissioner Minor:

- Stated that he was invited to be a panelist at the AWS Summit in Washington D.C. on May 23-25, 2022, and requested approval to pay for his flight and lodging expenses from his office account.

Commissioner Minor moved, seconded by Commissioner Dozier, to approve Commissioner Minor’s travel expenses for the AWS Summit in Washington D.C. on May 23-25, 2022. The motion carried 6-0. (Commissioner Cummings out of Chambers).

Commissioner Cummings:

- None

Commissioner Jackson:

- Requested an agenda item to consider a Lake Talquin drawdown in coordination with state and federal agencies.

Commissioner Jackson moved, seconded by Chairman Proctor, to direct staff to provide an agenda item considering a Lake Talquin drawdown in coordination with state and federal agencies. The motion carried 7-0.

Commissioner Welch:

- Thanked the County Attorney and staff for the recent acquisition of the Man O’War and Pimlico Parks.

Commissioner Dozier:

- *Commissioner Dozier moved, seconded by Commissioner Cummings, to approve waiving Policy No. 01-05 and allow the addition of an item to the agenda for the approval of a resolution in support of preserving Congressional District #5 on the congressional redistricting map. The motion carried 7-0.*
- *Commissioner Dozier moved, seconded by Commissioner Cummings, to direct staff to draft a resolution in advance of the Florida Legislature's Special Session in support of the congressional redistricting map which preserves Congressional District #5 as recently passed by the Florida Legislature but subsequently vetoed by the Governor. The motion carried 7-0.*
- Commended the newly approved construction of the North Florida Innovation Lab incubator.
- Announced that the 850 Industrial Hemp Summit would be held at the Donald L. Tucker Civic Center on April 26-28, 2022.

Chairman Proctor:

- Requested staff to prepare an agenda item reviewing the proposal for a civil rights museum.
- *Chairman Proctor moved, seconded by Vice-Chair Maddox, to direct staff to provide an agenda item reviewing the proposal for a civil rights museum. The motion carried 7-0.*

RECEIPT AND FILE:

- Leon County Educational Facilities Authority Financial Statements, Years Ending September 30, 2021, and 2020 with Report of Independent Auditors

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 10:49 p.m.

LEON COUNTY, FLORIDA

ATTEST:



BY: Bill Proctor
Bill Proctor, Chairman
Board of County Commissioners

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