

**Joint City/County  
Cycle 2008-1 EAR-Based Comprehensive Plan Amendments  
Adoption Hearing  
City Commission Chambers  
January 7, 2009**

The City Commission met in special joint session with the Board of Leon County Commissioners (County Commission) on January 7, 2009, in the City Hall Commission Chambers. Present were City Commissioners Gillum, Mustian and Lightsey; and County Commissioners Desloge, Dailey, Rackleff and Sauls. Also present were County Attorney Thiele and Assistant City Attorney Shelley

1. **Call to Order:** Mayor Pro Tem Gillum called the meeting to order at 6:00 p.m.
2. **Introductory Comments by Staff:** Chief of Comprehensive Planning Fred Goodrow announced the purpose of this meeting was to provide an opportunity to receive public input and vote on the adoption of six (6) EAR-Based Cycle 2008-1 Amendments to the Comprehensive Plan. He reviewed the agenda materials as distributed, with backup materials previously provided in the Cycle 2008-1 Comprehensive Plan Amendments notebooks, and announced the process for speaker appearances, limited to three (3) minutes.

Mr. Goodrow reported that the Florida Department of Community Affairs (FDCA) had reviewed the proposed amendments and provided objections to Amendments PCT 080117 and PCT 080119, which the staff recommended for approval as modified to address the concerns of the FDCA.

3. **Cycle 2008-1 EAR Based Amendments:** Mr. Goodrow presented the Cycle 2008-1 EAR Based Amendments, summarized below:

<b>PROPOSED CYCLE 2008-1 EAR BASED AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY JOINT COMPREHENSIVE PLAN</b>			
<b>Item #</b>	<b>Amendment To:</b>	<b>Nature of Proposed Amendment</b>	<b>Tentative Positions</b>
PCT08011 4	TEXT AMENDMENT (EAR BASED)	Land Use, Conservation, & Intergovernmental Coordination Elements & Glossary Proposed text amendment pertaining to hazard mitigation	City – Approve as Modified County – Approve as Modified
PCT08011 5	TEXT AMENDMENT (EAR BASED)	Land Use Element Residential Preservation Category Description	City – Approve as Modified County – Approve as Modified
PCT08011 6	TEXT AMENDMENT (EAR BASED)	Parks & Recreation Element Plan horizon update on Open Space	City – Approve County – Approve

PCT080117	TEXT AMENDMENT (EAR BASED)	Land Use & Conservation Elements & Glossary Protect quality & quantity of water in the Floridan Aquifer and it's discharge at Wakulla Springs	City - Approve as Modified County - Approve as Modified
PCT080118	TEXT AMENDMENT (EAR BASED)	Housing Elements Creation of a joint Housing Element; objectives addressing housing needs, sites for affordable housing & economic solutions to affordable housing.	City - Approve as Modified County - Approve as Modified
PCT080119	TEXT AMENDMENT (EAR BASED)	Transportation Element Proposed text amendment creating a Multimodal Transportation District	City - Approve as Modified County - Approve as Modified

Mayor Pro Tem Gillum opened the floor for public input, and Mr. Goodrow introduced the speakers.

**Speakers:**

- Mr. Darwin Gamble, 1248 Halifax Court, representing the Greater Brandt Hills Neighborhood Association, appeared before the Joint Commission and urged the adoption of Amendment PCT 080115. He thanked Planner John Baker and other Planning staff for working with the residential neighborhood representatives on the language, and advised that the neighborhood representatives also looked forward to working with staff on making the Land Development Code consistent with this amendment.

Mayor Marks and County Commissioner Thael entered the meeting at 6:08 p.m. and Mayor Marks assumed the Chair.

- Dr. Pamela Hall, 5051 Quail Valley Road, representing the Leon County Water Resources Committee, appeared before the Commission and endorsed the adoption of Amendment PCT 080117, which provided for a Primary Springs Protection Zone (PSPZ). She applauded the City and County governments for using the same geology and ecology, and developing a system that allowed for engineering mitigation of human impacts.

Dr. Hall advised that the Water Resources Committee looked forward to working with Planning staff on the environmental requirements for golf courses within the PSPZ, and the Committee agreed with striking the Urban Services Area (USA) as one of the receiving areas for the transfer of development rights. She also discussed the Committee's concurrence with recognizing the Woodville area as the central town area below the Cody Scarf where it would be appropriate to transfer development rights into that area and provide central sewer for that area while allowing a variety of different on-site systems to handle development in the remaining area Scarf area.

**A. Consent Agenda**

On behalf of the City, City Commissioner Gilliam **moved to approve Text Amendments PCT 080114, 080115, 080116 and 080118 with recommended changes, as presented in the Consent Agenda**, and City Commissioner Lightsey seconded the motion.

**AYE:** City Commissioners Marks, Gillum, Mustian and Lightsey  
**NAY:** None  
**ABSENT:** City Commissioner Katz

On behalf of the County, Commissioner Rackleff **moved a like motion** and upon second by County Commissioner Dailey, **the vote of the County Commission was as follows:**

**AYE:** County Commissioners Desloge, Dailey, Rackleff, Sauls and Thael  
**NAY:** None  
**ABSENT:** County Commissioners Proctor and Akinyemi

**B. Discussion**

**Text Amendment PCT 080117.** Mr. Goodrow reviewed the staff's recommendation to approve the Primary Springs Protection Zone (PSPZ) Text Amendment, PCT 080117, as modified in the staff's response to the FDCA's Objections, Recommendations and Comments (ORC) Report. He confirmed that staff had received verbal approval of the modified amendment language from FDCA.

City Commissioner Lightsey **requested that the staff be directed to bring back some alternative language on the golf course issue** and, noting that **the Responsible Management Entity (RME) on the septic tanks issue would be addressed in depth at the Wakulla Springs Symposium, which was scheduled for February 25-26, 2009**, she also **requested that the staff provide some information to further that discussion such as a process recommendation with information on what needed to be done, how long it might take, who needed to address the issue and a timeline. The Joint Commission concurred with this direction.**

On behalf of the City, City Commissioner Mustian **moved to approve PCT 080117** and upon second by Commissioner Lightsey, **the vote of the City Commission was as follows:**

**AYE:** City Commissioners Marks, Gillum, Mustian and Lightsey  
**NAY:** None  
**ABSENT:** City Commissioner Katz

On behalf of the County, County Commissioner Rackleff **moved a like motion** and upon second by County Commissioner Thael, **the vote of the County Commission was as follows:**

**AYE:** County Commissioners Desloge, Dailey, Rackleff, Sauls and Thael  
**NAY:** None  
**ABSENT:** County Commissioners Proctor and Akinyemi

**Text Amendment PCT 080119.** Mr. Goodrow reviewed the staff's recommendation to approve the Multimodal Transportation District Text Amendment, PCT 080119, modified with changes identified in the staff's response to the ORC Report and verbally approved by the FDCA.

On behalf of the City, City Commissioner Gillum **moved to approve PCT 080119** and upon second by Commissioner Mustian, **the vote of the City Commission was as follows:**

**AYE:** City Commissioners Marks, Gillum, Mustian and Lightsey  
**NAY:** None  
**ABSENT:** City Commissioner Katz

On behalf of the County, County Commissioner Rackleff **moved a like motion** and upon second by County Commissioner Dailey, **the vote of the County Commission was as follows:**

**AYE:** County Commissioners Desloge, Dailey, Rackleff, Sauls and Thaeil  
**NAY:** None  
**ABSENT:** County Commissioners Proctor and Akinyemi

Mr. Goodrow expressed Planning staff's appreciation for the Commissioners efforts in working through this process. He also thanked Planners Brian Wiebler and Cherie Horne for a tremendous job in pushing these two amendments through the FDCA, and he expressed the opinion that they were two of the best planners he had worked with and these were probably two of the most significant amendments to the Comprehensive Plan since its adoption, noting that both amendments had received considerable statewide recognition and both FDCA and the Florida Department of Transportation were using these amendments as examples.

The Joint Commission thanked the Planning staff for doing a great job on these important amendments.

County Commissioner Rackleff observed that the Multimodal Transportation District amendment would provide an opportunity to have a major modal shift away from cars to biking, walking or bus transit services, which could have a major impact on the urban center.

County Commissioner Thaeil pointed out Text Amendment PCT 080115 addressed the protection of all groundwater and the springs as well as quality drinking water.

City Commissioner Lightsey stated that these two amendments represented major changes in philosophy and how this community would proceed in the future, and she opined that the two governments had demonstrated a better understanding and much better working relationship in working through these issues. She expressed hope that Wakulla County would adopt similar springs protection policies, as this was just the beginning on issues addressing Wakulla Springs on a regional basis.

Mayor Marks opined that the Commissions' work on these amendments reflected the will of the community.

**C. Adoption of County Cycle 2008-1 Comprehensive Plan Amendments Ordinance**

On behalf of the County, County Commissioner Sauls moved to adopt a County Ordinance, incorporating the approved Cycle 2008-1 Text Amendments PCT 080114, 080115, 080116, 080117, 080118 and 080119 as part of the 2010 Tallahassee-Leon County Comprehensive Plan. County Commissioner Dailey seconded the motion and the vote of the County Commission was as follows:

**AYE:** County Commissioners Desloge, Dailey, Rackleff, Sauls and Thael  
**NAY:** None  
**ABSENT:** County Commissioners Proctor and Akinyemi

**D. Adoption of City Cycle 2008-1 Comprehensive Plan Amendments Ordinance**

**ORDINANCE NO. 08-O-69: AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING AMENDMENTS TO THE 2010 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

Assistant City Attorney Lew Shelley read the title of City Ordinance No. 08-O-69 into the record as presented, noting that the ordinance had been introduced on December 10, 2008.

On behalf of the City, Mayor Pro Tem Gillum moved to adopt Ordinance No. 08-O-69, incorporating the approved Cycle 2008-1 Text Amendments PCT 080114, 080115, 080116, 080117, 080118 and 080119 as part of the 2010 Tallahassee-Leon County Comprehensive Plan. City Commissioner Lightsey seconded the motion and the vote of the City Commission was as follows:

**AYE:** City Commissioners Marks, Gillum, Lightsey and Mustian  
**NAY:** None  
**ABSENT:** City Commissioner Katz

**UNAGENDAED SPEAKER**

- Mr. William D. Tucker, 2802 Primrose Lane, appeared before the Commission and advised that he was a retired Florida A & M University faculty member who was concerned with the siting of the BG&E biomass plant in an area where a large number of children were located. He stated that he favored going to green energy, but it was critical that this plant not be located near schools due to the potential for unknown impacts.

4. **ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:26 p.m.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Bryan Desloge, Chairman  
Board of County Commissioners

ATTEST:

BY: \_\_\_\_\_  
Bob Inzer, Clerk of the Court

DRAFT