

**Joint City/County Commissions  
Public Hearing  
Cycle 2009-2 Comprehensive Plan Amendments  
Adoption Hearing  
October 13, 2009  
6:00 p.m.**

**Attending:** County Commission - Chairman Desloge and Commissioners Sauls, Dailey, Akinyemi, Rackleff, Proctor and Thaele. City Commission - Mayor Marks and Commissioners Lightsey, Ziffer, Gillum, and Mustian. Also in attendance were County Attorney Herb Thiele; Assistant City Attorney Linda Hudson, County Administrator Parwez Alam and Board Secretary Rebecca Vause

**Call to Order:** Chairman Desloge called the Joint City/County Adoption Hearing on Cycle 2009-2 Comprehensive Plan Amendments and the 2010-1 Comprehensive Plan Amendment Cycle Public Hearing to order at 6:15 p.m.

**Introductory Comments by Staff:**

Fred Goodrow Chief of Comprehensive Planning explained that the purpose of the hearings is to 1) provide an opportunity to receive public input and vote for the Adoption of Cycle 2009-2 Comprehensive Plan Amendments for forwarding to the Department of Community Affairs (DCA) and 2) to receive public input and transmit the 2010-1 Comprehensive Plan Amendment Cycle.

**Cycle 2009-2 Amendments**

A. Consent Agenda/Action

Map Amendments (Joint Action)  
Staff recommends adoption as transmitted to DCA

PCM 090203	PCM 090206
PCM 090203	PCM 090207
PCM 090204	PCM 090208
PCM 090205	

Text Amendments (Joint Action)

PCT 09213	PCT 090216
PCT09013	PCT090217
PCT090214	PCT090218
PCT090215	(as amended by staff)

- PCM 090211 recommended for approval by staff as modified.
- PCT 090222 recommended for approval as transmitted.

**Public Speakers:**

**PCT 090222**

- Becky Subrahmanyam, 1257 Cornerstone Lane, voiced support for adoption of the amendment without the 800 feet requirement and suggested that that requirement be done as a separate Comprehensive Plan amendment.

- Pamela Hall: 5051 Quail Valley Road, shared that the Water Resource Committee has weighed in on this issue and recommended expansion not be allowed. She stated that individually she also supported the elimination of the 800 square feet requirement.

Commissioner Dailey shared that the amendment was proposed in an attempt to accommodate Leon County Schools and their potential expansion for Canopy Oaks School and. He expressed support for removing the language referring to the 800 square feet; but approve the comprehensive plan amendment dealing with Canopy Oaks.

*On behalf of the County, Commissioner Dailey moved, duly seconded by Commissioner Thaeil, to strike the provision which deals specifically with the design standards for 800 square feet expansion, but move forward with the original intent of the Comprehensive Plan dealing specifically with Canopy Oaks School.*

Bryan Weibler, Comprehensive Planner, recommended that the motion include the elimination of "Expansion Standards", as these were developed to address the 800 square foot expansion. *Commissioner Dailey accepted the recommendation and amended his motion to include staff's recommendation to eliminate "Expansion Standards" language.*

Wayne Tedder, Planning Director, stated that due to the previous discussion on the Summerfield Development, he wanted to ensure that any possible legal issues be "put on the table". County Attorney Thiele advised that he "highly recommended" that the Commission at least adopt the motion offered by Commissioner Dailey as part of the Comprehensive Plan package.

*The County's motion, as amended carried 7-0.*

*On behalf of the City, Commissioner Mustian moved, duly seconded by Commissioner Lightsey, to strike the provision which deals specifically with the design standards for 800 square feet expansion, but move forward with the original intent of the Comprehensive Plan dealing specifically with Canopy Oaks School and eliminate "Expansion Standards" language. The motion carried 5-0.*

**PCM 090205**

- Wade Pitt, 805 W. Gadsden, Moore Bass Consulting, represented the property owners and advised that he was available for question. He urged adoption of the amendment.

*On behalf of the County, Commissioner Sauls moved, duly seconded by Commissioner Thaeil, transmittal of Comprehensive Amendments Cycle 2009-2 Amendments. The motion carried 7-0.*

**Adoption of Cycle 2009-2 Plan Amendment Ordinance (City Only)**

Assistant City Attorney Linda Hudson, read into the record Ordinance 09-0-43, 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.

*Commissioner Lightsey moved, duly seconded by Commissioner Gillum to accept City Ordinance 09-0-43. The motion carried 5-0.*

**City Rezoning and Land Development Code Amendment Public Hearings (City Action Only)**

- A. Ms. Hudson read into the record: First and Only Public Hearing Regarding on Ordinance No. 09-Z-35; Proposed Amendment to the Official Zoning Map from R-3 Single and Two Family Residential District to OR-1 Office Residential District on 1.22 acres fronting on the east and west sides of Cadiz Street. These properties are specifically described as 118, 124, and 125 Cadiz Street. This rezoning implements Large Scale Comprehensive Plan map amendment PCM 090205. (No speakers)

*Commissioner Ziffer moved, duly seconded by Commissioner Gillum, adoption of Ordinance No. 09-Z-35. The motion carried 5-0.*

- B. Ms. Hudson read into the record: First and Only Public Hearing on Ordinance No. 09-Z-36; Proposed Amendment to the Official Zoning Map from Residential Preservation 1 and R-2 Single-Family Detached District to OS Open Space District on 27.6 acres lying south of Creek Road and east and west of North Ridge Road; Silver Lake City Park; and a lot at the Northwest corner of Creek Road and Bunche Avenue. This rezoning implements Large Scale Comprehensive map amendment PCM 090206. (No speakers)

*Commissioner Lightsey moved, duly seconded by Commissioner Mustian, adoption of Ordinance No. 09-Z-36. The motion carried 5-0.*

- C. First and Only Public Hearing on Ordinance No. 09-Z-37; Proposed Amendment to the Official Zoning Map from Residential Preservation 2 District to UP-2 Urban Pedestrian District on 1.07 acres fronting on Orange Avenue between Pasco and Holton Streets and also located on the northwest corner of Orange Avenue and Holton Street. This rezoning implements Large Scale Comprehensive Plan map amendment PCM 090208. (No speakers)

*Commissioner Gillum moved, duly seconded by Commissioner Lightsey, adoption of Ordinance No. 09-Z-37. The motion carried 5-0.*

**County Rezoning Public Hearings (County Action Only)**

- A. First and Only Quasi-Judicial Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zone Classification from the Lake Protection Zoning District to the OS Open Space zoning District (PRZ #090011). The proposed rezoning Ordinance implements Comprehensive Plan Map Amendment PCM 090202.

- B. First and only Quasi-Judicial Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zone Classification from the Residential Preservation Zoning District to the CP Commercial Parkway Zoning District (PRZ #090012). The proposed rezoning Ordinance implements Comprehensive Plan Map Amendment PCM 090204.
- C. First of Two Quasi-judicial Public Hearings on a Proposed Ordinance Amending the Official Zoning Map to Change the Zone Classification from the CP Commercial Parkway and M-1 Light Industrial Zoning Districts to the OS Open Space Zoning District (PRZ #090015).

*Commissioner Sauls moved, duly seconded by Commissioner Thael, adoption of Cycle 2009-2 Amendment Ordinances. The motion carried 7-0.*

**Transmittal Hearing for Cycle 2010-1**

Mr. Goodrow announced the Transmittal Hearing for Cycle 2010-1.

**Action on Proposed Transmittal Items:**

**PCM 100101**

**PCT 100102**

**PCT100103**

**Speaker:**

**PCT 100103**

- Pamela Hall, 5051 Quail Valley Rd, spoke on behalf of the Water Resources Committee and noted their support of staff's recommendation.

Mr. Tedder wanted to ensure that the Commissions were aware that this issue relates directly to earlier discussions on performance based systems by the County Commission. He pointed out that this amendment removes the detail, but continues to require performance based septic tank systems within the Wakulla Springs Water Shed boundary.

Commissioner Proctor established with Mr. Tedder that the amendment would continue to require enhanced sewer systems by residents of the Wakulla Springs Water Shed boundary, however it would change the requirement to allow a little more flexibility. Commissioner Proctor asserted that the action targets specifically Southside residents and places an inequitable burden on citizens living in this particular part of the County. He opined that the nine percent reduction was an inadequate return for the burden that would be placed on southside residents.

*Commissioner Proctor moved to delete this item from the Comprehensive Plan and not move forward with the matter. The motion died for lack of a second.*

*On behalf of the County, Commissioner Akinyemi moved, duly seconded by Commissioner Desloge, to approve transmittal of Comprehensive Plan Amendments Cycle 2010-1 (PCM 100101; PCT 100102, and PCT 100103). The motion carried 6-1 (Commissioner Proctor in opposition).*

*On behalf of the City, Commissioner Lightsey moved, duly seconded by Commissioner Mustian, to approve transmittal of Comprehensive Plan Amendment Cycle 2010-1 (PCM 100101; PCT 100102, and PCT 100103). The motion carried 5-0.*

Upon conclusion of Joint City/County issues, members of the City Commission departed the Chambers.

The County Commission conducted a Public Hearing to hear input and vote on the following items.

- First and Only Quasi-Judicial Public Hearing Regarding the Rezoning from Residential Preservation to Commercial Parkway Located at the Northeast Corner of Woodville Highway and Briandav Street, PRZ 090012. (No speakers)

*Commissioner Sauls moved, duly seconded by Commissioner Dailey, to approve. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

- First of Two Public Hearings Regarding the Rezoning from Lake Protection to OS Open Space on 16 acres on Timberlane School Road, PRZ 090011. (No speakers)

Commissioner Dailey confirmed that Open Space means "no development".

*Commissioner Dailey moved, seconded by Commissioner Sauls, to conduct the first public hearing and schedule the second public hearing for November 10, 2009 at 6:00 p.m. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

- First of Two Public Hearings Regarding the Rezoning from Commercial Parkway and M-1 Light Industrial to OS Open Space on 23.5 acres Fronting on the Southside of W Tennessee Street, PRZ 090015. (No speakers)

*Commissioner Dailey moved, duly seconded by Commissioner Rackleff to conduct the first public hearing and schedule the second public hearing for November 10, 2009 at 6:00 p.m. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

The 2009-02 Comprehensive Plan Adoption Hearing and 2010-1 Transmittal Hearing adjourned at 7:00 p.m.

LEON COUNTY, FLORIDA

ATTEST:

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

BY: \_\_\_\_\_  
Bob Inzer, Clerk of the Court  
Leon County, Florida