

**BOARD OF COUNTY COMMISSIONERS  
WORKSHOP  
CYCLE 2010-2 COMPREHENSIVE PLAN AMENDMENTS  
March 23, 2010**

The Leon County Board of County Commissioners convened on March 23, 2010 at 1:30 to conduct a workshop on the Cycle 2010-2 Comprehensive Plan Amendment. Attending were Commissioners Bob Rackleff (Chairman), John Dailey (Vice Chairman), Bryan Desloge, Akin Akinyemi, Jane Sauls, Cliff Thaeil, and Bill Proctor. Also attending was County Attorney Herb Thiele, County Administrator Parwez Alam and Board Secretary Rebecca Vause

Facilitator: Fred Goodrow, Chief of Comprehensive Planning, Tallahassee-Leon County Planning Department

Chairman Rackleff called the 2010-2 Comprehensive Plan Amendment Workshop to order at 1:35 p.m.

**Facilitators:** Wayne Tedder, Director, Tallahassee-Leon County Planning Department  
Fred Goodrow, Chief, Comprehensive Planning, Tallahassee-Leon County Planning Department

**A. Introductory Comments By Staff:**

Mr. Goodrow stated that the purpose of the Workshop was to give Commissioners an opportunity to ask questions and/or get clarification from staff on amendments prior to transmittal. He noted that typically the Board provided staff a tentative position on the amendments at this time and Mr. Goodrow added that a matrix showing the positions of the City and LPA were included in the agenda packet. It was further shared that public input would not sought at this time and the next Joint City/County Workshop is scheduled for April 13 at 1:30 and the Transmittal Public Hearing is scheduled for May 6 at 6:00 p.m. Both meetings will be held in the County Commission Chambers.

Mr. Goodrow advised that the following amendments had been withdrawn:

- PCM100201 withdrawn by the applicant, and
- PCT100208 withdrawn by Staff.

In response to Chairman Rackleff inquiry on why PCT100208 was withdrawn, Cherie Horne of the Planning Department advised that it was the suggestion of the Planning Commission to postpone the item until the Regional Mobility Plan was completed.

**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**Amendment #PCM100201: WITHDRAWN BY APPLICANT**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 Central 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.

*Commissioner Dailey moved, duly seconded by Commissioner Desloge, to approve Amendment #PCM100202. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

**Amendment #PCM100203:**

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. [Applicant: Tallahassee Regional Airport]

*Commissioner Thaeff moved, duly seconded by Commissioner Desloge to approve Amendment #PCM100203. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

*Commissioner Thaeff moved, duly seconded by Commissioner Dailey, to request staff bring back an agenda item to review the retraction of Urban Service Area boundaries where densities are inappropriate. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

**Amendment #PCT100204:**

Proposed text amendment to Policy 2.2.16 of the Land Use Element to clarify airport uses in the Government

*Commissioner Thaeff moved, duly seconded by Commissioner Desloge to approve Amendment #PCT100204. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

**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 Funds 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]

*Commissioner Sauls moved, duly seconded by Commissioner Desloge, to approve Amendment #PCT100205. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

**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.

*Commissioner Thael moved, duly seconded by Commissioner Sauls, to approve Amendment #PCT100206. The motion carried 6-0 (Commissioner Proctor out of Chambers).*

**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]

Bryan Weibler, Comprehensive Planner, in response to Commissioner Akinyemi's request for clarification, stated that deletion of the policy was recommended as it does not provide staff with any meaningful policy direction, i.e., no date, no specifics about the study. He noted that numerous studies on waste disposal in the area have been conducted.

Commissioner Sauls received additional information from Wayne Tedder, Planning Director, regarding concerns expressed by Rusty Price to County and City Commissioners regarding the proposed amendment. Mr. Tedder shared that City Underground Utilities and the Planning Department recommend amending the Policy 1.2.3 to change the limitation on the size of a development allowed to use a septic system from a development area (square feet) basis to sewage flow (gallons per day) basis. This change will provide flexibility in terms of the type and size of development that can occur using septic systems.

Mr. Tedder advised that staff have identified certain policies that could/should be removed from the Comprehensive Plan and are listed as Attachment 1 of the agenda item. He stated that this task could be accomplished within this amendment cycle should Board direction be given to pursue this action. Mr. Tedder indicated that the City Commission had concerns and requested additional information; which will be provided at the next Joint County/City Comprehensive Plan Workshop.

*Commissioner Sauls moved, duly seconded by Commissioner Akinyemi, to approve Amendment #PCT100207.*

Commissioner Sauls confirmed that it was the City's position to approve the amendment as written (900 gallons per day).

Mr. Tedder offered to prepare a table of example developments that would yield approximately 900 per day.

*Commissioner Sauls withdrew her motion until further information is received.*

Chairman Rackleff established with Mr. Tedder that direction was provided to staff (by the Board taking no action). Mr. Tedder commented that this issue would be discussed at the next Joint Commission Meeting.

Commissioner Proctor expressed his desire for central sewer to be available to residents of Districts 1 and 2 and established with Mr. Tedder that the amendment would allow central sewer services to the Woodville Rural Communities Area.

Commissioner Thaeil inquired if concerns expressed by the Water Resources Commission (WRC) had been addressed. Mr. Weibler explained that staff was supportive of the WRC's recommendation #1; however, recommendations #2 & 3 were bigger policy issues that staff did not want to address during this cycle. He mentioned that with Board direction, these policies would be brought forward in the next amendment cycle.

*Commissioner Thaeil moved to direct staff to bring forward in the next amendment cycle recommendations 2 & 3 from the Water Resource Commission. The motion carried 7-0.*

Staff were also directed to bring back an analysis of the recommendations raised by the WRC. Mr. Tedder commented that staff would work through the WRC to vet these issues.

**Amendment #PCT100208: WITHDRAWN BY STAFF**

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

**Amendment #PCT100209:**

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

Chairman Rackleff established that the new Federal Department of Transportation (DOT) policy directives regarding pedestrian and bicycle transportation were not included in this amendment; however, language to address the new directives would be included in the 2011-1 cycle. Chairman Rackleff noted the importance of meeting the new federal standards for continued federal transportation funding.

*Commissioner Dailey moved, duly seconded by Commissioner Sauls, to approve Amendment #PCT100209. The motion carried 7-0.*

**Amendment #PCT100210:**

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

*Commissioner Dailey moved, duly seconded by Commissioner Desloge, to approve Amendment #PCT100210. The motion carried 7-0.*

**Amendment #PCT100211:**

Proposed text amendment to the Parks and Recreation Element and Capital Improvements Element 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]

*Commissioner Desloge moved, duly seconded by Commissioner Dailey, to approve Amendment #PCT100211.*

Commissioner Proctor remarked on the need to revisit the matrix of parks and recreation facilities and the scheduling of events throughout community park facilities. Chairman Rackleff suggested that Commissioner Proctor get with County Park staff to discuss and formulate recommendations on this issue.

Commissioner Akin requested staff provide a brief history of this issue.

*The motion to approve Amendment #PCT100211 carried 7-0.*

Commissioner Desloge concurred with Commissioner Proctor's concerns on the use and scheduling of park facilities and offered that this was a great opportunity to possibly push the two park systems together and asked that the schools be asked to participate in review of the current process. He mentioned the potential use of school facilities for athletic events.

**Amendment #PCT100212:**

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

Steve Hodges, Environmental Planner, provided the Board more detail on the proposed amendment. He mentioned that included in the agenda packet was summary information of existing policies or programs that are currently implementing Comprehensive Plan policies that could be removed.

Staff, including Norm Thomas, Solid Waste Director, engaged in dialogue with Commissioners regarding policy 1.1.7 (Waste to Fuel Analysis).

*The Board moved approval of Amendment #PCT100212 and the motion carried 7-0.*

*Commissioner Akinyemi moved, duly seconded by Commissioner Proctor, to direct staff to bring back an agenda item or workshop to discuss the implementation of waste reduction and the promotion of waste to fuel.*

Commissioner Proctor asked that the motion be amended to include a comprehensive review of waste site locations throughout the County. The friendly amendment was accepted by Commissioner Akinyemi.

*The motion as amended carried 7-0.*

**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.

*Commissioner Desloge moved, duly seconded by Commissioner Sauls, to approve Amendment #PCT100213. The motion carried 7-0.*

**Amendment #PCT100214:**

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

*Commissioner Sauls moved, duly seconded by Commissioner Desloge, to approve Amendment #PCT100214. The motion carried 7-0.*

**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]

*Commissioner Desloge moved, duly seconded by Commissioner Akinyemi, to approve Amendment #PCT100215. The motion carried 7-0.*

**C. Adjournment:**

Chairman Rackleff adjourned the Workshop at 2:45 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: \_\_\_\_\_  
Bob Rackleff, Chairman  
Board of County Commissioners

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