

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
JUNE 14, 2022**

The Board of County Commissioners of Leon County, Florida met in a regular session on June 14, 2022, in the County Commission Chambers. Present were: Chairman Bill Proctor, Vice-Chair Nick Maddox, and Commissioners Brian Welch, Kristin Dozier, Rick Minor, and Carolyn Cummings. 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 3:00 p.m.

Commissioner Minor moved, seconded by Commissioner Dozier, to allow Commissioner Welch to telephonically participate in the Board meeting. The motion carried 5-0.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was provided by Rev. Candance McKibben of the Tallahassee Fellowship. The Pledge of Allegiance was provided by Chairman Proctor.

Chairman Proctor expressed condolences for the loss of Commissioner Jimbo Jackson and asked for a moment of silence in his memory.

AWARDS AND PRESENTATIONS

- **Presentation Recognizing County Administrator Vincent Long and Deputy County Administrator Alan Rosenzweig for their Leadership During the COVID pandemic**
(Chief Judge Jonathan Sjostrom)
 - Chief Judge Jonathan Sjostrom expressed his thanks for the County's support of the Courts during the pandemic and since their reopening. He presented plaques to County Administrator Long and Deputy County Administrator Rosenzweig for their leadership during the pandemic. There have been 200 jury trials heard because of the continuing support from the County. He reminisced on swearing in Commissioner Jackson.
 - County Administrator Long thanked the Commissioners and accepted the award on behalf of the Leon County staff. He recognized staff for their hard work during the pandemic.
 - Chairman Proctor noted that when the Court sends a representative to recognize their staff, it is important to also recognize their hard work.
 - Commissioner Minor stated that the County always prioritized keeping people safe. He believed that the awards are well deserved.
 - Commissioner Dozier highlighted that the County, through its multiple programs, has helped numerous people during the pandemic.
 - Commissioner Cummings commended County Administrator Long and Deputy County Administrator Rosenzweig. As a new commissioner, she has appreciated their help throughout her term.

- Commissioner Welch thanked the County Administrator and his staff for their hard work. Since the beginning of the pandemic, he has been able to see the impact of their work.
- Vice-Chair Maddox recognized the partnership the Courts have with the County. He thanked County Administrator Long and Deputy County Administrator Rosenzweig for their strategic moves during the pandemic to ensure everything ran smoothly.
- **Presentation on the Implementation of the Sheriff's HOST Program to Address Homelessness in the Community**
(Sheriff Walt McNeill and Assistant Sheriff Argatha Gilmore)
 - Assistant Sheriff Argatha Gilmore, representing Sheriff McNeill, provided an overview of the implementation plans for the Sheriff's HOST Program to address homelessness. The launch date is June 20th. Data will be collected and reported back to the Board in 6 months. She stated that the Sheriff appreciated the funding of the program. Two deputies will provide enhanced law enforcement, resources, knowledge, and training to unsheltered individuals. She emphasized the importance of collaboration with other groups in order to address homelessness correctly as it is a complex issue.
 - Commissioner Dozier thanked Ms. Gilmore for the updated report. She asked if Ms. Gilmore could speak about other programs hosted by the Sheriff's Office and their connection to the HOST program.
 - Ms. Gilmore shared examples of other programs of the Sheriff's Office.
 - Chairman Proctor thanked Ms. Gilmore for the updated report. He stated he was grateful for the Sheriff's leadership and extraordinary approach to the complex issue of homelessness.
- **Proclamation Recognizing June as Pride Month**
(Commissioner Dozier)
 - Commissioner Dozier recognized June as Pride Month.
 - Dionte Gavin and Andy Janecek accepted the proclamation and thanked the Board for its support.
 - Chairman Proctor recognized Mark Earley, Supervisor of Elections.
 - Supervisor Earley thanked the County for its support and stated that he was available to answer any questions regarding Agenda Item #3.
 - Chairman Proctor wished WTXL reporter Jada Williams well, as she is leaving the community.

CITIZENS TO BE HEARD ON CONSENT AND NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission.

- Max Epstein, 1001 San Luis Road, spoke in support of the Civil Rights Museum proposal. He also spoke on behalf of the Wakulla Springs Basin Advocacy Group, mentioning the algae blooms at Lake Munson and the issues many citizens have faced due to their septic tanks.

- Chairman Proctor spoke on the importance of converting septic tanks to sewer, and the physical removal of algae. He asked Mr. Epstein to put his requests in writing.

Commissioner Dozier moved, seconded by Commissioner Minor, to approve the Consent Agenda, as presented. The motion carried 6-0.

CONSENT

1. Minutes: March 22, 2022 Leon County Alternatives to Incarceration for the Possession of Small Amounts of Marijuana Workshop and March 22, 2022 Joint Leon County/City of Tallahassee Comprehensive Plan Workshop

The Board approved Option #1: Approve the minutes of the March 22, 2022 Leon County Alternatives to Incarceration for the Possession of Small Amounts of Marijuana Workshop, and March 22, 2022 Leon County Detention Facility Population Management Workshop.

2. Payment of Bills and Vouchers

The Board approved Option #1: Approve the payment of bills and vouchers submitted for June 14, 2022 and preapprove the payment of bills and vouchers for the period of June 15, 2022 through July 11, 2022.

3. Supervisor of Elections Proposed Alteration of Voting Precinct Boundaries

The Board approved Option #1: Adopt, via resolution, the Supervisor of Election's proposed alteration of Leon County's precinct map.

4. PULLED - Florida Civil Rights Museum Proposal

5. Commissioner Appointments to the Contractors Licensing Board and the Tallahassee-Leon County Commission on the Status of Women & Girls

The Board approved Options #1 and #2:

Option #1: Ratify Commissioner Minor's citizen appointment of Jack Seitzinger to the Contractors Licensing Board for the remainder of the three-year term ending March 31, 2024; and

Option #2: Ratify Commissioner Cummings's citizen appointment of Antoinette Grier to the Tallahassee-Leon County Commission on the Status of Women and Girls for the remainder of the unexpired term ending September 30, 2023.

6. Florida Department of Health Emergency Medical Services Matching Grants

The Board approved Options #1 and #2:

Option #1: Accept the Florida Department of Health grant totaling \$56,910 and authorize the County Administrator to execute all documents related to the grant funded project; and

Option #2: Adopt the Resolution and associated Budget Amendment Request.

7. Stormwater Monitoring Contract with the Northwest Florida Water Management District

The Board approved Option #1: Approve the Stormwater Monitoring Contract with the Northwest Florida Water Management District and authorize the County Administrator to execute the contract, subject to funding availability and legal review by the County Attorney.

8. Florida Department of Agriculture and Consumer Services Arthropod / Mosquito Control State Aid

The Board approved Options #1, #2, and #3:

Option #1: Approve the Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid and authorize the Chairman to execute;

Option #2: Authorize the County Administrator to execute the associated Mosquito Control State Aid Agreement, when received from the Department of Agriculture and Consumer Services, subject to legal review by the County Attorney; and

Option #3: Approve the Resolution and associated Budget Amendment Request adding \$1,065 into the FY 2022 budget.

Procurements: *(These items are included under Consent.)*

9. Authorization to Utilize a New Cooperative Purchasing Contract for Microsoft Enterprise Licenses for FY 2023

The Board approved Option #1: Authorize the utilization of the Sourcewell/SHI cooperative purchasing contract to purchase Microsoft Enterprise Licenses from SHI International Corporation for the period of October 1, 2022, through September 30, 2023, in the amount of \$762,279.

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

10. FY 2020/21 Annual Audit and Financial Statements

The Board approved Option #1: Accept the FY 2020/21 Annual Audit and Financial Statements and authorize the Chairman to sign a letter transmitting the report to the Auditor General.

CONSENT ITEMS PULLED FOR DISCUSSION

4. Florida Civil Rights Museum Proposal

This item was pulled from the consent agenda by Chairman Proctor.

County Administrator Long introduced the item.

Public Comment:

- Max Epstein, 1001 San Luis Road, spoke in support of the Civil Rights Museum proposal. He believes that the County should look into grants for their historical resources.
- Delaitre Hollinger, Wells Street, spoke in support of the Florida Civil Rights Museum. He spoke about the history behind the idea of a civil rights museum in Leon County. He noted that this type of museum does not exist in any other county in the State.
- Jacqueline Perkins, 3437 Blue Jay Drive, spoke in support of the Florida Civil Rights Museum. She shared information that was submitted to the Board on the alternative budget. She proposed 3 exhibits to be displayed in the County library that would be updated every 2 months.

Commissioner Minor stated his support of the proposal and reflected on the statewide focus of the proposed museum. He believes that Leon County should be the location for the Florida Civil Rights Museum. He made a motion to include the Florida Civil Rights Museum funding request as a legislative priority item for the 2023 legislative session.

Commissioner Dozier stated her support of the proposal and reflected on the CRA tourism grant funding that is still available and questioned if the CRA Agreement should be reconsidered. She believes that there are many ways to approach funding for the museum and noted that the County has \$1.8 million available for tourism. She offered a friendly amendment to direct staff to provide an update on the disbursement of the remaining CRA grant funding. The amendment to the motion was accepted by Commissioner Minor.

Commissioner Cummings requested clarification on the eligibility requirement for the Council on Culture and Arts (COCA) grant funding and the timeline/process associated with the remaining CRA tourism grant funding.

- County Administrator Long clarified that COCA's grant programs require applicants to provide programming for at least one year and that the scope of the CRA funding may need to be updated in order to support alternative projects such as the Florida Civil Rights Museum proposal.

Commissioner Cummings thanked staff for the analysis and stated that it is important to recognize civil rights workers of every race. She spoke about the budget proposal that was submitted for the museum, and the alternative proposal that included a 25% decrease from the initial proposal. She requested a discussion of the museum budget request during the budget workshop next week, and offered that as a friendly amendment to the motion.

Commissioner Minor accepted the friendly amendment.

Vice-Chair Maddox also supported the idea of moving this item to the budget discussion next week.

Commissioner Welch stated his support of the motion.

Chairman Proctor noted that he believes that civil rights are incredibly important at this time. Having a museum dedicated to the civil rights history in Florida would be a step in

the right direction. Even if they do not approve any funding for the museum today, they are still making progress.

Commissioner Minor moved, seconded by Commissioner Cummings, to approve Option #2, Board direction, to: direct staff to include a legislative priority for the 2023 legislative session in support of the Florida Civil Rights Museum proposal; direct staff to provide an update on the disbursement of the remaining \$1.8M TDT CRA grant funding; and direct staff to provide a June 21st budget discussion item to consider options for the Florida Civil Rights Museum funding request. The motion carried 6-0.

GENERAL BUSINESS

11. Real Estate Option Agreement Related to Lake Hall School House Preservation Efforts

County Administrator Long introduced this item. This item seeks Board consideration of an agreement that would grant Leon County the exclusive right, but not the obligation, to purchase the property located at 4664 Thomasville Road at any time within the next 12 months for \$425,000. This property is associated with efforts to acquire and preserve the Lake Hall School House.

Public Comment:

- Max Epstein, 1001 San Luis Road, encouraged the Board to execute the lease agreement in order to provide more time for the project. He believes that the property on Thomasville Road is key to preserving the schoolhouse.
- Stanley Sims, 1320 Avondale Way, noted the amount of hard work that has gone into providing these options. He believes that the schoolhouse is an important part of community's history and needs to be preserved.
- Dr. Geraldine Seay, 2014 Chuli Nene, stated that the property owners are willing, and she believes that they have an achievable plan. She highlighted that there are many different grants available for funding this project. She noted that she received a federal grant for the Frenchtown Youth Orchestra, and the Board can also apply for grants.

Chairman Proctor passed the gavel to Vice-Chair Maddox.

Chairman Proctor moved for Option 3, do not approve the option agreement, and recommend the project to the School Board. The motion died for lack of a second.

Chairman Proctor shared that he could not approve spending almost \$3,000 dollars per square foot to restore the school building. He shared that this project should be the responsibility of the School Board, not the County. He asked the County Attorney if the County had a statutory obligation to restore the property.

- County Attorney O'Steen confirmed that the County has no statutory obligation to restore the property.

Commissioner Cummings thanked the speakers and stated she would like to explore the idea of partnering with the School Board for this project. She asked if the School Board had been approached about a partnership. She believes it is important to preserve history and this project would benefit everyone in Leon County as it can be a national attraction.

Vice-Chair Maddox shared that the School Board should also be included, but it is important to act on the property available on Thomasville Road now.

Commissioner Cummings moved to approve Options #1 and #2, with an amendment to direct staff to reach out to the School Board and the City of Tallahassee to participate with the County in the acquisitions.

Commissioner Dozier requested clarification on Option #2.

- o County Administrator Long stated that the option dollars would be coming from the current year general fund contingency.

Commissioner Dozier stated that it has been a long process to preserve the schoolhouse. She believed that the Board should have never been in this position from the beginning. The County has become more proactive with identifying historical resources within the County and would not be in this position again. She stated that it is hard to compare the schoolhouse to the Civil Rights Museum. She cannot support the motion and shared her concerns about the budget for the project.

Commissioner Welch agreed in principle with Commissioner Dozier's remarks, but will support the motion in an effort to discuss the item at the budget workshop next week. He indicated that the property on Thomasville Road is crucial for access to the school house property.

Chairman Proctor asked the County Attorney to provide at the June 21st Budget Workshop the chain of title for the property and any mandates and/or legal obligations the County may have to fund the project. He also requested the per square foot value of the restoration, and expressed concern about any unmarked gravesites that may be in the area. He does not believe that it is the County's responsibility to act on a project that would be better handled by another organization. He reflected on the cost per square foot, the \$3.3 million estimated cost for the restoration, and how the funding could be used for other projects to assist County residents.

Commissioner Cummings moved, seconded by Commissioner Minor, to approve Option #1, as amended: Approve the real estate option agreement to purchase the property located at 4464 Thomasville Road and authorize the County Administrator to execute the agreement after the June 21, 2022 Budget Workshop, if the Board includes funding for the purchase of all three properties in the upcoming budget process, and direct staff to reach out the School Board and the City of Tallahassee to participate with the County in the acquisitions; and

Option #2. Approve the Budget Amendment Request appropriating the \$20,000 option fee after the June 21, 2022 Budget Workshop, if the Board includes funding for the purchase of all three properties in the upcoming budget process.

The motion carried 5-1 (Chairman Proctor opposed).

Vice-Chair Maddox passed the gavel back to Chairman Proctor.

12. Increased Funding Request from the Tallahassee-Leon County Commission on the

Status of Women and Girls

County Administrator Long introduced this item. He stated it seeks consideration of the Tallahassee-Leon County Commission on the Status of Women and Girls' increased funding request of \$48,750 to support additional staffing and programming.

Public Comment:

- Kelly Otte, 1075 Alameda Drive, spoke in support of increasing the funding for the Commission on the Status of Women and Girls. She thanked the Board for its continuing support.
- Mary Deschler, 1339 Hancock Street, spoke in support of increasing the funding for the Commission on the Status of Women and Girls. She is the current program coordinator and believes that more work can be done with a full-time position. This will require more funding to achieve the goals set by the Board.
- Andrea Jones, 705 Bivens Avenue, thanked the Board for its support and the work it has done with the Commission. She urged the Board to continue to support the Commission on the Status of Women and Girls with increased funding.
- Carrie Boyd, 301 South Monroe Street, Suite 108, thanked the Board for its support. She stated that she was asking for the increased funding on behalf of the women and girls that experience poverty in Leon County.

Commissioner Cummings voiced her support of increasing the funding for the Commission and noted that this is the first time in many years that they have requested an increase in their funding. She made a motion for Option #1.

Commissioner Dozier thanked the speakers and stated she is excited about the data gathered in the community. She recognized that in 11 years, they have not requested an increase and believes it is the right time to move forward.

Chairman Proctor asked if the City and County Commissions are the only sources of funding for the Commission on the Status of Women and Girls. County Administrator Long stated he is not aware of that limitation.

Commissioner Dozier asked if they have contemplated getting outside funding for the Commission. County Administrator Long confirmed that the Board has never considered outside funding for events.

Commissioner Minor shared his support for the motion. His wife served as president of the Commission in the past, and he understands the importance of their work.

Vice-Chair Maddox stated his support for the motion.

Commissioner Welch stated his support for the motion.

Commissioner Cummings moved, seconded by Commissioner Dozier, to approve Option #1: Approve the Tallahassee-Leon County Commission on the Status of Women and Girls (CSWG) increased funding request and the associated Budget Amendment in the amount of \$48,750 from the current year budget and authorize the County Administrator to coordinate with the City of Tallahassee to execute a revised Agreement with the CSWG for the County and City to

each provide \$65,750 annually to the CSWG for administrative and programming support, subject to legal review by the County Attorney.
The motion carried 6-0.

The Board adjourned at 5:30 p.m. for the dinner break.

13. Consideration of Additional Funding to Support the Dr. Martin Luther King Celebration and Soul Santa Events

County Administrator Long introduced this item. As requested during the March 8, 2022 meeting, this item seeks Board consideration for additional funding to support the Dr. Martin Luther King Celebration (\$1,500) and Soul Santa events (\$6,000) in FY 2023.

Commissioner Minor recused himself from the vote based on the appearance of a conflict since the MLK and Soul Santa events are managed by a person who works on his campaign.

Commissioner Dozier moved, seconded by Chairman Proctor, approval of Option #1: Approve the Budget Amendment Request allocating an additional \$1,500 for the Dr. Martin Luther King Celebration and \$6,000 for Soul Santa events. The motion carried 5-0 (Commissioner Minor recused).

14. Full Board Appointments to the Advisory Committee for Quality Growth, the Animal Shelter Advisory Board, the Architectural Review Board, the Board of Adjustments & Appeals, the CareerSource Capital Region Board, and the Planning Commission

County Administrator Long introduced this item. He stated this item seeks the full Board's consideration of the appointment of citizens to the Advisory Committee for Quality Growth, the Animal Shelter Advisory Board, the Architectural Review Board, the Board of Adjustments & Appeals, the CareerSource Capital Region Board, and the Tallahassee-Leon County Planning Commission.

Commissioner Dozier read the names of the appointees for options #1 through #5 into the record.

Commissioner Dozier moved, seconded by Commissioner Cummings, to approve Options #1 through #5:

Option #1: Appoint one citizen, Leroy Peck, to Seat #6–CONA nominee on the Advisory Committee for Quality Growth for a three-year term ending May 31, 2025;

Option #2: Appoint one citizen, David Kirk, to Seat #14–NEBA nominee on the Advisory Committee for Quality Growth for a three-year term ending May 31, 2025;

Option #3: Appoint one citizen, Marguerite McCauley, to the Animal Shelter Advisory Board for the remainder of the unexpired term ending September 30, 2023;

Option #4: Reappoint one citizen, Erin VanSickle, to the Architectural Review Board for a three-year term ending on June 30, 2025; and

Option #5: Reappoint one citizen, John Outland, to the Board of Adjustments and Appeals for three-year terms ending June 30, 2025.

The motion carried 6-0.

~~*Option 6: Reappoint two citizens, Amy (Beth) Cicchetti to the CareerSource Capital Region Board for three year terms ending June 30, 2025.- No action was taken on Option 6.*~~

County Administrator Long introduced the appointment of a citizen to the Tallahassee-Leon County Planning Commission.

Commissioner Dozier moved, seconded by Commissioner Cummings, to approve Option #7: Appoint one citizen, Rebecca O'Hara, to the Tallahassee-Leon County Planning Commission for a three-year term ending on June 30, 2025. The motion carried 6-0.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

The Board reconvened after the dinner break and Chairman Proctor called the meeting to order at 6:02 p.m.

15. First and Only Public Hearing to Consider Adopting an Ordinance to Sunset the Leon County Contractors Licensing Program and the Contractors Licensing Board

County Administrator Long announced the Public Hearing. He stated this item requests the Board conduct the first and only public hearing to adopt an Ordinance sunsetting the Leon County Contractors Licensing Program and the Contractors Licensing Board, effective July 1, 2023.

Commissioner Dozier moved for Option #1.

Commissioner Minor commented that the State Legislature has shifted the oversight of contractors from local governments to the State.

Commissioner Dozier moved, duly seconded by Commissioner Cummings, for approval of Option #1: Conduct the first and only Public Hearing and adopt the Ordinance to sunset the Leon County Contractors Licensing Program and the Contractors Licensing Board, effective July 1, 2023. The motion carried 6-0.

16. Second and Final Public Hearing to Consider Adopting an Ordinance Amending Chapter 10, the Land Development Code, to Address the Sign Regulations

County Administrator Long announced the Public Hearing. He stated this item requests the Board conduct the second and final Public Hearing to consider adopting an Ordinance that amends numerous sections of Chapter 10 of the Land Development Code to address existing content-based sign regulations that have been ruled unconstitutional by the United States Supreme Court, as well as modify and enhance current regulations.

Commissioner Dozier moved, duly seconded by Commissioner Minor, for approval of Option #1: Conduct the second and final Public Hearing and adopt an Ordinance amending Chapter 10, the Land Development Code, to address the sign regulations. The motion carried 6-0.

17. First and Only Public Hearing to Consider Adopting an Ordinance Amending the Official Zoning Map to Change the Zoning Classification from Manufactured Home and Single-Family Detached (R-5) Zoning District to Office Residential (OR-2) Zoning District, for 11.07 Acres Located at 6034 W. Tennessee Street

County Administrator Long announced the Public Hearing. He stated this item requests the Board conduct the first and only public hearing to consider adopting a proposed ordinance amending the Official Zoning Map to change the zoning classification from Manufactured Home and Single-Family Detached (R-5) zoning district to the Office-Residential 2 (OR-2) zoning district for property located at 6034 W. Tennessee Street. The subject property is the 11.07-acre northern portion of a 17.9-acre parcel located on the north side of West Tennessee Street (US 90), approximately 70 feet west of Emily Loop.

The following citizens provided in-person comments:

- Michael Poplin, 3523 Old St. Augustine Road, was available to answer questions if needed.

Commissioner Dozier moved, duly seconded by Commissioner Cummings, for approval of Option #1: Conduct the first and only public hearing and adopt the proposed Ordinance, thereby amending the Official Zoning Map to change the zoning classification from Manufactured Home and Single-Family Detached (R-5) zoning district to Office Residential (OR-2) zoning district, for 11.07 acres located at 6034 W. Tennessee Street, 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.

JOINT COUNTY-CITY COMPREHENSIVE PLAN PUBLIC HEARING, 6:00 P.M.

The County Commission and City Commission met in a joint session on June 14, 2022, in the County Commission Chambers. Present were: Chairman Bill Proctor, Vice-Chair Nick Maddox, County Commissioners Brian Welch, Carolyn Cummings, Rick Minor, and Kristin Dozier, Mayor John E. Dailey, Mayor Pro-Tem Curtis Richardson, and City Commissioners Jack Porter, Jeremy Matlow, and Diane Williams-Cox. 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 members of County and City staff.

Chairman Proctor called the meeting to order.

Mayor Pro-Tem Richardson served as chair for the City Commission, as Mayor Dailey was participating telephonically.

Commissioner Williams-Cox moved, seconded by Commissioner Matlow, to allow Mayor Dailey to participate via telephone. The motion carried 3-0. (Commissioner Porter not in Chambers.)

1. Joint Adoption Public Hearing on 2022 Cycle Comprehensive Plan Amendments)

Artie White, Director of the Planning Department, provided an overview of the seven Comprehensive Plan Amendments. He stated this item provides for the Joint Board of County Commissioners / City Commission Public Hearings on the 2022 Cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Public Hearing is to consider adoption of the proposed text amendments, large-scale map amendments, and small-scale map amendment. He noted that the map amendments also have concurrent rezonings and the rezonings require disclosure of any ex parte communications.

County Attorney O'Steen placed into the record the ex parte communications received by the County Commission, the majority of which relate to options 8, 11, and 13, and are set forth as Attachment 31 to the agenda item. Subsequent communications that were received by the Commissioners were also read into the record by the County Attorney. Commissioner Minor and Commissioner Dozier also disclosed recent communications they had received. County Attorney O'Steen inquired if the Commissioners could remain objective, and all Commissioners confirmed that they could.

City Attorney Cassandra Jackson stated the City had one quasi-judicial matter relating to proposed Ordinance 2022-Z-12. She stated that the City Commission had disclosed its communications. Mayor Pro-Tem Richardson confirmed with the City Commissioners that there were no further communications to disclose.

Joint Amendments:

- Amendment 1: Text Amendment TTA2022004 – Property Rights Element.

Mindy Mohrman, Administrator of Comprehensive Planning, introduced Amendment 1 (TTA 2022 004) and read City Ordinance 2022-O-07 into the record.

Commissioner Dozier moved, seconded by Vice-Chair Maddox, to approve Option #1: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting text amendment TTA2022004 (Property Rights Element) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 6-0.

Commissioner Williams-Cox moved, seconded by Commissioner Matlow, to approve Option #2: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-O-07, thereby adopting text amendment TTA2022004 (Property Rights Element) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 5-0.

- Amendment 2: Text Amendment TTA2022003 – Future Right-of-Way Needs Map.

Mindy Mohrman introduced Amendment 2 (TTA2022003) and read City Ordinance 2022-O-08 into the record.

Commissioner Dozier moved, seconded by Vice-Chair Maddox, to approve Option #3: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting text amendment TTA2022003 (Future Right-of-Way Needs Map) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 6-0.

Commissioner Matlow moved, seconded by Commissioner Porter, to adopt Option #4: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-O-08, thereby adopting text amendment TTA2022003 (Future Right-of-Way Needs Map) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 5-0.

- Amendment 3: Text Amendment LTA 202201 – Urban Services Area.

Mr. White introduced Amendment 3 (LTA202201) and read City Ordinance 2022-O-09 into the record.

Public Comment:

- Robert Deyle, 2409 Oakdale Street, Vice-Chair of the Wakulla Springs Alliance, spoke in opposition to the Urban Services Area Amendment (LTA202201) for the Woodville Highway east parcel (#31302000200000) and the Southwood Plantation Road parcel (#3102204130000), and the proposed future land use and zoning classification changes for the Woodville Highway east parcel (LMA202202) and the Southwood Plantation Road parcel (LMA 202203) sought by D.R. Horton, Inc.
- Sean Marston, 2851 Remington Green, spoke in support of approving the motion. He is working with D.R. Horton. He stated that the Urban Services Area touches each of the parcels, and it would be the responsibility of the developer to provide water and sewer for each of the projects.
- Gary Hunter, 119 S. Monroe St., Suite 500, appeared on behalf of the applicant. He stated that the three parcels are surrounded by the Urban Services Area, and the Urban Services Area needs to be expanded to incorporate the three parcels. He noted that the developer is attempting to provide affordable housing in this area.
 - Chairman Proctor inquired about Mr. Hunter's expectation for a property that is in an Urban Services Area.
 - Mr. Hunter responded that the properties can be developed beyond the restrictions set in the rural areas. Also, the areas would get water and sewer connections that are necessary for a denser development.
 - Chairman Proctor commented on the Urban Services Area by Crawfordville Highway and stated his interest in quality housing for the southside.
- Nita Davis, 1111 East Paul Russell Road, asked the Commissioners to vote against this item. She stated that there needs to be more discussion and research before the vote. She noted that the recent builds by Woodville Highway start at \$350,000 and are too expensive to be considered affordable housing.
- Jean Marc Wise, 2340 Moondance Trail, expressed concern regarding the potential for increased traffic on St. Augustine Road and the impact on the quality of life of the current residents.
- Linda Service, 5052 Sweet Basil Lane, expressed concern about the traffic on the canopy road. She stated there was concern regarding the potential for increased traffic on St. Augustine Road, and the reputation of the developer.
- David Handy, 2396 Grassroots Way, spoke in opposition and expressed concern regarding increased traffic on St. Augustine Road and Southwood Plantation Road, and shared his concern for affordable housing. He believed that the wildlife would also be disturbed by the developments.
- Steven Service, 5052 Sweet Basil Lane, inquired about affordable housing that would be built on those parcels. He asked for a more refined definition of affordable housing in terms of this item.

The following citizens provided a virtual comment:

- Jeff Blair, 1803 Old Fort Drive, spoke in opposition to Amendments LTA 202201, LMA 202201, LMA 220202 and LMA 220203. He stated that all of the amendments were inconsistent with the Comprehensive Plan. The Plan is meant to stop sprawl, but the amendments would increase residential sprawl.
- Stephen Martin, 2625 Stone Gate Drive, spoke in opposition. He has an issue with the amendment process to the Comprehensive Plan for Leon County. He drew comparisons between the Canopy development and this item.

Commissioner Matlow commented on affordable housing and noted that the City has faced an issue with affordable housing in the Canopy development. He believed that the amendments do not address affordable housing and instead focus on the Urban Services Area. He commented on traffic problems. He would like to see a uniform plan for the land that would be included in the expansion. He cannot support the item.

Commissioner Porter asked about the analysis done to evaluate concurrency and financial impacts.

- Mr. White replied that at the Comprehensive Plan stage a high-level analysis is done, which includes looking at allowable uses and maximum/minimum densities and intensities. The next stage would be the site plan process which would involve a high-level analysis of the site and development plan, including infrastructure and traffic plans.

Commissioner Porter stated that she felt this expansion would be urban sprawl. She expressed concern about the direction they are taking with growth management.

Commissioner Williams-Cox commented on the development of Tallahassee. She stated they are at a crossroads in the City. Some people would like to see the local government be more aggressive with its response. Her stance was that it was time to expand in the southside. She is ready to support smart growth in the southside. She stated that many do not want affordable housing in their backyards. However, nice affordable housing is important. They want quality and affordable housing. She championed her support for this amendment and felt they could get to where it is needed. She made a motion.

Mayor Dailey seconded the motion.

Mayor Pro-Tem Richardson noted that he built his home almost 30 years ago in the southside of Tallahassee. He expressed he saw the potential on the south side of town. Previous commissions have ignored this area; however, it is time for growth in that area. The community has previously supported this growth. He is in support of this item.

Commissioner Williams-Cox moved, seconded by Mayor Dailey, to approve Option #6: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-O-09, thereby adopting text amendment LTA202201 (Urban Services Area) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 3-2 (Commissioners Matlow and Porter in opposition).

Vice-Chair Maddox recalled conversations with the late Dr. Pamela Hall. He commented on infrastructure and price. He asked Mr. White about the costs with building new infrastructure in contrast to refurbishing the older homes.

- Mr. White stated that by building new infrastructure on raw land, the costs of housing would be less expensive.

Vice-Chair Maddox stated that it is time for new development on the southside as compared to the northside.

Commissioner Cummings appreciated the discussion by the Commissioners. She appreciates the holistic approach staff has taken when presenting this item to the Board. She discussed how Tallahassee has grown and its current growth patterns. She commented on their partnerships with universities and local businesses to ensure that Tallahassee is attractive to people looking to move. She stated they should be looking at the potential for growth. She shared they should be proactive and have parameters in place.

Commissioner Minor recalled the last discussion on the Comprehensive Plan amendments and asked for the price range of the new homes.

- Stewart Haire stated that they are trying to come up with a plan for lower prices for housing. This includes buying bulk, as well as providing down-payment assistance programs. They would like to stay within the price range of mid-\$200,000 to low-\$300,000.

Commissioner Minor expressed that the USA expansion was not necessary, and he would not support the amendment.

Commissioner Welch stated that Leon County has a tight housing market, and the low supply of housing is driving up the price. He indicated his support for the amendment.

Commissioner Dozier recalled the previous conversations they have had on affordable housing, and stated that concurrency has never worked in the past. She noted that they need to focus on the supply of real estate instead of whether the new developments will be affordable housing. She added that the County and City can enact policies regarding water quality and sewer systems to address concerns. She asked whether April Road will have access to St. Augustine Road.

- Mr. White and Ryan Guffey, DSEM, stated that if the development already has access to a canopy road, a new connection to a canopy road cannot be created. Barry Wilcox, Director of DSEM, stated that improving April Road all the way back through to a canopy road would likely not be required. This would be further addressed at the site plan level.

Chairman Proctor asked the County Attorney for other options if the Board does not want to vote on this item tonight.

- County Attorney O'Steen stated that comments were received from the State on May 14, 2022. Under the statute, if the second hearing is not held and the local government fails to pass the amendments, the amendments are deemed withdrawn after 180 days of receipt of the comments from the State, absent an extension. 180 days would be in November.

Chairman Proctor stated he could not support this item at this time. He believes that canopy roads are untouchable. He stated he wanted the Board to use the 180 days for the Woodville community. He suggested a town hall meeting for the Woodville community, to include the developer. He values Mayor Pro-Tem Richardson's push for the inclusion of the southside with the CRA. He believes that there needs to be more discussion and research before he can support this item, especially given the water quality concerns at Lake Munson. He passed the gavel to Vice-Chair Maddox and made a motion to table the item.

Commissioner Dozier confirmed with Mr. White that staff would not be able to provide any additional information other than what was in the current agenda item.

Vice-Chair Maddox stated that the matter was a policy issue, and staff is working in accordance with the policy that has been set.

Chairman Proctor moved, seconded by Commissioner Minor, to table the item. The motion failed 3-3. (Vice-Chair Maddox and Commissioners Welch and Cummings in opposition.)

Commissioner Dozier moved, seconded by Commissioner Welch, to approve County Option #5: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting text amendment LTA202201 (Urban Services Area) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 4-2 (Chairman Proctor and Commissioner Minor in opposition).

- Amendment 4: LMA202202 – Woodville Highway

Mr. White introduced the item and read City Ordinance No. 22-O-10 into the record. He further indicated that the County has a concurrent rezoning.

Public Comment:

- Gary Hunter, 119 S. Monroe Street, Suite 500, was available to answer questions.
- Sean Marston, 2851 Remington Green, was also available to answer any questions.

The following citizen provided virtual comment:

- Jeff Blair, 1803 Old Fort Drive, Woodland Drives Association, spoke in opposition to the amendments and in support of urban infill. He believed that the Board does not need to fast track this item. Instead, he advised the Board to take the time to listen to the community and continue to discuss the impacts of this expansion.

Vice-Chair Maddox made a motion to approve Options #7 and #8.

Chairman Proctor stated his opposition to the motion.

Commissioner Dozier stated that there has been a theme of their discussions not appearing in their actions. She stated that she will bring up a motion to have a workshop to discuss these items in the future.

Commissioner Minor agreed that a workshop may be needed. He reflected that the community may not be aware until the transmittal public hearing occurs even though there is an extensive citizen engagement process.

Vice-Chair Maddox asked about the citizen engagement process for Comprehensive Plan amendments.

Mr. White provided an overview of the citizen engagement process.

Commissioner Dozier expressed the need for a workshop to review Comprehensive Plan policies. She reflected on the previous request for an agenda item to consider an expansion of the notice requirements for large-scale Comprehensive Plan amendments. She confirmed with County Administrator Long that an agenda item is forthcoming.

Vice-Chair Maddox moved, seconded by Commissioner Dozier, to approve Option #7: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting large-scale map amendment LMA202202 (Woodville Highway) to the Tallahassee-Leon County 2030 Comprehensive Plan; and

Option #8: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby amending the Official Zoning Map to change the zoning classification from Rural (R) zoning district to Single Detached, Attached, and Two Family Residential (R-3) zoning district concurrent with the large-scale map amendment LMA202202 (Woodville Highway).

The motion carried 4-2 (Chairman Proctor and Commissioner Minor in opposition).

Commissioner Williams-Cox moved for approval of Option #9. She commented on her prior service as an appointee to the Planning Commission, as well as the City's extensive engagement with the community.

Commissioner Matlow stated he would vote against the motion.

Mayor Dailey commented that he was prepared to vote on the motion.

Mayor Pro-Tem Richardson commented on public service and his active response to the needs of the community.

Commissioner Williams-Cox moved, seconded by Mayor Dailey, to approve Option #9: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-O-10, thereby adopting large-scale map amendment LMA202202 (Woodville Highway) to the Tallahassee-Leon County 2030 Comprehensive Plan. The motion carried 3-2. (Commissioners Porter and Matlow in Opposition.)

- Amendment 5: LMA 2022-01 – April Road

Mr. White introduced the item. This is a County item and includes a concurrent rezoning.

The following citizens provided in-person comments:

- Gary Hunter, 119 S. Monroe Street, Suite 500, representing the applicant, was available for questions.
- Sean Marston, 2851 Remington Green, President of Urban Catalyst Consultants, was available for questions.

The following citizen provided a virtual comment:

- Jeff Blair, 1803 Old Fort Drive, Woodland Drive Association, shared his frustration with public engagement. He attempted to submit a written comment on the Comp Plan amendments online but could not. He believes there are other areas that require attention instead of this amendment.

Vice-Chair Maddox moved, seconded by Commissioner Dozier, to approve Option #10: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting large-scale map amendment LMA202201 (April Road) to the Tallahassee-Leon County 2030 Comprehensive Plan; and

Option #11: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby amending the Official Zoning Map to change the zoning classification from Rural (R) and Office Residential (OR-2) zoning district to Single Family Detached Residential (R-1) zoning district concurrent with the large-scale map amendment LMA202201 (April Road).

The motion carried 4-2 (Chairman Proctor and Commissioner Minor opposed).

- Amendment 6: LMA 2022 03- Southwood Plantation

Mr. White introduced the item.

Chairman Proctor asked about the proportionate share payment information.

Mr. White shared the proportionate share obligation for the transportation concurrency, the amount the developer has paid, and the balance remaining to be paid. He noted the roadway improvements to be made, which includes the extension of Biltmore Avenue.

Commissioner Dozier inquired if the DRI requirements would still be in place if the property was purchased by a new owner. She also asked if the County would have to wait for the purchase of property near Southwood Plantation to improve the roadway.

Mr. Guffey stated that the improvements are based on the pods near the roadway as they are developed.

Commissioner Dozier moved, seconded by Vice-Chair Maddox, to approve Options #12 and #13: Commissioner Dozier rescinded the motion to afford an opportunity for public comment.

The following citizen provided a virtual comment:

- Jeff Blair, 1803 Old Fort Drive, stated his opposition to the amendments.

Commissioner Dozier moved, seconded by Vice-Chair Maddox, to approve Option #12: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby adopting large-scale map amendment LMA202203 (Southwood Plantation Road) to the Tallahassee-Leon County 2030 Comprehensive Plan; and

Option #13: Conduct the adoption public hearing and adopt the proposed Ordinance, thereby amending the Official Zoning Map to change the zoning classification from Rural (R) and Critical Planning Area (CPA) zoning district to Single Detached, Attached, and Two Family Residential (R-3) zoning district concurrent with the large-scale map amendment LMA202202 (Southwood Plantation Road).

The motion carried 5-1 (Commissioner Minor in opposition).

- Amendment 7: TMA 2022 001- Ananeo Trust

Mr. White introduced the item and read Ordinance 22-O-11, as well as concurrent rezoning Ordinance 22-Z-12, into the record.

The following citizen provided in-person comment:

- Jim King, 6650 Havana Highway, commented on incorrect information he received about the easement. He noted that difficulties he has faced with the development of the land. He spoke in support of the amendment and expressed his frustration with the process.

Commissioner Matlow moved, seconded by Commissioner Porter, to approve Option #14: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-O-11, thereby adopting small-scale map amendment TMA2022001 (Ananeo Trust) to the Tallahassee-Leon County 2030 Comprehensive Plan; and

Option #15: Conduct the adoption public hearing and adopt the proposed Ordinance 2022-Z12 thereby amending the Official Zoning Map to change the zoning classification from Planned Unit Development (PUD) to High Intensity Activity Center (AC) zoning district concurrent with the small-scale map amendment TMA2022001 (Ananeo Trust). The motion carried 5-0.

2. Comprehensive Plan Evaluation and Appraisal Review (County Administrator/ PLACE/ Planning)

Mr. White introduced the item, which requests the acceptance of the evaluation of the Tallahassee-Leon County Comprehensive Plan and seeks direction to submit a notification letter to the state land planning agency pursuant to Section 163.3191, Florida Statutes.

Commissioner Williams-Cox moved, seconded by Commissioner Matlow, to approve Option #1: Accept the evaluation of the Comprehensive Plan and direct staff to submit a notification letter to the state land planning agency. The motion carried 5-0.

Commissioner Minor moved, seconded by Commissioner Dozer, to approve Option #1: Accept the evaluation of the Comprehensive Plan and direct staff to submit a notification letter to the state land planning agency. The motion carried 5-0. (Commissioner Cummings out of Chambers).

The joint County Commission and City Commission meeting adjourned at 10:07 p.m.

Following the adjournment of the joint County Commission and City Commission meeting, the County Commission meeting resumed. Vice-Chair Maddox called the meeting to order.

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS (3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

- Delaitre Hollinger, Wells Street, suggested that the late Commissioner Jimbo Jackson's name be added to Fort Braden Community Park, adjacent to Fort Braden Elementary School, in his memory.
- Vice-Chair Maddox thanked Mr. Hollinger for the suggestion and asked County Administrator Long to elaborate on the County's plans to memorialize Commissioner Jackson.
- County Administrator Long confirmed the Board's direction and indicated that staff will provide an agenda item with options to memorialize Commissioner Jimbo Jackson.
- *The Board approved directing staff to provide an agenda item with options to memorialize Commissioner Jimbo Jackson. The motion carried 6-0.*

COMMENTS/DISCUSSION ITEMS

County Attorney O'Steen:

- Shared that the Canvassing Board held an organizational meeting and requested that the County Attorney's Office provide legal counsel and representation for the Canvassing Board during the pending election cycle. This would require direction and approval of the Board of County Commissioners.
- *Commissioner Minor moved, seconded by Commissioner Dozier, to allow the County Attorney's Office to provide legal counsel and representation to the Canvassing Board during the current election cycle. The motion carried 6-0.*

County Administrator Long:

- Reflected on the loss and the life of Commissioner Jimbo Jackson and that he will be greatly missed.

COMMISSIONER DISCUSSION ITEMS

Commissioner Dozier:

- Questioned if the DEP funded algae harvester that is at Apalachee Regional Park would be available to be used on Lake Munson.
- County Administrator Long confirmed that staff would look into it and advise the Board.

- Requested a joint workshop on how land use changes are approached, and if not a joint workshop then a County-only workshop to be held in the fall.
 - *Commissioner Dozier moved, seconded by Commissioner Minor, to approve the scheduling of a joint workshop on policy issues related to land use changes; and schedule a County-only workshop if the City chooses not to participate. The motion carried 6-0.*
- Reflected on the loss of Commissioner Jimbo Jackson.
- Reflected on the loss of Officer Christopher Fariello of the Tallahassee Police Department last week in the line of duty.

Commissioner Minor:

- Made a motion for an agenda item to consider a CRA for the North Monroe area.
 - *Commissioner Minor moved, seconded by Commissioner Cummings, to direct staff to provide an agenda item to consider the factors and process to establish a Community Redevelopment Agency (CRA) for North Monroe. The motion carried 6-0.*
- Reflected on rising prices and the rising rental rates nationwide and locally, and made a motion requesting an agenda item to consider a local law similar to those enacted in other Florida communities that increases the notice that landlords provide to tenants when raising rents by more than 5% above the current lease, from 30 days to 60 days-notice.
- Chairman Proctor offered a friendly amendment to allow the tenants to be released from their agreement, without penalty, should the rents increase above 5%. Commissioner Minor accepted the amendment.
 - *Commissioner Minor moved, seconded by Commissioner Dozier, to direct staff to provide an agenda item to consider a local law similar to those enacted in other Florida communities, that requires landlords to increase the notice provided to tenants from 30 to 60 days when raising rents by more than 5% above the current lease; and to consider allowing tenants to be released from their agreement, without penalty, should their rents increase above 5%. The motion carried 6-0.*
- Requested a letter of support to Senators Scott and Rubio stating the Board's support of the Senate's bipartisan agreement for gun safety policies that is about to be voted upon and stating that more is needed to reduce gun violence.
 - *Commissioner Minor moved, seconded by Chairman Proctor, to approve the Chairman sending a letter to Senators Scott and Rubio stating the Board's support of the Senate's bipartisan agreement for gun safety policies, and stating that more is needed to reduce gun violence. The motion carried 6-0.*
- Reflected on the Amazon Web Services (AWS) Summit that he recently attended and expressed that partnering with AWS, AWS cloud computing has been incorporated into

local curriculum, thereby improving the marketability of entry level IT personnel and their incomes.

Commended Royal King for receiving the Kris Knab Award at the 2022 Conference of Nonprofit Leadership and Management for his role as Executive Director of the Omega Lamplighters.

- Acknowledged Jada Williams, local reporter, who will be relocating to the Tampa market, for her accurate coverage of Leon County.
- Reflected on the loss of Commissioner Jackson.

Commissioner Welch:

- Reflected on the loss of Commissioner Jimbo Jackson and how he will be missed.
- Reflected on the loss of Officer Christopher Fariello of the Tallahassee Police Department.
- Wished everyone a Happy Father's Day.

Commissioner Cummings:

- Stated that a new bill would be introduced to the U.S. Congress to name the U.S. courthouse in Tallahassee for Justice Joseph Hatchett, former judge of the U.S. Fifth Circuit Court of Appeals. She requested a letter of support for the naming.
 - *Commissioner Cummings moved, seconded by Commissioner Dozier, to direct staff to send a letter of support from the Chairman to the Florida Congressional Delegation for the naming of the U.S. Courthouse in Tallahassee in honor of Justice Joseph Hatchett. The motion carried 6-0.*
- Wished all a Happy Father's Day.

Vice-Chair Maddox:

- Reflected and gave his condolences on the loss of Commissioner Jimbo Jackson.

Chairman Proctor:

- Reflected on the meaningful gesture of Chief Judge Sjoström in honoring County Administrator Long and Deputy County Administrator Rosenzweig for their leadership in assisting the Courts during the pandemic.
- Requested that Commissioner Dozier represent the Board at the June 21st North Florida Innovation Lab groundbreaking at Innovation Park.
- Requested an agenda item to consider the status of Lake Munson, including the septic issues in surrounding areas, and algae blooms.
 - *Chairman Proctor moved, seconded by Vice-Chair Maddox, to direct staff to bring back an agenda item to consider the status of Lake Munson, including algal*

blooms and a discussion of septic systems in surrounding areas. The motion carried 6-0.

- Wished all fathers a Happy Father's Day.
- Requested a proclamation honoring fallen Tallahassee Police Officer Christopher Fariello.
 - *Chairman Proctor moved, seconded by Commissioner Minor, to approve a proclamation honoring fallen Tallahassee Police Officer Christopher Fariello. The motion carried 6-0.*

RECEIPT AND FILE:

- Piney-Z Community Development District Approved Annual Operating Budget Fiscal Year 2023
- Capital Region Community Development District Approved Budget Fiscal Year 2023

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 10:45 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