



LEON COUNTY COMMISSIONER

Rick Minor

DISTRICT 3 NEWSLETTER



November - December 2025 Newsletter

Upcoming Meetings

Board of County Commissioners Meeting

-- Tuesday, Dec. 9th
-- 3:00 pm -
-- The agenda can be viewed [here](#) on or about Dec. 1st

Board of County Commissioners Annual Retreat

-- Monday, Jan. 26
-- 9:00 am
-- The agenda can be viewed [here](#) on or about Jan. 19th

Board of County Commissioners Meeting

-- Tuesday, Jan. 27
-- 3:00 pm
-- The agenda can be viewed [here](#) on or about Jan. 20th

Click [HERE](#) for the complete Commission calendar.

Hello,

Thanksgiving is just a week away and my family is officially making plans! It's my wife's favorite holiday and since we aren't traveling this year, she and I are really looking forward to a quiet day at home with our daughters.

At the County Commission, however, the past few months have been anything but quiet. I've been working extensively with neighbors and other stakeholders on the Leon County-Tallahassee Comprehensive Plan rewrite, and I've included a detailed update below. For recent news stories on the issue, please click [here](#), [here](#) and [here](#).

Also included below are updates on North Monroe, Buc-ee's, two Lake Jackson landings, a road closure on Old Bainbridge, the World Athletics Cross Country Championships, and other upcoming events.

Thank you once again for the honor of representing you at the Leon County Commission, and please don't hesitate to contact me if you have any questions, comments, or suggestions. Have a great Thanksgiving!

Rick Minor

Commissioner, Leon County District 3
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P.S. If you have friends and family who might be interested in receiving this newsletter each month, please ask them to sign up at www.LeonCountyFL.gov/RickMinor. Thank you!

Lake Jackson and the Comp Plan



Growth, when done in a smart and responsible way, is good for a community. It creates more housing and more jobs, it increases incomes, and it strengthens the local economy. That being said, development should be done wisely. That's why we have Comprehensive Plans, because they provide a framework for where and how a community should grow.

[Recent news stories](#) have covered the initial Comp Plan draft, which proposed large scale development north of the Lake Jackson Aquatic Preserve (LJAP). Experts, residents, and I have expressed concern that these changes, if they had been adopted, could have threatened the LJAP as well as the canopy road on Meridian.

Summary:

- On Nov. 18th, the **Leon County Commission rescinded the initial proposal -- for land west of Meridian Road -- to expand the Urban Services Area and change more than 2,000 acres of Rural land to Lake Protection.** I supported this part of the agenda item.
- However, at the same meeting, **the Commission voted to proceed with adding nearly 1,500 acres to the Urban Services Area east of Meridian Road and north of Bannerman Road.** (*See the map below.*) There are environmental benefits to doing this and I'm not necessarily opposed to it, but I have concerns about how this change might increase traffic on Meridian Road, which is already heavily congested.
- At the meeting I introduced **a new policy change which, in the future, will require major Comp Plan changes to be explicitly presented to the public and the County Commission.** The Commission approved this for inclusion in the next Comp Plan amendment cycle.
- **Next steps: On Dec. 9th the County Commission will vote on whether to formally adopt the latest version of the Comp Plan.**

The Details:

In March/April, the initial Comp Plan proposal included two major changes to the land north of Carr Lake and Lake Jackson: 1) expanding the Urban Services Area (USA) and 2) changing 2,082 acres of rural land to the Lake Protection land use category. By some estimates, these changes could have allowed around 20,000 housing units and millions of square feet of commercial space. However, the attorney working on behalf of the property owner recently said that even 5,000 housing units in that area might be unrealistic.

So that means that the Comp Plan proposal would have allowed at least FOUR TIMES more than what the landowner was even hoping for.

The USA expansion and the Lake Protection land use change weren't presented to the

County Commission during our February workshop or at our May 13th public hearing. And it wasn't brought up in my briefings until I asked our Planning Department about it.

If these changes had been adopted by the County Commission, we would have voted to allow tens of thousands of new housing units, and millions of square feet of commercial space — without even knowing about it!

Fortunately, that didn't happen. We caught it. Shortly after we transmitted the draft to the State for review, conservation groups reached out to me and I began speaking with staff to understand the magnitude of this change.

By then, the word had gotten out. Feedback from neighbors at public engagement meetings was universally opposed. Land conservation groups, Lake Jackson experts, and two letters from the Florida Department of Environmental Protection also expressed concern. **This feedback, along with the Planning Department's review of the proposal's potential impact on water quality and Meridian Road traffic, persuaded them to rescind the initial proposal for the land west of Meridian Road.**

As I've said many times, our Planning Department is very talented and they care about the community, but it shouldn't have happened this way.

Major, site-specific changes to the Comp Plan shouldn't be proposed without the public or the County Commission knowing about them. At the very least, the Planning Department should have highlighted this in its briefings to Commissioners, and explicitly presented it as a major change to the public. The *best* approach would have been to have had a separate Comp Plan amendment request.

What happened here should never happen again. To address this, **I worked with our staff to draft a new Comp Plan policy that, once adopted, will ensure that major changes in the future will require a distinct, separate agenda item and/or presentation to the County Commission.** This new policy was approved by the Commission for consideration during the next Comp Plan amendment cycle.

At the same meeting, **the Commission voted to proceed with adding 1,485 acres to the Urban Services Area east of Meridian Road and north of Bannerman Road.** (See *the map below.*) Public infrastructure (water, sewer) would be committed to these properties, which will be beneficial to Lake Iamonia and, to a small extent, the Lake Jackson Aquatic Preserve. In addition, the maximum housing density of 1 housing unit per 3 acres will remain the same. I'm not necessarily opposed to this, but I have concerns about how this change might increase traffic on Meridian Road, which is already heavily congested.

I introduced a motion that accepted the new version of the Comp Plan but added four additions. (*Click [here](#) to review the actual document.*)

1. Including the new Comp Plan policy to require that 10+ acre changes or USA expansions be presented as a separate agenda item or in a workshop.
2. Removing the 1,485 acres of USA expansion east of Meridian Road and encouraging the property owner to go through the Comp Plan amendment process, so the public will have ample time to review it.
3. Request staff to evaluate the impacts of doubling Lake Protection Conservation Subdivision housing allowances from 2 units/acre to 4 units/acre.
4. Request staff to provide information on the estimated housing need and the amount of USA expansion necessary to accommodate that need.

After significant discussion, my colleagues accepted #1 but not #2 - #4. I'll work with staff over the coming weeks to obtain more information on these other points.

Next steps: On Dec. 9th the County Commission will vote on whether to formally adopt the latest version of the Comp Plan.

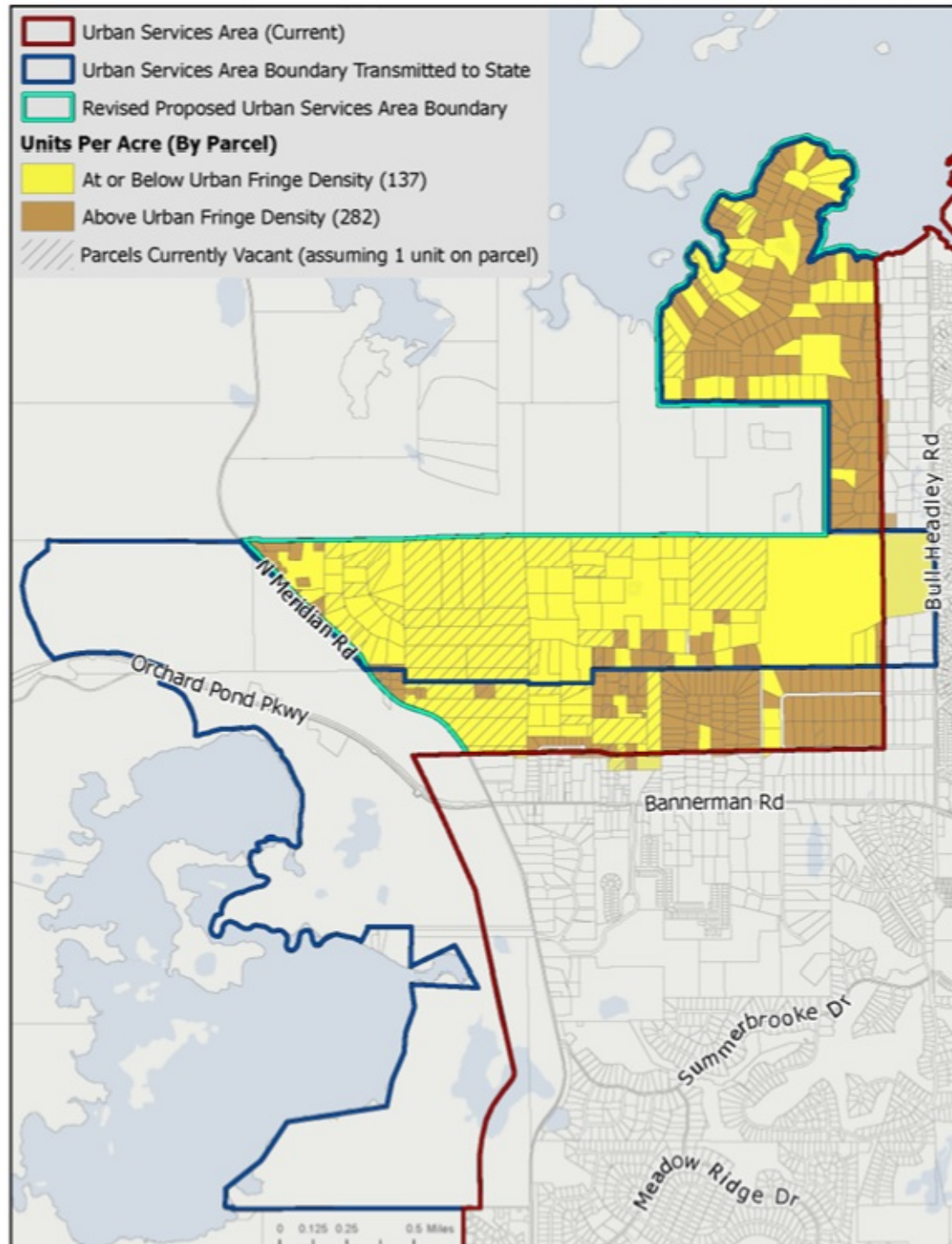
I want to thank the neighbors, the conservation groups, and the Florida Department of Environmental Protection for being so engaged on the Lake Jackson issue. Their involvement and expertise made all the difference.

The landowner has the right to apply for a Comp Plan amendment in the future, and if he

does we'll give it the consideration it deserves, just as we would for any other request. Based on feedback from the public and conservation experts, it's imperative that any future plans continue to protect the Lake Jackson Aquatic Preserve and the canopy road at Meridian.

I hope you don't mind this lengthy report, but I believe our community's work on the Comp Plan is one of our greatest, most impactful responsibilities. During the meeting, one of my colleagues complained that this was a “nitpicky” discussion, but I respectfully disagree with him. We can't be lackadaisical about the Comp Plan — we need to encourage growth where it makes sense, consider our transportation capacities, and protect our water and green spaces. The Comp Plan rewrite, once adopted, will govern our growth for the next 25 years, so the Commission should take it very seriously. Details matter.

The map below shows the rescinded expansion of the Urban Services Area (USA) west of Meridian Road, and the proposed expansion of the USA east of Meridian Road and north of Bannerman Road. (Leon County Commission [agenda item #18](#), page 7, November 18, 2025.)



Temporary Road Closure of Old Bainbridge Road between Tharpe Street and Raa Avenue



People Focused.
Performance Driven.

From **Monday, November 17, at 9 a.m. to Thursday, December 4, at 5 p.m.**, there will be a temporary road closure of **Old Bainbridge Road between Tharpe Street and Raa Avenue**. This closure is for the replacement of a water main as part of the City of Tallahassee Water Main Replacement Project.

[Learn More Here](#)

World Athletics Cross Country Championships Tallahassee 26



The **world's best runners** are heading to Tallahassee, Florida, for the **46th World Athletics Cross Country Championships** on **Saturday, January 10, 2026**. This marks the event's long-awaited return to U.S. soil for the first time in over 30 years!

From the energy of the crowd to the thrill of the course at Apalachee Regional Park, this is your chance to witness world-class competition at its finest.

Visit [here](#) for tickets, event updates, and insider travel tips to make the most of your race weekend.

[Learn More Here](#)

Leon County Hosts "Countdown at Cascades"

New Year's Eve Celebration at the Adderley Amphitheater at Cascades Park



Leon County Government proudly announces “**Countdown at Cascades**,” a free, family-friendly New Year’s Eve celebration at the **Adderley Amphitheater at Cascades Park** on **Wednesday, December 31, 2025**.

Presented by Tallahassee Ford, with support from VyStar Credit Union, the event will feature live performances by **Lili Forbes and the Pharaohs of Funk** and **Eddie 9V**, along with **fireworks shows at 7:45 p.m. and 9:45 p.m.**

[Learn More Here](#)

Seventh Annual Community Gingerbread House Competition



Put your creativity to the test in this family-friendly contest and compete for a chance to win prizes. Everyone is welcome to come by and admire the sweet creations. Registration is not required this year for participation.

Winners will be chosen in four divisions:

- Child, ages birth to five
- Child, ages six to eleven
- Teen, ages 12 to 17
- Adult, 18 and older

Gingerbread houses should be 100 percent edible but may include lighting. Kits are allowed. Participants must drop off their houses at the **Leon County Main Library** on **Saturday, December 6**, between **11 a.m. and noon**. The event opens to the public at 1 p.m., and houses must be picked up that day between 4 and 5 p.m. Once again, Commissioner Minor will be serving as a gingerbread house judge, and he'll bring his two young helpers, ages 11 and 7, to serve as advisors. :-)

[Learn More Here](#)

Update on Buc-ees



The Buc-ee's project is still in the early stages but proceeding without any major issues. Parcel acquisition is nearly complete, and the anticipated date for the groundbreaking is Q1 2026.

Next step? Buc-ee's will submit detailed development plans for review. At that point, the County will schedule public hearings, giving the public an opportunity to provide input. We're excited about the new jobs and economic activity this Buc-ee's location will bring to an important part of District 3, and we will be sure to post updates as we learn more.

Park Update: Lake Jackson View Landing

Park Update



Jackson View Landing will be closed until further notice for the removal of an invasive plant species in the waterbody. The Florida Fish & Wildlife Conservation Commission (FWC) has requested this closure until further notice. Signage will be located onsite to keep users informed.

We hope to reopen the landing very soon. Follow [Leon County Parks and Recreation](#) for updates.

New Boardwalk at Rhoden Cove Landing



Check out the new boardwalk recently built by Leon County at Rhoden Cove Landing, perfect for a good view of downstream Fords Arm. Thank you to Leon County Government for its work on the project and to [Friends of Lake Jackson](#) for the photo.

New Sidewalk on North Monroe



Have you noticed the dozens of traffic barrels on North Monroe? FDOT Northwest Florida will be installing sidewalks on the corridor's west side, from **John Knox Road to Lakeshore Drive**. In addition, by the end of the year, Blueprint Intergovernmental Agency will start constructing new landscaped medians from **Allen Road to John Knox**. A big thanks to FDOT and Blueprint for their continued work on Leon County's #1 gateway!

Leon County Adopt-a-Tree Program

LEON COUNTY
**ADOPT-A-TREE
PROGRAM**
Apply by January 31, 2026

Learn more at
LeonCountyFL.gov/AdoptATree

TREE SPECIES

- Pawpaw
- American Elm
- Blackgum

Plant your roots with Leon County's **Adopt-a-Tree Program**! For residents in the unincorporated areas, receive a tree and planting upon request at **no cost** to you! Tree species this year include: Pawpaw, Blackgum, and American Elm. Now accepting applications through **January 31, 2026**.

Apply Here

Winter Wonders: Exploring Science



Celebrate the season with hands-on discovery! Kids and families can experiment with fake snow, build Lego ski racers, launch DIY catapults, create dancing snowflakes, explore sensory bins, cut unique snowflakes, make craft stick snowmen, and more. All activities are interactive, hands-on, and designed to spark curiosity and creativity.

This event will be at the **Lake Jackson Library** on **Saturday, January 24th** from **1-3 pm**, but all libraries will host the event on various days this winter.

[Learn More Here](#)

Honoring Golden Corral Employees



On September 7, 2025, a vehicle accident occurred on North Monroe Street across from Golden Corral, resulting in a family's car flipping over. Without hesitation, upon witnessing the crash, Golden Corral team members, **Gary Cromartie**, **Dexter Curry**, **Shonbria "Bri" Henry**, and **Gary Williams** sprang into action, rushing to the scene to ensure the safety and well-being of the family involved.

To honor these employees for their outstanding courage, presence of mind, and compassion in a time of emergency, Rick presented them each with a proclamation signed by all of the County Commissioners. The presentation was done at the Golden Corral restaurant itself, and Rick was joined by the EMS staff and firefighters who also assisted that day. Thank you to these Golden Corral employees - their exemplary behavior, bravery and kindness serve as an inspiration to all.

Honoring our Veterans



On November 11th, Rick and his family joined Leon County Government and American Legion Sauls-Bridges Post 13 to welcome veterans, families, friends, and community members to the **Operation Thank You community breakfast** in recognition of Veterans Day.

The County presented two Veterans Day proclamations honoring Chief Master Sergeant Charles LeCroy, U.S. Air Force veteran who completed 22 years of service, and Military Police Officer Timothy Griffith, U.S. Army veteran who completed nine years of service.

Since 2012, Leon County has hosted Operation Thank You events to show appreciation to the more than 17,000 veterans who call Leon County home.

After the breakfast, the Minor family joined other commissioners and County staff on the Leon County float in the **Veterans Day parade**. And later that afternoon, Rick participated in **Golden Corral's 25th Anniversary Military Appreciation Night**.

Thank you, veterans, for your service to our country.

Rick in the Community



Celebrating the 94th birthday of Tallahassee legend Lucy Ho



Speaking to neighbors at the Town & Country Neighborhood Association meeting



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