

**SPECIAL COMMISSION MEETING**

Tallahassee, Florida  
August 30, 2007

**JOINT CITY-COUNTY COMMISSION PUBLIC HEARING**  
**ON CYCLE 2007-2 COMPREHENSIVE PLAN AMENDMENTS**

The City Commission met in special joint session on August 30, 2007, in the Commission Chambers in City Hall with City Commissioners Marks, and Gillum, and County Commissioners DePuy, Thaeil, Dailey and Desloge present. Also present were County Manager Alam, County Attorney Thiele, and Assistant City Attorney Hudson

Mayor Marks called the meeting to order at 6:03 p.m. for the purpose of taking public input on the proposed Cycle 2007-2 Amendments to the Comprehensive Plan. He thanked everyone for coming out and requested that speakers limit their remarks to no more than three minutes.

County Chairman DePuy welcomed members of the public and advised that although some of the County Commissioners had not yet returned from their vacation, all of the County Commissioners had been receptive of all of the calls and correspondence received relative to the proposed amendments. He stated that no votes were being taken at this meeting.

Chief of Comprehensive Planning Fred Goodrow announced that Map Amendment PCM070203 had been withdrawn, and he reviewed the process for speaker appearances on the proposed amendments.

<i>PROPOSED CYCLE 2007-2 COMPREHENSIVE PLAN AMENDMENTS</i>					
<i>Amendment</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Leon County School District Staff Comments</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>
PCMM070201	FUTURE LAND USE MAP (Mahan Dr. & Dempsey Mayo Rd.)	From: Residential Corridor To: Residential Corridor Node  10.83 acres	District-wide capacity is available. New middle school to open in 2008 that will affect Swift Creek Middle School enrollment.	Approve	Approve
PCM070202a	FUTURE LAND USE MAP (E. side of Lake Bradford Rd. at its intersection with Walcott St.)	From: Suburban To: Recreation-/Open Space 2.9 acres	District-wide capacity is available. No impact proposed.	Approve	Approve
PCM070202b	FUTURE LAND USE MAP (SE corner of Baum & Buck Lake Roads)	From: Rural To: Recreation/Open Space 328.6 acres	District-wide capacity is available. No impact proposed.	Approve	Approve
PCM070203 WITHDRAWN	FUTURE LAND USE MAP (E. side of Thomasville Rd. opposite Chancellorsville Dr. intersection)	From: Residential Preservation To: Bradfordville Mixed Use 10.3 acres	District-wide capacity is available. Capital improvements are budgeted that will increase capacity.	Deny	Deny
PCM070204	FUTURE LAND	From: Urban Fringe	District-wide	Approve with	2-2 tie vote on

PROPOSED CYCLE 2007-2 COMPREHENSIVE PLAN AMENDMENTS					
Amendment	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation
	USE MAP (Lying E. of Hill N Dale Dr. & south of I-10)	To: Residential Preservation & bring inside the USA 119.9 acres	capacity is available. 2 new schools will open in 2008 & that will increase capacity.	conditions	a motion to recommend approval with conditions; motion failed
PCM070205	FUTURE LAND USE MAP (SW corner of Ox Bottom & Thomasville Rds.)	From: Residential Preservation To: Urban Residential 2.09 acres	.District-wide capacity is available. Capital improvements are budgeted that will increase capacity.	Approve	Approve
PCM070206	FUTURE LAND USE MAP (Easterwood Dr. & Weems Rd.)	From: Recreation/Open Space To: Government Operational 42 acres	No effect on schools.	Approve	Deny
PCM070207	FUTURE LAND USE MAP SE corner of Springhill & Springsax Rds.)	From: Residential Preservation To: Urban Residential 2	District-wide capacity is available. Impacted schools have available capacity.	Approve	Approve
PCM070208	FUTURE LAND USE MAP (N. Monroe St. S of Clara Kee Blvd.)	From: Residential Preservation To: Lake Protection 1.95 acres	DELETED FROM CYCLE		
PCT070201	TEXT AMENDMENT	Change to the Glossary to amend the definition of altered floodplains		Deny	Deny
PCT070202	TEXT AMENDMENT	Changes to the Land Use Element Policies to remove the restriction on CU category that density on a local street is limited to 16 dwelling units per acre		Approve	Approve
PCT070203	TEXT AMENDMENT	Changes to the Land Use Element & disengagement from the Land Development Matrix to remove the restriction limiting density in UT to 25 dwelling units per acre on		Approve as Amended	Deny
PCT070204	TEXT AMENDMENT	Changes to Land Use & Capital Improvements Elements establishing an urban Service Boundary as a subset of the Urban Service Area		Approve	Approve
PCT070205	TEXT AMENDMENT	Changes to the Land Use Element clarifying timing of development under the cluster option when urban services are available in UF		Approve	Approve
PCT070206	TEXT AMENDMENT	Changes would replace the optional		Approve	Approve

PROPOSED CYCLE 2007-2 COMPREHENSIVE PLAN AMENDMENTS					
Amendment	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation
		Education Element with the required Public School Facilities Element			
PCT070207	TEXT AMENDMENT	Changes modify Policy 2.1.9 of the Land Use Element providing a sunset date for 2.1.9 subdivisions and modify Comp Plan language related to family heir subdivisions		Approve	Approve as Modified (Notify property owners of sunset date)

City Commissioner Mustian and County Commissioner Rackleff entered the meeting at 6:08 p.m.

Mayor Marks opened the floor for public input.

Mr. Goodrow reviewed the proposed amendments and introduced the speakers.

**MAP AMENDMENT PCM070202a&b**

Dr. Robert Scanlon, representing the Leon County Water Resource Commission, appeared before the Joint Commission and stated the commission's support for these proposed map amendments.

**MAP AMENDMENT PCM070204**

Mr. Rick Bateman, 201 S. Monroe Street, representing the applicant, appeared before the Joint Commission and advised that urban services were available to this property, as Talquin Electric Cooperative had agreed to provide water and the City of Tallahassee had agreed to provide sewer by bringing it within 1200 yards of the property while the applicant would bring it to the property. He advised that the applicant had agreed to meet all concurrency requirements and was working with Leon County Public Works on the traffic access points for a development of no more than 249 units, noting that two new schools were also being sited in the area.

County Commissioner Thael clarified with Mr. Goodrow that the Planning Commission's motion to deny this amendment had failed on a 2-2 vote.

County Commissioner Rackleff requested that information on the location of the two new schools be provided at the Commission workshops.

Mr. Gene Gandy, 8239 Buck Lake Road, representative of the Hill & Dale Alliance, appeared before the Joint Commission and discussed the Alliance's opposition to this amendment based on incompatibility with the Comprehensive Plan, with the purpose and goals of the Urban Service Area (USA), and with the urban fringe character of their neighborhood. Members of the Hill & Dale Alliance stood in support of Mr. Gandy's remarks.

Ms. Goldie Chaves, 1691 Hill N Dale Street South, appeared before the Joint Commission and spoke against this amendment based on incompatible land use intensities and densities. She advised that urban services were not used in the area and she emphasized that this amendment proposed the largest USA expansion for low-density residential development in the last decade.

Ms. Gloria Barber, 1665 Hill N Dale Street South, appeared before the Joint Commission and discussed her concern with the impact of increased traffic in their neighborhood, which had no sidewalks. She also expressed concern that the schools could not accommodate the children from an additional 249 homes.

Mr. Frank Govett, 1629 Hill N Dale Street South, appeared before the Joint Commission and expressed concern that the proposed development would destroy the area. He stated that no provision had been made for the new traffic that would be generated from a new Cosco and WalMart already planned for the area, and he recommended that this amendment be deferred until the traffic could be accommodated.

County Commissioner Rackleff interjected a **request that the Commissioners be provided with a copy of the associated traffic study.**

County Commissioner Proctor entered the meeting at 6:35 p.m.

Ms. Dawn Faughn, 1750 Hill N Dale Drive South, appeared before the Joint Commission discussed her concerns that the traffic study had not addressed impacts to Shenandoah Drive or Hill N Dale Drive South. She expressed concerns with safety, noting that the documents were unclear on the access points to the development, there was a potential need for a turn lane, and there was a line of sight issue.

Mr. Greg Bader, 1334 Hill N Dale Drive South, appeared before the Joint Commission and discussed some deficiencies in the proposed development that would be allowed by this amendment, i.e., the need to tunnel underneath Interstate 10 in order to extend City sewer, the need to identify the proposed route of the water supply, and information on who would pay for these expenses.

Mr. John Barber, 1665 Hill N Dale Street South, yielded his time.

Dr. Arthur Ward, 1330 Hill N Dale Drive South, appeared before the Joint Commission and discussed his concern with the impact that the increased density would have on the wildlife in the area.

Ms. Susan Leigh, 1210 Hill N Dale Street South, appeared before the Joint Commission and objected to the proposed amendment, noting that it violated the Comprehensive Plan's land use goal to protect the natural and aesthetic environments of residential neighborhoods, it would promote urban sprawl, and the urban services did not justify the expansion of the USA.

Mr. Dan Faughn, 1750 Hill N Dale Street South, appeared before the Joint Commission and objected to the proposed amendment. He urged the Commission to protect the existing neighborhood with a workable compromise.

Mr. James Lee Minor, 1863 Hill N Dale Street South, appeared before the Joint Commission and stated that he was a student at Lincoln High School. He expressed concern

with the impact of increased traffic from the proposed development and stated that many students walked or rode their bicycles to school on their neighborhood streets that had no sidewalks.

Mr. John Dew, 6527 Chevy Way, representing the Buck Lake Alliance, appeared before the Joint Commission and opined that the developer should have done a better a job of communicating with the community. He stressed the importance of this decision, as the current proposal was unacceptable to the neighborhood, and he urged the development of a reasonable compromise.

Mayor Marks expressed hope that the developer would meet with the neighbors and attempt to work out a compromise that would be acceptable to both parties.

Mr. Darwin Gamble, 1248 Halifax Court, representing the Greater Brandt Hills Neighborhood Association and the Council of Neighborhood Associations (CONA), appeared before the Joint Commission and expressed their support for the Hill N Dale Alliance. He urged the Commissions to protect the neighborhood residents against this proposed amendment, which compared to an amendment that was denied in the prior cycle for a higher density development adjoining the Golden Eagle.

Mr. Charles Pattison, 2346 Armistead Road, appeared before the Joint Commission and urged the Commissions to "let the rural areas be rural, and the urban areas be urban".

Mr. Scott Morrell, 1842 Hill N Dale Drive South, appeared before the Joint Commission and pointed out precedent had been set when the developer bought the property.

Dr. Pamela Hall 5051 Quail Valley, appeared before the Joint Commission and suggested that this amendment was closely related to Text Amendment PCT070205, which she considered to be most critical. She opined that delivering urban services to a development of only two units per acre would create urban sprawl inside the USA.

Commissioner Gillum observed that he typically voted against development in the USA and suggested that the Commissions provide some sense of direction relating to this amendment.

Commissioner Mustian expressed concern that by extending central sewer to this area the City of Tallahassee would be promoting urban sprawl, and he also pointed out the City had a policy of not providing sewer service without providing water service.

County Chairman DePuy thanked Mr. Dew and all of the other citizens for the work they did with the developers on the Fallschase development, and he opined that this amendment needed to go through that same process.

County Commissioner Rackleff stressed the importance of enforcing the USA.

Mayor Marks opined that it was incumbent upon a developer to gain the support of the people who would be impacted before bringing a Comprehensive Plan amendment to the Commissions.

Mr. Goodrow announced that the County Commission would consider these amendments at a workshop scheduled for September 18, 2007, at 1:00 p.m., in the County Commission Chambers, and the City Commission would conduct a workshop on September 19,

2007, at 1:00 p.m., in the City Commission Chambers. He clarified that these workshops would be followed by a joint workshop and then a joint transmittal hearing.

County Commissioner Thael questioned if this amendment proposal could be modified mid-cycle, and Mr. Goodrow advised that the Commissions could take that action as long as the density was not increased beyond the initial amendment.

County Commissioner Thael **requested that any new proposal be presented for review three full working days prior to the County Commission meeting on these amendments.**

**MAP AMENDMENT PCM070205**

Mr. Tom Morgan, 2996 Fenwick Court East, representing the Foxcroft Neighborhood Association, appeared before the Joint Commission and stated the neighborhood's objection to this amendment based on the additional traffic it would generate on Thomasville Road.

Mr. Jim Waddell, 930 Thomasville Road, Suite 200, representing the applicant, appeared before the Joint Commission and pointed out the nature of this small scale amendment limited the zoning and land use to residential only. He opined that one of the advantages of this proposal was that it offered some opportunity for the future development of the property in a more environmentally sensitive way, taking into account access management issues.

At this point, County Commissioner Proctor recognized the attendance of Dr. Mabel Sherman, one of his elementary school teachers and also his high school humanities teacher.

**MAP AMENDMENT PCM070206**

Mr. James D. Mann, 3329 Nottingham Drive, representing the Partnership for Public Parks & Safety, appeared before the Joint Commission and stated that this group of citizens could be recognized in the audience wearing green shirts. He advised that although they were basically against this amendment, they were willing to compromise with the planned government building complex if much of the property was protected as a greenway and he submitted a letter with recommended amendment modifications (*on file in the Office of the City Treasurer-Clerk*).

Mr. Mark Koch, 3237 Cranleigh Drive, appeared before the Joint Commission and expressed distress over potentially losing part of Tom Brown Park. He urged consideration of the recommended modifications to configure the land to keep it green and allow the existing bike trail.

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, appeared before the Joint Commission and suggested that there were other good sites that could have been selected for the proposed building complex. He advised that the Sierra Club asked that if the buildings must be located on this site, that they be constructed as green buildings in a non-sprawl design limited to 10 acres and the remainder of the property be transferred to Tom Brown Park for protection as parkland.

Mr. John Webb, 3789 Overlook Drive, appeared before the Joint Commission and, noting that he was a cyclist who had spent a great deal of volunteer time maintaining the bike

trails on the subject property, encouraged the approval of a compromise position. He discussed economic and other benefits to the community due to the existing bike trails being a regional attraction.

Mayor Marks interjected that a regional bike race, the Tour de Big Bend, was being planned for the spring of 2008.

Mr. Chris Floyd, 187 Office Plaza Drive, representing the American Red Cross, Big Bend Chapter, appeared before the Joint Commission and advised that the Red Cross had received funds to build a new green design Community Operations Center within the next two years, which would support all of the non-profit organizations in North Florida that had a role during a disaster. He stated that the Red Cross had joined with the Joint Public Safety Communications Board in a proposal for an Emergency Management Campus, and he looked forward to the proposed compromise to share the site with a state-of-the art bike trail/recreational facility.

County Commissioner Rackleff determined from Mr. Floyd that the Red Cross building would be sized at 20,000 square feet based on the community and the response capabilities of North Florida.

County Commissioner Desloge noted that this community was well-known throughout the southeast for Mr. Floyd's work on the Red Cross and in disaster preparedness, and he thanked Mr. Floyd for his dedication.

County Commissioner Dailey advised that the representatives of the Red Cross, Emergency Management, and the cycling community had been meeting to work out a good compromise proposal for this amendment.

County Commissioner Proctor commended Mr. Floyd on his excellent work in galvanizing community volunteers for emergency responses and stressed the need for a campus concept for regional emergency responders.

Former City Commissioner Bob Hightower, 5413 DeFours Ferry Drive, appeared before the Joint Commission and thanked Mr. Floyd and the Red Cross for their assistance when his home had burned. He encouraged maintaining the open space of Tom Brown Park and keeping it a jewel for this community.

Mr. Jeffery S. Bryan, 1150 Copper Creek Drive, appeared before the Joint Commission and stated that he was a runner and a member of Gulf Winds Track Club. He expressed appreciation for the American Red Cross and local law enforcement, and suggested that a compromise could be reached that would serve as an example of what could be done to build a good facility while preserving the community's green space.

Ms. Haven B. Cook, 310 N. Dellview Drive, appeared before the Joint Commission and advised that she served on the Southern Area National Incident Management Team, which manages disasters, and she was a Red Cross volunteer. She endorsed siting a coordinated dispatch center and Red Cross building at the Tom Brown Park location.

Mr. Scot Benton, 1534 S. Gadsden Street, appeared before the Joint Commission and stated that he served as the President of the Florida Chapter of the Southern Bicycle Association. He discussed his experience as a full-time bicycle racer throughout America and an open trail advocate, noting that greenways, trails and open space added value to

communities as well as serve to create healthy relationships between neighborhoods, and he offered his assistance with a compromise proposal.

Ms. Mary Jean Yon, President of the Gulf Winds Track Club, appeared before the Joint Commission and stated that there were over 800 members in the Club who enjoyed using these open trails. She stated that two different elite running groups had visited Tallahassee over the past year to train on its trails, with members who competed internationally and in the Olympics, and urged approval of a compromise proposal to meet everyone's needs.

Mr. John Hightower, 1118 Mercer Drive, appeared before the Joint Commission and thanked County Commissioners Dailey and Deloge for their attention. He stated that as the community grew, so did the need for emergency responses and cycling opportunities, and opined that the community needed to build more trails before destroying them.

Mr. John Dew, 6527 Chevy Way, appeared before the Joint Commission and thanked County Chairman DePuy for his comments on the work of the Buck Lake Alliance regarding the Fallschase development, noting that the whole plan for the owner to deed Lake Lafayette to the County was to allow the trails around Tom Brown Park to connect to that area. He endorsed the compromise proposal for this amendment.

Mr. Charles "Chip" Young, 4100 Kimberley Circle, appeared before the Joint Commission and, noting that he was a cyclist, advised that people who visited Tallahassee were very impressed with its trails and outdoor recreation. He pointed out many teams in the 1996 Atlanta Summer Olympics had come to Tallahassee to practice, and he urged the Commissions to protect these trails.

Mr. Luke Rozarski, 215½ N. Meridian Street, appeared before the Joint Commission and stated that as a FSU student and a mountain bike world competitor, he and many other cyclists trained on Tallahassee's climbing trails. He stated that many athletes from all over the state and nationally looked forward to the Tom Brown Bike Race.

Mr. John Harvey, 1418 N. Adams Street, appeared before the Joint Commission, and stated that he currently served on the CRTPA Multi-Modal Advisory Committee. He discussed the potential to link Governor's Park with the Tom Brown Park with a new linear park, which would become an important greenway connector, and he asked the Commissions to consider the following recommendations of a sub-group of the City Commission Bike-Ped Work Group:

1. In return for the County securing a portion of the 42-acre tract for a new dispatch center and Red Cross building, that the 25 acres identifies as open space for bike trails be preserved in perpetuity and integrated directly with Tom Brown Park or through an interlocal agreement.
2. That a portion of the property in the northwest corner of the 42-acre tract also be set aside as a greenway gateway. This area, which will incorporate the Goose Pond Trail, should be sufficient in size to buffer the proposed development large enough to accommodate a major junction and access point in the multi-modal system.
3. Sufficient resources should be made available to the City's Park Department to conduct or contract out a master trails system plan for the Lafayette Basin. This master trails plan can and should include design criteria and guidelines

applicable to all of Leon County and additional funds should be provided to begin implementation of this plan starting with the subject area.

### RECESS

The Joint Commission recessed at 7:58 p.m. and reconvened at 8:08 p.m., with City Commissioners Marks, Gillum and Mustian, and County Commissioners DuPuy, Thael, Rackleff and Proctor present.

### TEXT AMENDMENT PCT070201

Dr. Pamela Hall, 5051 Quail Valley, appeared before the Joint Commission and stated that as a member of the Leon County Water Resource Commission, she had voted to deny this amendment. She opined that the primary purpose for altered floodplains should be to return them to their original condition as wetlands and floodplains, and retain them for floodwaters, while she acknowledged that the applicant's stated intent was to address upstream development causing downstream flooding.

Dr. Robert Scanlon, Leon County Water Resource Commission, appeared before the Joint Commission and advised that the LCWRC had voted unanimously to recommend denial of this amendment, based on the recommendations of both City and County Growth Management. He requested that because this was the third time in the last three amendment cycles that there had been attempts by various developers to alter this definition, it might be appropriate for the staff to review the issue and develop a recommendation for altering the definition on a scientific, logical and public interest basis.

County Commissioner Rackleff **requested that the staff bring back information as to when the City's Environmental and Energy Resources Target Issue Committee expected to complete its review of this issue.**

### TEXT AMENDMENT PCT070202

Mr. Goodrow clarified that the proposed amendment would allow a maximum density of 45 dwelling units per acre in the Central Urban category.

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, appeared before the Joint Commission and discussed the Sierra Club's support for this amendment, as the subject area was appropriate for increasing density.

### TEXT AMENDMENT PCT070203

Mr. Goodrow clarified that this proposed amendment would allow a maximum density of 50 dwelling units per acre in the University Transition category.

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, appeared before the Joint Commission and indicated the Sierra Club's support for this amendment, as this area was also appropriate for increasing density.

Mr. Darwin Gamble, 1248 Halifax Court, appeared before the Joint Commission and discussed his opposition to this amendment based on incompatible uses with residential neighborhoods in the area and the need to improve buffering requirements. He opined that this

amendment would not stop student housing throughout the community and suggested that the provision of student housing was the universities' responsibility.

Mr. Mark S. Evans, 203 Cactus Street, appeared before the Joint Commission and argued against this amendment for the protection of quality of life in the residential neighborhoods in the area. He expressed concern with increasing traffic impacts by allowing density before multi-modal transportation was available, noting that the local streets were already below capacity, and objected to the incompatibility of land uses.

Ms. Julie Todd waived her time, indicating support for the prior speaker.

Ms. Janet McSmith, 809 Evelyn Court, appeared before the Joint Commission and discussed her opposition to this amendment and any increased density in the area, noting her desire to maintain her residential family neighborhood. She opined that this amendment conflicted with the West Pensacola Street Sector Plan.

**County commissioner Thaeil requested that the staff bring back a synopsis of the West Pensacola Street Sector Plan.**

Ms. Clarice Dalton, 2202 Oxford Road, appeared before the Joint Commission and stated that she had no objection to students residing in her neighborhood while she opposed the proposed increase in density that this amendment would allow. She urged the Commission to protect the quality of life of all of the residents in the West Pensacola Street Sector, noting that a lot of public participation had gone into the Sector Plan, allowed a density of 25 dwelling units on the local streets, and she expressed concern that the streets and infrastructure in the area could not support the additional traffic and density.

**City Commissioner Gillum requested a one-page report on a StarMetro pilot program to address transit needs for Florida State University and higher density housing development.**

Ms. Mary E. Ballard, 2605 Hayward Drive, representing the Bloxham Terrace Neighborhood Association, appeared before the Joint Commission and endorsed the West Pensacola Street Sector Plan's allowance of 25 dwelling units on the neighborhood local streets. She stated that the Sector Plan Quality of Life Committee would be presenting a plan to the Commission in October 2008, requesting setbacks, buffers, police substations, and a comprehensive plan and design standard for the area.

**County Commissioner Thaeil urged staff to review the design standards previously provided by the FAMU School of Architecture students, who had created Vision 2050, which divided the community into several sectors, including the western quadrant.** He also recalled a CONA presentation to the County Commission on its meetings with Planning staff on issues such as additional setbacks, at which time the County Commission had encouraged staff to incorporate those into some recommendations to present to the Commission, and he **requested that the staff provide a report on how proposals such as this amendment proposal were incompatible with what the staff had been directed to do.**

Mr. James A. Brude, 2101 Melanie Drive, appeared before the Joint Commission and discussed the need for some protection for the existing single-family residential neighborhoods in the area. He described increasing crime associated with increased density in the area and urged the Commission to be sensitive to the needs of the area.

Mayor Marks **requested that staff investigate the recent increase in criminal activity in this area.**

County Commissioner Proctor left the meeting at 8:37 p.m.

County Commissioner Rackleff clarified with Mr. Goodrow that the Planning Commission had recommended denial of this amendment, as it had not yet received information on the Land Development Code requirements that were being drafted, and he **requested that the staff provide more information on the Planning Commission's position.**

#### **TEXT AMENDMENT PCT070204**

Dr. Pamela Hall, 5051 Quail Valley, appeared before the Joint Commission and stated that although she liked the clarity that the amendment proposed to provide, the criteria for deciding the placement of the Urban Service Area boundary was unclear.

Ms. Meg Bates, 721 Kenilworth Road, appeared before the Joint Commission and expressed concern with losing the consistency review by the Florida Department of Community Affairs (FDCA). She suggested that the amendments did not need to move through the process any faster and, noting that CONA was working with the Planning Department to address issues of buffering and design, she urged the Commissions to get those protections in place before allowing any changes like the one proposed with this amendment.

Mr. Todd Sperry, 11914 Steeds Run, appeared before the Joint Commission and discussed his support for this amendment, because it promoted urban infill and allowed a shorter review time. He opined that local government was best qualified to make decisions on how the urban area developed.

Mr. Darwin Gamble, 1248 Halifax Court, appeared before the Joint Commission and objected to this amendment because it would reduce the review time from 11 to three (3) months, which did not allow much time for neighborhoods to organize. He also noted that this amendment was inconsistent with the Evaluation & Appraisal Report (EAR), which had contained recommendations on how to protect neighborhoods but had including no mention of establishing an Urban Service Boundary, and he opined that this amendment should never had been filed as it had not gone through the proper process, i.e., at least one stakeholder workshop and two other public meetings.

Mayor Marks **requested that legal staff ascertain that this amendment had gone through the appropriate process, and provide a response to Mr. Gamble and others.**

Ms. Judith Taps, 2805 Walter Scott Street, representing CONA, appeared before the Joint Commission and requested that the Commissions delay a decision on this amendment until such time as the City and County Commissions could adopt land use policies as agreed to between CONA and the Planning Department staff. She cited the following options, approved by the County Commission at a workshop held June 26, 2007, for the benefit of the City Commission:

1. Acceptance of staff's report on CONA's recommendation
2. Directed staff to develop an ordinance for Board consideration that amends the Land Development Code to require additional notice requirements

for land use changes, such as Comprehensive Plan amendments and rezonings; and, concurrent with the proposed ordinance, develop a proposed fee resolution that increases notification fees to offset an additional County cost of the new requirements

3. Direct staff to amend the Land Development Code to require a 100-foot wide buffer between single-family residential development and Light Industrial uses, develop alternative buffering requirements that may reduce buffering less than 100 feet, and schedule appropriate public hearings
4. Direct staff to work with CONA to develop a framework for an urban design committee process, functions and composition for Board consideration
5. Direct staff to identify options for buffering standards for all uses adjoining single-family residential land use for future Board consideration
6. Direct staff to develop proposed fee increases for rezoning and Comprehensive Plan amendments; if the Board directs staff to increase fees, a detailed analysis and specific recommendations will be provided to the Board for final action
7. Direct staff to develop an informal neighborhood pre-application review process for development and land use changes for Board consideration

Additionally, Ms. Taps noted that the City Commission's Long Range Target Issue Committee had also agreed to consider similar action in September 2007, and she stated that CONA's particular priorities were Options 2, 3 and 5, relating to notification and buffers.

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, appeared before the Joint Commission and discussed the Sierra Club's opposition to this amendment, as a state review allowed broader oversight with a statewide knowledge of what other communities were doing.

Mr. John Hedrick, 2055 Thomasville Road, Apt. 201, appeared before the Joint Commission and stated that he was the Growth Management Sprawl Chair of the State Chapter of the Sierra Club as well as Chair of the Panhandle Citizens Coalition. He opined that eliminating state oversight, as allowed by this amendment, would begin weakening growth management.

Dr. Robert Scanlon, Leon County Water Resource Commission, appeared before the Joint Commission and stated that the LCWRC would bring back a final position on this amendment. He stated that they were concerned that this amendment would allow developers to submit amendments continuously, and he opined that this would require a tightly defined urban service area boundary.

#### **TEXT AMENDMENT PCT070205**

Dr. Robert Scanlon, Leon County Water Resource Commission, appeared before the Joint Commission and expressed support for the amendment, as one that would provide clarity.

Dr. Pamela Hall, 5051 Quail Valley, appeared before the Joint Commission and opined that the amendment was insufficient because the criteria for expanding the USA boundary was not clearly established and could have a domino effect. She expressed concern that the City services in the urban area could become controlled by sprawl development.

Ms. Goldie Chaves, 1691 Hill N Dale Street South, appeared before the Joint Commission and objected to the amendment based on concerns with the timing.

**TEXT AMENDMENT PCT070207**

Dr. Robert Scanlon, Leon County Water Resource Commission, appeared before the Joint Commission and endorsed this amendment.

**ANNOUNCEMENT**

At this point, Mayor Marks requested that the staff try to do a better job of organizing the Amendment Notebooks.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:06 p.m.

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C. E. DePuy, Jr.  
Chairman

ATTEST:

Bob Inzer, Clerk of the Circuit Court