



Leon County

Board of County Commissioners

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HERBERT W.A. THIELE
County Attorney

March 24, 2008

Leon County Legislative Delegation

Senator Alfred Lawson
Senate Office Building
402 South Monroe Street
Tallahassee, FL 32399-1100

The Honorable Senator Lawson,

I would like to draw your attention to an amendment that was filed to SB 1706 last Wednesday in the Senate Community Affairs meeting. Although the amendment was withdrawn by the sponsor, Chairman Garcia, I was concerned by the message being sent by Chairman Garcia and the Senate leadership. The amendment would have retroactively exempted state agencies from concurrency requirements in, "a municipality located in a county that has a population greater than 250,000 and that has only one municipality." This amendment was specifically crafted to exempt the state from its concurrency and affordable housing requirements relating to the Capitol Circle Office Complex (CCOC).

Under the new growth management laws, Leon County and the City of Tallahassee must determine CCOC's impact to affected roadways in order for development to pay for itself. Exempting the state from concurrency laws would set a terrible precedent by forcing local taxpayers to shoulder the needed improvements to the transportation infrastructure. In Leon County, the citizens chose to tax themselves with the passage of a one-cent sales tax (Blueprint 2000) which largely pays for the improvement of state roadway projects. In this case, the concurrency required for this state project will be used to improve a state roadway. In addition, the number of state buildings exempted from the property tax rolls requires Leon County to be dependent on the concurrency laws for growth to pay for itself. With that being said, Leon County's property tax revenue is severely constrained with the passage of the 2007 statutory rollback, the implementation of Amendment 1, and current proposals being considered by the Legislature and the Taxation and Budget Reform Commission.

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As Chairman of the Leon County Board of County Commissioners, I feel it is necessary for the County to engage the Leon County Legislative Delegation's help on this issue. A state exemption from the concurrency requirements associated with CCOC would greatly impact our entire community so it is important that you be aware of this proposed amendment. It is my sincere hope that this issue will be resolved without legislative intrusion, however, I ask that you oppose any future attempts by the state to exempt itself from the local concurrency requirements.

Sincerely,



Jane G. Sauls
Chairman
Leon County Board of County Commissioners

Cc: The Honorable Leon County Board of County Commissioners
The Honorable Senator Dean
The Honorable Representative Ausley
The Honorable Representative Coley
The Honorable Representative Richardson
The Honorable Governor Crist
The Honorable Representative Rubio
The Honorable Senator Pruitt
The Honorable Senator Margolis
The Honorable Senator Diaz de la Portilla
The Honorable Representative Grimsley
The Honorable Representative Davis
The Honorable Mayor Marks
Parwez Alam, County Administrator
Vincent Long, Deputy County Administrator

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Alan Rosenzweig, Assistant County Administrator
Wayne Tedder, Director of Tallahassee Leon County Planning Department
Anthony Biblo, Director of Growth and Environmental Management
Ken Morris, Intergovernmental Affairs Coordinator
Shutts & Bowen, LLP
Lewis, Longman, & Walker, P.A.