

**Joint Public Hearing
Cycle 2011-1 Comprehensive Plan Amendments
Tallahassee City Commission &
Leon County Board of Commissioners
April 24, 2011
Leon County Courthouse**

Attending: County Commission - Chairman John Dailey and Commissioners Akin Akinyemi, Jane Sauls, Kristin Dozier, Nick Maddox, Bill Proctor and Bryan Desloge. City Commission - Mayor John Marks and Commissioners Andrew Gillum, Gil Ziffer, Mark Mustian, and Nancy Miller. Also in attendance were County Attorney Herb Thiele; Assistant City Attorney Linda Hudson, and Board Secretary Rebecca Vause.

Call to Order: Chairman Dailey called the Joint City/County Public Hearing on Cycle 2011-1 Comprehensive Plan Amendments to order at 6:00 p.m.

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

Introductory Comments by Staff:

Mr. Goodrow stated that this scheduled public hearing provides an opportunity for the Joint Commissions to receive public comment on the proposed 2011-1 amendments. He advised that no action was required by either Commission at this time. Mr. Goodrow noted that the City Commission would consider their amendments at a workshop to be held on May 4 at 3:30 in the City Commission Chambers and a Joint Workshop is scheduled for May 24, 2011 at 6:00 p.m. in the County Commission Chambers. The first transmittal hearing is scheduled for June 28 at the County Commission Chambers at 6:00 p.m.

Mr. Goodrow announced that speaker cards were available and should be completed by anyone wishing to speak on a proposed amendment. He requested that public comment be limited to three minutes each.

Mr. Goodrow informed the Joint Commissions that Amendment PCM110105 has been withdrawn.

Review Proposed Cycle 2011-1 Comprehensive Plan Amendments

PCM110101 - Bellevue Way and Murat Street: This is a request to change the future Land Use Map designation of two lots from "Urban Residential-2" to the "University Transition" category. The two lots total 0.48 acres and are located immediately south of Bellevue Way, between Murat Street and Pauls Drive. The existing Urban Residential-2 category allows a variety of housing types ranging from 4 to 20 dwelling units per acre. The proposed University Transition category allows higher density housing up to 50 dwelling units per acre and non-residential land uses typically required by students and the universities.

Mr. Goodrow remarked that staff recommends that the entire neighborhood be changed to Urban Transition based on a past study conducted of the area. He noted that home ownership occupancy in the area has continued to decrease.

Speakers:

- Rex Cleveland, 310 Murat Street, spoke in opposition to staff's recommendation. He asked that the applicant's request be granted but that the entire neighborhood not be rezoned.
- John Mayo II, 1809 Bellevue Way, (applicant) appeared in support of the amendment. He asserted that the overwhelming majority of homeowners are in favor of the rezoning.

PCM110102 – Killarney Way near Shamrock South: This is a request to change the Future Land Use Map designation from the “Residential Preservation” category to the “Suburban” category on a 0.6-acre parcel on the south side of Killarney Way near its intersection with Shamrock South. The existing Residential Preservation category allows residential uses up to 6 dwelling units per acre. The proposed Suburban category allows higher density housing up to 20 dwelling units per acre and a wide variety of office and commercial uses.

Speakers:

- Bob Apgar, 322 Beard St., appeared on behalf of the applicant Scholastic Opportunities, Inc and requested the Board’s support of the amendment. He stated that the change is consistent with the comprehensive plan and is compatible with all surrounding uses. He also noted that the amendment is supported by the Killarney Homeowners Association.
- Christine Bertoch, 2919 Kerry Forest Parkway, stated that the change would make the property consistent with other properties and asked for Board consideration of the amendment.

PCM110103 – Ruby Tuesday site on West Tennessee Street: This is a request to change the Future Land Use Map designation from the “University Transition” category to the “Suburban” category on a 1.11-acre parcel on the south side of West Tennessee Street near the intersection with Calhoun Street. The existing University Transition category allows residential uses up to 50 dwelling units per acre and other non-residential land uses typically required by students and the universities. The proposed Suburban category allows a wider variety of office and commercial uses and would reduce allowed housing density to 20 dwelling units per acre.

PCM110104 – Fred George Basin Greenway: This is a request to change the Future Land Use Map designation from “Urban Residential-2” and “Residential Preservation” to the “Recreation/Open Space” category on 161.5-acres of land purchased in 2009-2010 by Leon County to create the Fred George Basin Greenway. Designating the property as Recreation/Open Space is a requirement of the state grant program used to help purchase the property.

PCM110105 – St. Joe Property on Apalachee Parkway
WITHDRAWN

PCT110106 – Mobility Element: The Mobility Element is a rewrite of the existing Transportation Element to 1) streamline the element by combining duplicative policies, and 2) upgrade the element to address land use coordination and complete streets which cater to all users regardless of age, ability, or travel mode.

PCT110107 – Future Transportation Right-of-Way Needs Map: This is a request to update the Future Transportation Right-of-Way Needs Map. As required by the Comprehensive Plan, the Future Transportation Right-of-Way Needs Map should be updated to ensure consistency with the adopted 2035 Long Range Transportation Plan for the Capital Region.

PCT110108 – Long Range Transportation Plan Cost Feasible Maps: This is a request to update the long range transportation plan cost feasible maps in the Comprehensive Plan. Existing maps in the “Comprehensive Plan” will be updated to ensure consistency with the adopted 2035 Long Range Transportation Plan for the Capital region.

PCT110109 – Economic Development Element: This is a proposed text amendment to delete the optional Economic Development Element from the Comprehensive Plan.

PCT110110 - Urban Fringe and Conservation Subdivisions: This is a proposed text amendment to implement direction from the Board of County Commissioners to redefine the Urban Fringe area as a more residential rural area, remove the Urban Fringe "25-75" clustering option, keep Conservation Subdivisions with a density of one unit per three acres, and establish one unit per ten acres as the density for traditional subdivision in Urban Fringe.

- Shawn Wesley, 4700 Chaires Crossroad, stated that there appeared to be no formula proposed to compensate property owners for any potential reduction in property values resulting from the amendment. In addition, he was concerned about existing and future agriculture use. Recommended three acre minimum stay as is.
- John Simmons, 8800 Green Oak Dr., advocated for middle ground which considers property rights vs. majority interests. He indicated support for one unit per three acres and modifications to conservation subdivisions to reduce the reserve area.
- Anna Lee, 4560 Chaires Crossroad, resides on 10 acres and would be affected by the change. She supports the proposal and is willing to give up rights to keep the rural and natural setting.
- Pam Tempson, 3979 Camino Real, spoke in support of the amendment as it would hopefully decrease negative environmental impacts. Thinks important to preserve the area and its character and noted concern about development impacts on Wakulla Springs and habitat loss.
- Pamela Hall, 5051 Quail Valley Rd., confessed that she has been waiting 10 years for this amendment as it is firmly based in Comprehensive Plan policy. She stated that urban development would save the environment and fiscal conditions for both governments. She suggested one unit per 10 acres for parcels over 30 acres and conservation subdivisions at one unit per three acres.
- Doug Alderson, 960 Towhee Rd., voiced his support for the amendment.
- Carlos Alvarez, 847 E. Park Ave., thanked staff for community meetings. He stated he was a large property owner and supported the amendment. He inquired about an economic impact statement and was concerned that this was not done. He mentioned that the barrow pit was supposed to be part of the Chaires Park and asked that the County move the barrow pit to the usage contained in the Comprehensive Plan.
- Frank Govett, 1629 Hill n Dale, addressed the Board in support of the planned amendment as presented. He noted that should the Department of Community Affairs be abolished the important duty of protecting existing subdivisions and lands would fall to the Commission. He also supported the abolishment of the 25-75 program.
- Gary Yordon, 4568 Grove Park Dr., conveyed his support for the amendment. He also commented on the need to plan for future growth and suggested that a provision be included that specifies that if the urban service area expands over a property, the owner has the right to apply for urban density zoning.
- Scott Henderson, 8068 Lantern Light Rd., offered that he was a landowner within urban fringe and is impacted by issues before the Board. He expressed support for maintaining the rural environment and does not support one unit per 10 acre proposal. He encouraged Commissioners to look at setting criteria to create compatibility and distributed a document with suggested standards for Conventional Urban Fringe Subdivisions and Conservation Subdivisions.
- Ed Deaton, 9601 Miccosukee Rd., stated his support for the amendment. He also mentioned the need for planned growth and asked that the Board give consideration to future agricultural land needs.
- Charlie Donohue, 985 Sora Rd., recommended approval of the proposal as presented. He also supported the suggestion of limiting minimum lot size of one acre.
- Darrin Taylor, Carlton Fields, 215 S. Monroe St., Suite 500, appeared as a representative for St. Joe Land and spoke in opposition to the amendment as it would significantly reduce the base density of Urban Fringe from 1 unit per 3 acres to 1 unit per 10 acres, thereby negatively

impacting land values and vested property rights. He shared that St. Joe own 3600 acres designed as urban fringe and is the largest land owner affected by the amendment. He recommended that the Commission: 1) retain base density; 2) delete the clustering provisions, and 3) require proposed conservation subdivisions to be rezoned as a PUD.

- Neil Fleckenstein, 13093 Henry Beadel Dr., Tall Timbers Research Station, indicated support for the amendment. He asserted that the proposal encourages growth within the USA and provides cost effective infrastructure as well as protecting the rural character in both the urban fringe and rural environments.

Mr. Goodrow advised that this concluded public comments. He assured both Commissions that staff would be prepared to address and discuss all comments at future workshops.

Commissioner Gillum remarked on the thoughtfulness of the public when addressing this issue. He asked that staff provide at a later date its rationale in advocating an increase in urban fringe from one unit per three acres to one unit per 10 acres. He also ascertained from Bryan Weibler, Comprehensive Planner, that the current minimum size lot to enter into conservation subdivision is 1/2 acre; however, Mr. Weibler shared that staff has proposed a "no minimum lot size" and that the lot size be established by the infrastructure available. Commissioner Gillum requested information on existing large scale subdivisions that are currently platted and would be impacted by the change.

Commissioner Proctor requested that staff be prepared to discuss at the upcoming workshop comments by Mr. Taylor and Commissioner Yordon. He commented that the Southside needed to remain open to expansion and would not support the proposed one dwelling on 10 acres. He referenced comments by Mr. Taylor and requested that staff provide information on other large tract property owners who might be impacted by the proposed amendment. He also requested that #5 be exempted from the universal policy.

The public hearing was concluded at 7:06 p.m. and was adjourned by Chairman Dailey.

LEON COUNTY, FLORIDA

ATTEST:

BY: _____
John Dailey, Chairman
Board of County Commissioners

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