

**COUNTY COMMISSION  
WORKSHOP AGENDA  
MARCH 23, 2010, 1:30 PM  
County Commission Chambers  
Fifth Floor, Leon County Courthouse**

- A. Introductory comments by Staff**
- B. Review of Cycle 2010-2 Comprehensive Plan Amendments**

**AMENDMENT #PCM100201 WITHDRAWN BY APPLICANT**

Proposed map amendment change from Residential Preservation to Central Urban on 0.3 acres fronting on the east side of Gadsden Street south of Williams Street.  
[Applicants: James and Kyndra Light]

**Amendment #PCM100202**

Proposed map amendment change for properties located in two areas: Area I – From Government Operation and Education Facilities to Downtown Core and from Government Operational to Open Space and University Transition. These properties lie south of Virginia Street, west of Copeland Street, north of Van Buren Street, and east of Downtown railroad tracks. The properties in total contain 165.01 acres. Area II – From Suburban to Central Urban on properties lying south of Mahan Drive, west of the Downtown railroad tracks, north of Jefferson Street, east of Meridian Street. The properties in total contain 31 acres.

**Amendment #PCM090203**

Proposed map amendment change from Recreation/Open Space, and Suburban to Government Operational on 217 acres located north of Capital Circle SW and east of Springhill Road and expansion of the Urban Service Area to include all the airport property, specifically property lying south and west of the runway containing 861 acres.  
[Applicant: Tallahassee Regional Airport]

**Amendment #PCT100204**

Proposed text amendment to Policy 2.2.16 of the Land Use Element to clarify airport uses in the Government Operational future land use category.

**Amendment #PCT100205**

Proposed text amendment to the Housing Element and Glossary. The changes are as follows: 1. Adds new policy 1.1.12 that provides the priority for affordable housing resources will take into consideration the annual needs analyses; 2. Amends Policy 2.1.4 to provide that the city shall promote the production of affordable housing units that

target the City's greatest need by providing incentives to developers; 3. Amends Objective 3 (3) that pertains to production of rental housing to provide that funding from the Affordable Housing Trust Fund is available only for eligible projects based on Affordable Housing Trust Fund criteria; 4. Amends the definition of Affordable Housing in the Glossary. [Applicant: Department of Economic and Community Development Housing Division]

**Amendment #PCT100206**

Proposed text amendment to the Public School Facilities Element data and analysis section and Public School Facilities Element Maps 1, 2, and 3 depicting school zones to be deleted from the Plan.

**Amendment #PCT100207**

Proposed text amendment to modify or delete various policies throughout the Sanitary Sewer and Potable Water Sub-elements of the Utilities Element, the Capital Improvements Element, and the Glossary. [Applicant: City of Tallahassee Underground Utilities]

**Amendment #PCT100208 WITHDRAWN BY STAFF**

Proposed text amendment to the Transportation Element to update the Right of Way Needs Map as required by Transportation Policy 1.3.3[B].

**Amendment #PCT100209**

Proposed text amendment to the Transportation Element to update and reformat the Roadway Functional Classification Maps.

**Amendment #PCT100210**

Proposed text amendment to the Historic Preservation Element to modify or delete policies throughout the Element.

**Amendment #PCT100211**

Proposed text amendment to the Parks and Recreation and Capital Improvements Elements to modify or delete policies throughout the Elements. [Applicant: Tallahassee-Leon County Planning Department, City Parks, Recreation and Neighborhood Affairs, and County Division of Parks and Recreation]

**Amendment #PCT100212**

Proposed text amendment to the Solid Waste Sub-Element of the Utilities Element and the Capital Improvements Element to modify or delete policies throughout the Elements. [Applicant: Tallahassee-Leon County Planning Department]

**Amendment #PCT100213**

Proposed text amendment to maps in the Land Use Addendum. Eight maps in the Addendum that are not required and are proposed for deletion and four other maps will be updated with the latest data.

**Amendment #PCT100214**

Proposed text amendments to all elements of the Comprehensive Plan to change all planning horizon dates to 2030.

**Amendment #PCT100215**

Proposed text amendment to Policy 2.2.5 of the Land Use Element pertaining to the Suburban future land use category. In the Suburban Intensity Guidelines Chart the allowed land uses in the Light Industrial Development Pattern are amended to clarify that offices are an allowed principal use. [Blueprint 2000]

**C. Adjournment**

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the County Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City Commission does not provide or prepare such a record (Section 286.0105 F.S.)."

MATRIX FOR CYCLE 2010-2

A = Approve  
 D = Denial  
 AM = Approve as Modified

Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
PCM100201	FUTURE LAND USE MAP (East side of Gadsden Street south of Williams Street)	From: Residential Preservation To: Central Urban 0.3 acres	No school issues	D	D	Withdrawn by Applicant 3/11/09	
PCM100202	FUTURE LAND USE MAP (Area I: Downtown Area generally & Area II: south of Malhan Dr., west of the railroad tracks, north of Jefferson St., & east of Meridian St.)	Area I From: Government Operation & Education Facilities Area I To: Central Core, University Transition & Recreation/Open Space 165 acres Area II From: Suburban Area II To: Central Urban 31 acres	No school issues	A	A	A	
PCM100203	FUTURE LAND USE MAP (Airport property, specifically lying south & west of the runway & north of CC SW & east of Springhill Road)	From: Recreation/Open Space & Suburban To: Government Operational 217 acres & bring properties south & west of the runway inside the Urban Service Area 861 acres	No school issues/Non-residential project	A	A	A	
PCT100204	TEXT AMENDMENT	Land Use Element Proposed change to Policy 2.2.16 to clarify airport uses in the Government Operational future land use category	NA	A	A	A	

Updated Through City Commission Workshop on March 17, 2010

MATRIX FOR CYCLE 2010-2

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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
PCT100205	TEXT AMENDMENT	Housing Element & Glossary 1. Adds new policy 1.1.1.12 that provides the priority for affordable housing resources will take into consideration the annual needs analyses; 2. Amends Policy 2.1.4 to provide that the city shall promote the production of affordable housing units that target the City's greatest need by providing incentives to developers; 3. Amends Objective 3 (3) that pertains to production of rental housing to provide that funding from the Affordable Housing Trust Fund is available only for eligible projects based on Affordable Housing Trust Fund criteria; 4. Amends the definition of Affordable Housing in the Glossary.	NA	A	A	AM Add clarifying language to definitional changes in Glossary	
PCT100206	TEXT AMENDMENT	Public School Facilities Element Deletes data & analysis section & Maps 1, 2, & 3 depicting school zones	NA	A	A	A	

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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
PCT100207	TEXT AMENDMENT	Sanitary Sewer & Potable Water Sub-elements of the Utilities Element, Capital Improvements Element, & Glossary Modifies & deletes various policies throughout the sub-elements, changes level of service for sewer systems & modifies definition of Heavy Infrastructure	NA	A	A	A	

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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
PCT100208	TEXT AMENDMENT	Transportation Element Updates the Right of way Needs Map	NA	Withdrawn			
PCT100209	TEXT AMENDMENT	Transportation Element Updates & reformats all the Roadway Functional Classification Maps	NA	A	A	A	
PCT100210	TEXT AMENDMENT	Historic Preservation Element Modifies & deletes policies throughout the Element	NA	A	A	A	
PCT100211	TEXT AMENDMENT	Parks & Recreation Element Modifies & deletes policies throughout the Element		A	A	A	
PCT100212	TEXT AMENDMENT	Solid Waste Sub-Element of the Utilities Element Modifies & deletes policies throughout the Element	NA	A	A	A	
PCT100213	TEXT AMENDMENT	Land Use Addendum 8 maps in the Addendum that are not required are proposed for deletion & 4 other maps are updated	NA	A	A	A	
PCT090214	TEXT AMENDMENT	All Elements of the Comp Plan Change all planning horizon dates to 2030	NA	A	A	A	

Updated Through City Commission Workshop on March 17, 2010

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Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
FCT0100215	TEXT AMENDMENT	Land Use Element Policy 2.2.5 pertaining to the Suburban future land use category. The suburban Intensity Guidelines Chart is changed for the Light Industrial Development pattern to clarify that offices are an allowed principal use.	NA	A	A	A	

## **CITIZEN COMMENTS**

**CITIZEN COMMENT  
AMENDMENT PCM100201**

**Thomas, Debra (Planning)**

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**From:** James and Kyndra Light [lightfamily3@embarqmail.com]  
**Sent:** Thursday, March 11, 2010 10:01 AM  
**To:** Thomas, Debra (Planning)  
**Subject:** Map Ammendment PCM100201

Debra and Whom It May Concern,

Good morning. I am writing to let you know that we would like to withdraw our request for the map amendment PCM100201 concerning the land use change for 913 N Gadsden Street. Our family has decided to move and the other deed owner, Derryl Sullivan, will be taking responsibility for the property. Thank you for you time and effort on the matter. We just do not see the need to move forward when the outcome seems so certain. We believe that it is in our family's best interest to try and move somewhere where our children may have some peace and quiet. Thank you again and have a pleasant afternoon.

--  
James and Kyndra Light  
913 N Gadsden Street  
Tallahassee, FL 32303

850.322.6736 (James)  
850.212.4832 (Kyndra)

# Citizen Comment Amendment PCM100201

Lafayette Park Neighborhood Association

412 East Georgia

Tallahassee, FL 32301

March 1, 2010

Tallahassee-Leon County Planning Commission  
Frenchtown Renaissance Center  
435 North Macomb Street  
Tallahassee, FL 32301

**RE: Light Comp Plan Amendment Request #PCM100201**

Dear Commissioners:

Thank you for your consideration in listening to Lafayette Park Neighborhood's concerns regarding the request to amend the comprehensive plan for the property at 913 North Gadsden Street (which is next to an AA meeting location). We appreciate your decision to recommend denial of this application.

During the LPA Public Hearing on February 2, 2010, you discussed your concerns about the incompatibility of the increased activity at the AA location with the neighborhood setting and asked city staff about ways that the city could improve the situation.

You also urged the Lafayette Park Neighborhood Association to work with the amendment applicants, James and Kendra Light, and AA to find solutions to noise and traffic problems resulting from the high level of activity at the AA meeting house. We wanted to apprise you of our work to date on that effort. A meeting has been scheduled for March 15, 2010 for the Lights, AA, other affected neighbors, the Neighborhood Association, and city staff (including city attorney Linda Hudson, city planner Debra Thomas, Neighborhood Facilitator Andrea Griffin, and TPD). We will resume discussions on noise and traffic issues that the neighborhood association worked with the city to address earlier. (See attached correspondence.) We hope to find solutions that will benefit all of us in the Lafayette Park neighborhood.

Sincerely,

John Wallace  
President, Lafayette Park Neighborhood Association

Cc: Tallahassee City Commission  
Leon County Board of County Commissioners  
Anita Favors, Tallahassee City Manager

Lafayette Park Neighborhood Association  
June 4, 2008

Judson H. Orrick  
Talla-Con, Inc  
660 East Jefferson  
Tallahassee, FL 32301-2547

**Re: AA Center 909 North Gadsden Tallahassee, Florida**

Dear Mr. Orrick:

It is my understanding that you are associated with Talla-Con, Inc. that operates the AA Center at 909 N. Gadsden Street. I represent the Lafayette Park Neighborhood Association in the capacity of President. As you may know, your property on Gadsden is within the boundaries of our neighborhood. We are sure you wish to be a good neighbor to us and it is in this atmosphere that we want to voice several concerns that need to be addressed and solved, if possible.

Your Center had co-existed with our neighborhood for over 25 years without major problems or complaints. This all changed over the past two years once you expanded the services at the Center and it appears you have now outgrown the capacity of the building. We are sure you are aware of the numerous complaints residents of our neighborhood have voiced and filed with the police department concerning the parking problems, the excessively loud noise at night and trash problems caused by your members. These disturbances and problems have affected many residents of the surrounding neighborhood.

It is obvious that your parking lot cannot accommodate the large number of your member's cars coming to the Center. This causes an overflow into our neighborhood, especially onto Williams Street, the Shelly Glen area and illegal parking on Gadsden. We realize these are public streets but on many days our residents have their driveways blocked and have no place to park in front of their own homes. I do not know the solution to this other than the better utilization of your own parking lot or alternate commercial parking areas.

I, along with a few residents would like to meet with you and your Board to talk further about these problems. Could you communicate with me as to the best time and place that we can meet.

Jim Pfost,  
President Lafayette Park Neighborhood Association

Cc: Tallahassee Police Dept.-Lt. Jim Martinez, Intergroup 5, Commissioner Bob Radcliff,  
Tallahassee City Commissioners

# Citizen Comment Amendment PCM100201

From: Jim Pfost [mailto:jimbarb123@comcast.net]

Sent: Monday, June 09, 2008 5:35 PM

To: Griffin, Andrea (Neighborhood Services); Bob Davis; Lt. Dewey Riou; James Light; Sam & Jackie Hand; Kathy McGuire; Alice Vickers; 'Edward Gray'; 'Lizzie Ruse'; Matt Kennedy; John Wallace; Polly McAuliffe; Serena Moyle; Alexa Roche; Molly McKinstry; Michaela Lupiani

Subject: Fw: Fwd: meeting re 909 North Gadsden

**Here is a response from Jud Orrick, the president of Talla-Con regarding the AA Center at 909 N. Gadsden.**

From: Judorrick@aol.com

Date: 6/9/2008 4:46:43 PM

To: jimbarb123@comcast.net

Cc: ParsonsTLH@aol.com

Subject: Fwd: meeting re 909 North Gadsden

Jim --

It was a pleasure speaking with you this afternoon. As I said, I've been president of the corporation that owns the building for 10 years or more, have been attending meetings there for more than 23 years, and have seen these problems ebb and flow. I guess we're now in an ebb period (or is it a flow period?).

I think you'll find us open to any creative suggestion you may have, but hope you will not be too frustrated by our inability to do much. By the nature of our organization, we can't really turn anyone down, or limit the size of our meetings, as we do in Rotary.

Regarding the parking, we've tried just about everything short of having cars towed ourselves. As we discussed, if someone blocked my driveway I would have their car towed or ticketed in a minute, and I think you're well within your rights to do this. That might well solve the problem.

Likewise, if you really think there are noise ordinance violations, I encourage you to enforce your rights. We try to clear everyone out of the property by 9:30. If you see someone disturbing the peace after 10, by all means call the police. Again, I would.

You speak of "our neighborhood," and "your center." As I said, I view it as our neighborhood, also. AA has met at 909 North Gadsden for more than 40 years. If you have corporate memberships for the neighborhood association, we would like to join. Maybe if we better understood your concerns, and you all better understood our limitations, we could become better neighbors.

In any event, I look forward to meeting with you at 2:30 next Monday.

Jud

Judson H. Orrick

## AA CENTER MEETING NOTES for June 16, 2008

This will confirm that a meeting took place at the AA Center, 909 N. Gadsden in Tallahassee, Florida on Monday, June 16, 2008 as follow up to the June 4, 2008 Lafayette Park Neighborhood Association letter directed to the landlord Talla-Con, Inc regarding parking, noise and other issues.

Present at the meeting were Jeff Dinert & Stan Parsons, board members of Talla-Con, Rob Kenyon of Intergroup 5 the AA North Florida service organization, Andrea Griffin and Debra Thomas from the Tallahassee Neighborhood Services, Ross Airom from City Traffic Engineering, Tallahassee Police Officer Ryan Dunohy, Kevin Carey a representative of City Commissioner Mark Mustian, Jennifer Portman of the Tallahassee Democrat, neighbors Bob Davis, David Mitchell, Jim Roche, James & Kyndra Light, Lafayette Park Neighborhood Association Board members and neighbors, Alexa Roche & Ed Gray and Jim Pfof, president of the LPNA.

Invited but not present were the chairperson of the AA Central Group, Talla-Con president Jud Orrick, City Commissioner Debbie Lightsey and the police department area commander Lt. Dewey Riou.

### **OPENING STATEMENT**

Jim Pfof wished to make it very clear that Alcoholics Anonymous is not the issue in this matter. AA is a very good organization that has helped millions of men and women in this country and worldwide to improve their lives and become more responsible and useful members of society.

We realize this house located at 909 N. Gadsden has been used by AA for over 44 years and for many years was a good quiet neighbor. But, the real issue is that things have changed the last 3-4 years. There has been a very large increase in the numbers coming to the Center. The members meeting at the Center are called the "Central Group" which rents the hall from the landlord, Talla-Con, Inc and there are also several court directed individuals coming to this Center.

Meeting times have expanded from two meetings a day three days a week a few years ago to four meetings a day seven days a week. The Center's parking lot only holds 12 vehicles.

The house that is located within the Lafayette Park Neighborhood is obviously too small for the large number of members attending meetings. This creates parking problems that in turn cause disturbances to this neighborhood including noise, trash problems, blocked private driveways and people lingering in the area after the meetings.

### **NEIGHBORHOOD CONCERNS**

Several homeowners and neighbors in the area attended the meeting and voiced their concerns.

- Bob Davis recited a history of the parking problems and distributed a copy of a letter he had written to the AA Center on August 21, 2005 about these concerns that went unanswered by anyone from Tall-Con or the Central Group. He stated that the letter did prompt the City

# Citizen Comment Amendment PCM100201

Traffic Engineering Department to add 24 parking spaces on Gadsden Street near Lafayette Park.

- James and Kyndra Light voiced problems involving noise from vehicles and motorcycles driving into the Centers parking lot, loud talking and cursing before and after meetings, members parking in their driveway and illegal parking in front of their home. They have called the police department several times over the past year to report these problems. James, who is a building contractor, cited code violations involving the AA Center structure.
- Alexa Roche stated that after many meetings trash is left by members in regular places along Williams Street, there are continual problems of members blocking her and Jim Roche's driveway and there is a problem of members running the stop signs on Williams Street.
- Ed Gray and David Mitchell both voiced concerns about the parking issues on Williams and Cherry Streets and the safety issues the large numbers of cars are causing.
- There were also questions posed about what the fire department building occupancy capacity is allowed per meeting in the Center and what is the on-site parking space requirement given the occupancy allowed in the house.

## **CITY DEPARTMENT INPUT**

Andrea Griffin and Debra Thomas of the Tallahassee Neighborhood Service Department said they would get the Planning Department and Growth Management Departments involved to answer questions about the building occupancy limits and parking requirements.

Ross Airom of Traffic Engineering stated that there are definite parking issues and safety issues that need to be addressed. He said that even though the house may be grand fathered into the neighborhood, many code requirements and safety requirements still have to be followed and cannot be overlooked by the landlord.

Officer Ryan Dunphy of the Tallahassee Police Department was asked to have police patrols in the area to crack down on parking, speeding and stop sign violations, especially at the AA Center daily noon meeting.

## **NEIGHBORHOOD DESIRES**

There were several points made as to what the neighbors would like to see happen involving the non-profit incorporated landlord, Talla-Con, Inc and the AA Central group.

(1) Their first desire is see the AA vacate and move from 909 N. Gadsden to a more commercial location or church. If this does not happen quickly or does not occur at all, the neighbors would like the following to be done:

(2) Ask that their members not park on Williams, Cherry or McDaniel Streets and only park in the 24 spaces on Gadsden Street near Lafayette Park and on streets to the west side of Gadsden or in commercial parking lots found by Talla-Con.

(3) Move some Central Group members to other facilities (churches, community centers, etc.) to cut down on the large numbers coming to 909 N. Gadsden.

(4) Eliminate one or more meeting times a day and especially eliminate Sunday meetings and the 8:15pm meeting since they cause the most noise and disturbance.

Talla-Con has offered to build Kyndra & James Light an 8-10 foot high block wall between the Center and their home. The Lights do not want such a wall that would block out 7 windows on the south side of their home.

### **TALLA-CON, INC AND INTERGROUP 5 RESPONSES**

Jeff Dinert, the newly appointed president of Talla-Con and board member Stan Parsons as well Rob Kenyon, the area coordinator for the AA Service Organization agreed to the following:

(1) They will better educate their members about neighbor etiquette and how to be better neighbors to the area residents.

(2) They will instruct the members to not park on Williams, Cherry or McDaniel Streets or anywhere else within the Lafayette Park Neighborhood.

(3) They will start looking for alternate commercial parking areas so the parking problems are not just shifted or transferred from the Lafayette Park Neighborhood to another area.

(4) They will look for ways to move some of their members to other AA groups or meetings in order to reduce the large numbers of members meeting at 909 N. Gadsden Street.

(5) They will look into ways to eliminate some of the meeting times and possibly move the Sunday meeting to another location.

(6) They will look into the possibility of relocating and selling the 909 N. Gadsden location.

If you feel that there are corrections or additions to be made to these notes, please contact Jim Pfof.

# Amendment PCM100201

## AA CENTER MEETING NOTES for July 14, 2008

This will confirm that a meeting took place at the AA Center, 909 N. Gadsden in Tallahassee, Florida on Monday, July 14, 2008 as follow up to the June 16, 2008 meeting with Talla-Con, Inc regarding parking, noise and other issues.

Present at the meeting were Jeff Dinert, Stan Parsons & Jud Orrick, board members of Talla-Con, Rob Kenyon of Intergroup 5 the AA North Florida service organization, Andrea Griffin and Debra Thomas from the Tallahassee Neighborhood Services, Tallahassee Police Officer Ryan Dunohy, Chief Code Enforcement Inspector Ann Randolph, Captain Tim McCown, Lt. Freeman Davis & Maurice Majszak of the Tallahassee Fire Department, neighbors Bob Davis, David Mitchell, Lafayette Park Neighborhood Association Board members and neighbors, Alexa Roche & Ed Gray and Jim Pfof, president of the LPNA.

### **OPENING**

Everyone present introduced themselves so that the group was informed who was attending this follow up meeting.

Jim Pfof wished to make it very clear again that Alcoholics Anonymous is not the issue in this matter. Thank yous were extended to the Talla Con members and especially to Jeff Dinert for the tremendous effort and progress that has been made on the parking and noise issues. The issues & neighborhood desires discussed at the last meeting were:

- (1) Members causing parking problems on Williams, Cherry or McDaniel Streets. The neighborhood asked that the members only park in the 24 spaces on Gadsden Street near Lafayette Park and on streets to the west side of Gadsden or in commercial parking lots found by Talla-Con.
- (2) The Center was asked to move some Central Group members to other facilities (churches, community centers, etc.) to cut down on the large numbers coming to 909 N. Gadsden to help cut down on noise and trash problems.
- (3) Eliminate one or more meeting times a day and especially eliminate early morning and the 8:15pm meeting since they cause the most noise and disturbance.
- (4) They will better educate their members about neighbor etiquette and how to be better neighbors to the area residents.
- (5) There were also questions posed about what the fire department building occupancy capacity is allowed per meeting in the Center and what is the on-site parking space requirement given the occupancy allowed in the house.

### **NEIGHBOR COMMENTS**

Several neighbors attended the meeting and voiced their happiness as to the progress made to date as well as some continued concerns.

- Ed Gray stated he was very pleased with the work the Center has done in this past month. The parking problems on Williams Street & Cherry Streets have improved 100%, the trash issues have been resolved and noise is at a minimum.
- Bob Davis stated he was still a "doubting Thomas" .... Because things may be good now does not mean they will be good a year from now. He feels the laws regarding building seating capacity opposed to the required parking spaces for these numbers are in conflict and need attention by the City. An established capacity of the building is required and occupancy signs are needed. He says there is an issue with fire department trucks getting into the neighborhood due to confusion caused by the Shelley Glen alley.
- Alexa Roche and David Mitchell stated that the early morning meetings are still the most problematical but felt that a very good job was being done to eliminate the parking, noise and trash problems.
- Kyndra Light, 913. N Gadsden, was not at the meeting but provided this email message:

James is working a job in Capitola on Monday and I don't have anyone to watch Lukas so I will not be able to attend the meeting on Monday. I would like to say that there has been a drastic improvement with the parking and noise situation. James and I are very pleased with the results thus far and only time will tell if these changes remain in effect. Our only remaining issue is concerning the early morning meetings. Every morning, during the week, cars drive through the driveway, people are slamming doors and talking and it never fails to wake up Lukas. This is quite a problem as sleep is a precious commodity in this household and will be even more so after the arrival of our little girl in August. If members could simply keep their parking to the back parking lot and not park (or have loud conversations) in the driveway right outside of the windows, it would be a tremendous help. This of course only need apply to the early morning meeting, I understand that they need the driveway for parking during more crowded meeting times. Please let me know if there are any questions, we will stay in touch and best of progress during the meeting on Monday!

#### **TALLA-CON, INC AND INTERGROUP 5 RESPONSES**

Jeff Dinert has arranged for about 85 additional parking for members to use off-site in parking lots owned by Thasher Law Firm, Florida Police Chiefs Association, Tallahassee Board of Realtors, Moore Bass Consulting and Newell, Terry & Douglas, PA.

Jim Pfof of the LPNA will send thank you letters to each of these entities for their cooperation and help in solving the parking issues.

Rob Kenyon stated he has made maps of the area so members will know where and where not to park. He has made continuing announcements not to park on Williams, Cherry and McDaniels Streets. He assures the neighbors that announcements will be made every meeting so that a year from now there will continue to be no parking, noise or trash problems.

# Citizen Comment Amendment PCM100201

Jud Orrick stated that the number of meetings per day and per week has increased over the years but they always had a meeting every day. Although there are frustrations over a lot of issues, he is pleased with the progress made by Jeff Dinert. He said normally early morning meeting only has 30 people attending.

Stanley Parsons says they are having a contest amongst the members to be good neighbors. He also wrote the following in an email:

I am pleased with the response from both our neighbors and the folks that use our facilities to our efforts to address the four concerns you brought to us last month. I have been monitoring the parking and the change has been nothing short of profound. The commitment to continue the effort is strong (something I have not felt in the past). I attribute it largely to Jeff.

Arrangements have been made for alternate parking at night and on the weekends. The support we have received from the neighbors with lots has been unanimous and Williams Street is virtually empty during the week. The two cars parked on Williams last Sunday at noon were folks that had not gotten the word.

There are folks talking about starting new meetings at new locations, particularly mid day alternatives on the weekends. Time will tell.

## **CITY DEPARTMENT INPUT**

Andrea Griffin of the Tallahassee Neighborhood Service Department said that although the property may be grand fathered into the neighborhood, the usage by the the AA Center has expanded from the original intent and there may issues of safety and other problems that need to be resolved. She asked Ann Randolph, the Chief Code Enforcement Inspector of the City Growth Department and Captain Tim McCown of the Tallahassee Fire Department to inspect the building and premises.

Captain McCown stated that he, Freeman Davis, and Maurice Majszak of the Fire Department would conduct an occupancy limit, check for fire violation issues, etc. immediately following the meeting and would provide the results of their findings to Andrea Griffin to be shared with the group.

Ann Randolph of Code Enforcement says that the AA Center is a legal non-conforming entity and the AA can use the structure for their meetings as long as the structure stays the same size and is not changed. She stated that the Mid-Town area parking problems are not an issue involving the Center. She will inspect the building for code violations and provide her report to Andrea Griffin.

## **OTHER**

There was a discussion amongst the group as to the parking related issues caused by the Mid-Town Merchants area and new businesses being scheduled to be built there. Ann Randolph suggested contacting the Growth Management Planning Department to see what was required

of the new businesses and expansion of Kool Beanz in relation to their seating capacities and the parking requirements.

I was able to talk with Capt. McCown and Lt. Davis after their inspection. The seating capacity of the large front room of the Center is 78 people and the back meeting room has a capacity of 20 people. The capacity is figured by taking the square footage of each area less the aisles and dividing by 7.

If you feel that there are corrections or additions to be made to these notes, please contact Jim Pfost.

Sullivan, Sherri L.

Citizen Comment  
Amendment PCT100207

From: webmaster@talgov.com  
 Sent: Tuesday, March 02, 2010 3:12 PM  
 To: CMP\_PLN\_AMND  
 Subject: 2010-2 Comprehensive Plan Amendment Comments

### 2010-1 Comprehensive Plan Amendment Comments

- **Amendment:** PCT100207-TEXT
- **First Name:** RUSSELL
- **Last Name:** PRICE
- **Street Address:** 241 JOHN KNOX ROAD
- **City:** TALLAHASSEE
- **State:** FL
- **Zip:** 32303
- **Email Address:** rprice@pricecommercial.com
- **Comments:** To: Mayor John Marks Commissioner Andrew Gillum Commissioner Debbie Lightsey Commissioner Mark Mustian Commissioner Gil Ziffer Chairman Rackleff Commissioner Bill Proctor Commissioner Jane Sauls Commissioner John Dailey Commissioner Bryan Desloge Commissioner Akin Akinyemi Commissioner Cliff Thael Dear Mayor Marks, Chairman Rackleff, and Commissioners RE: Comp Plan Amendment PCT100207 I previously emailed you to express opposition to the proposed change to policy 1.2.3, which originally proposed changing the threshold for the maximum allowable building size from 2500 SF to a threshold connected to the same discharge rate of a four bedroom house. It is my understanding that the original (four BR house equivalent) proposal has been changed to threshold 900 gallons per day. While the rationale of this methodology is far superior to the 2500 SF regulation, the 900 gal per day represents a reduction in allowable development of a 2500 SF non-residential building. A maximum threshold of 1500 gals per day would maintain the allowable development in the USA where the city elected to not extend sewer lines. The entire issue of designating an area as being within the "urban services area" should be reviewed. It seems that the concept promoted in the comp plan of an "urban services area" is contradicted by the proposed language of this amendment, which would allow the City Sewer to not only not meet the 2020 deadline of the comp plan, it changes the deadline to a floating deadline, which by definition is no deadline. The comp plan contains the following language in connection with the 2020 deadlines of the "urban services area", "the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the year 2020," "additionally, the size of the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the year 2020 The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by 2020; the ability to provide urban infrastructure The area within the USA is sized to accommodate approximately 50% more vacant land than is necessary to accommodate the population growth expected within the USA from 1993 to 2020. It is expected that a USA sized 50% larger than our vacant land needs will provide sufficient constraint for growth management policies to be effective, while not over constraining the supply of vacant land. The comp plan is tied to deadlines of 2020, a reasonable time period, which allowed local government thirty years to accomplish the goals. If the amendment passes, the City will be allowed to eliminate the extension

of sewer lines deadline of 2020 by using the proposed floating deadline of moving twenty year intervals. All the while, property owners' hands are bound and restricted to the temporary use of small septic systems for their property located within the USA and denied the opportunity of fully utilizing their properties, by the restriction against using other utility providers. If the owner chooses to temporarily use septic tanks, he is required to grant easements for sewer lines to the City for sewer lines that may not be extended for forty more years plus the twenty years that they were already given. This is an onerous, unfair, and I believe, unconstitutional provision. Lastly, I reiterate my request that the amendment provide a definition of the requirement that the property owner provide easements for future easements for sewer lines. The requirement should only apply to those sewer lines that provide service to the individual property owner and not for additional easements for the extension of sewer lines to access additional City customers. Historically, this misinterpretation and misapplication has placed an unfair financial burden on the individual property owner, and has denied the property owner just compensation for his property. This would not preclude the land owner from donating, selling, or leasing the City the additional land for the City's additional purposes, nor would it preclude the City from the condemnation process that gives the property owner due process of compensation. Thank you. Russell Price Price  
Commercial Commercial Real Estate Brokerage and Development 241 John Knox Road  
Tallahassee, FL 32303 850.386.8888 [www.pricecommercial.com](http://www.pricecommercial.com)

-- This message has been checked by ESVA and is believed to be clean.

**Citizen Comment  
Amendment PCT100207**

**Sullivan, Sherri L.**

**From:** webmaster@talgov.com  
**Sent:** Wednesday, March 03, 2010 8:24 AM  
**To:** CMP\_PLN\_AMND  
**Subject:** 2010-2 Comprehensive Plan Amendment Comments

**2010-1 Comprehensive Plan Amendment Comments**

- **Amendment:** PCT100207-TEXT
- **First Name:** RUSSELL
- **Last Name:** PRICE
- **Street Address:** 241 JOHN KNOX ROAD
- **City:** TALLAHASSEE
- **State:** FL
- **Zip:** 32303
- **Email Address:** rprice@pricecommercial.com
- **Comments:** Comparison of existing 2500 SF threshold with 900 GPD threshold. The following uses are all allowed under the 2500 SF threshold and not allowed under the 900 GPD threshold: See Chart I plus footnotes provided by Rule 64E-6.008 System Size Determinations Gallons Per Day for a 2500 SF Building per Chart 1 • Four dentists and five employees -----1120 Gallons Per Day • Restaurant with 40 seats-----1600 Gallons Per D (If located near interstate or busy road multiply times 3 or 4800 GPD) • Restaurant with 40 seats open/16hrs +-----2400 Gallons Per Day (If located near interstate or busy road multiply times 3 or 8200 GPD) • Vet clinic 3 vets, 8 workers, 10 cages-----1070 Gallons Per Day • Carry out restaurant.....1250 Gallons Per Day • Convenience store with two baths/food items.....1550 Gallons Per Day (Located at Interstate x 3 times = 4550 GPD) • Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average sewage volume. Minimum estimated flows for these facilities shall be 3.0 times the volumes determined from the Table I figures. • Convenience store estimated sewage flows shall be determined by adding flows for food outlets and service stations as appropriate to the products and services offered.

-- This message has been checked by ESVA and is believed to be clean.

## STATEMENT OF THE LEON COUNTY COUNTY-WIDE WATER RESOURCES CITIZENS ADVISORY COMMITTEE

The Leon County Board of County Commissioners specifically charged the County-Wide Water Resources Citizens Advisory Committee with the responsibility to recommend policies that would strengthen the linkage between water resources and land use. Based on this charge, the Committee reviewed Cycle 2010-2 Proposed Comprehensive Plan Amendment PCT100207 at its meeting on March 2, 2009, and has the following recommendations:

The Committee voted unanimously to recommend that the Leon County Board of County Commissioners **adopt, with the following recommended changes, the staff recommendation to approve Amendments PCT100207 (revising the Sanitary Sewer Sub-element of the utilities element)**. This recommendation is based on the need for the Comprehensive Plan to reflect current policies and practices, as well as anticipate the needs of a growing community sustainably and responsibly.

The Committee recommends the following changes as part of this proposed amendment:

1. The term "septic tank" in the Sanitary Sewer element should be changed to "septic system" or its equivalent, and the term "package plant" should be changed to "decentralized sanitary wastewater treatment systems" or its equivalent. The intention of this proposed change is to provide flexibility, especially as new technological advances are made in wastewater disposal systems, and consistency with Florida Department of Health nomenclature.

Planning staff supports this recommendation.

2. The Committee advocates additional flexibility in the use of "package plants" within the Urban Services Area (USA). The intention of this proposed change is to allow the use of such systems in areas within the USA that do not currently have access to centralized wastewater treatment, and that such systems that may help provide such treatment in certain circumstances.

Planning staff supports the study of this proposal, but recommends that any policy changes addressing this recommendation wait until the 2011-1 Cycle.

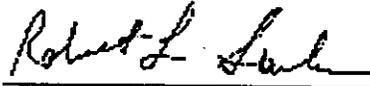
3. Finally, the Committee recommends deleting the last sentence [*italicized*] of Policy 1.3.1:

"An on-site system may serve more than one parcel but only to correct an existing environmental problem. *The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.*"

The intent of striking this sentence is to provide more flexibility for addressing underserved areas consistent with the second paragraph above.

Planning staff supports the study of this proposal, but recommends that any policy changes addressing this recommendation wait until the 2011-1 Cycle.

I HEREBY CERTIFY that the above statements were duly approved by the Leon County Countywide Water Resources Citizens Advisory Committee following its meeting on March 1, 2010.



Mr. Robert Scanlon, Chair

Dr. Jim Cavanagh  
Mr. Grayal Farr  
Dr. Pamela Hall  
Mr. John Labie  
Ms. Nancy Miller  
Dr. Larry Robinson  
Mr. Robert Scanlon

cc: Board of County Commissioners  
Parwez Alam, County Administrator