


# BOARD OF COUNTY COMMISSIONERS

## MEMORANDUM

TO: Honorable Chairman and Board of County Commissioners

FROM: Herbert W.A. Thiele, County Attorney 

DATE: October 23, 2018

SUBJECT: Revised Attachment #5 for Agenda Item # 27 – Ex Parte Communications

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Enclosed please find a revised attachment #5 for Agenda Item # 27, First and Only Public Hearing for the North Monroe Freestanding Emergency Room Type “C” Site and Development Plan Application.

Attachment #5 is being revised to disclose an additional ex parte communication.

The attached documents disclose written *ex parte* communications and are being included in the Agenda Item so it may be considered and reviewed by all interested parties. Should you receive additional *ex parte* communications, please continue to send same to my office so they may be placed on the record.

Enclosure

cc: Vincent S. Long, County Administrator  
David McDevitt, Director, Development Support and Environmental Management

**Jessica Icerman - October 23 public hearing item: Stand-alone ER at U.S. 27 North and Okeechepke Road**

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**From:** Donna Cay Tharpe <dctharpe218@gmail.com>  
**To:** <MaddoxN@leoncountyfl.gov>  
**Date:** 10/22/2018 2:57 PM  
**Subject:** October 23 public hearing item: Stand-alone ER at U.S. 27 North and Okeechepke Road  
**Cc:** <ThieleH@leoncountyfl.gov>

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Dear Commissioner Maddox and County Attorney Thiele,

My comments below concern the public hearing tomorrow regarding the freestanding ER proposed to be located on North Monroe Street, just north of I-10, a 6-acre site that is to include a 10,800-square-foot, one-story facility. I am submitting my comments herewith since I am not able to attend tomorrow's public hearing

I respectfully request that you, Commissioner Maddox, read my comments during the public hearing and that you, County Attorney Thiele, ensure that they become part of the public record of the hearing. I only very recently learned of this matter and have been unable to contact knowledgeable individuals to gain greater information before writing to you both.

Already there is a Patients First-North Monroe Street (an urgent care center) at 3258 North Monroe Street, which could provide emergency services. Moreover, apparently, the distance from the proposed Okeechepke Road/U.S. 27 North location of the CRMC stand-alone ER to the Capital Regional Medical Center (CRMC) Gadsden Memorial Campus at 23186 Blue Star Highway via I-10 and U.S.90 West is less than 21 miles, about 20 minutes for an ordinary driver and much less time for an emergency vehicle. It seems clear to me that the Patients First and the Gadsden Memorial CRMC would suffice as nearby emergency facilities without constructing a new ER at the proposed, already overburdened and dangerous location.

Siting an ER at the proposed location would cause to be fraught with even more danger an intersection that is so near the U.S. 27 North/I-10 interchange and already crowded with existing businesses on the West side of U.S. 27 North. This crowded area already gives caution to commuters traveling on that section of U.S. 27 North and to those headed toward either westbound or eastbound Interstate 10. These businesses include Wahoo Seafood Grill, Holiday Inn & Suites Tallahassee, Best Western Plus North Tallahassee, Quality Inn, County Inn & Suites by Radisson, Tallahassee, Burger King, Waffle House, Baymont by Wyndham Tallahassee, and Microtel Inn & Suites by Wyndham Tallahassee. Adding to these densely crowded businesses are those on the East side of U.S. 27 North, including Fairfield Inn by Marriott Tallahassee North/I-10 and the Walmart Supercenter.

Although I could find no indication that an Environmental Impact Study (EIS) has been done regarding this project or its findings, such an assessment must be done to determine the environmental impact on forested and other natural areas near this project before

plans move ahead. This EIS should include any ill effects on the Frank Lloyd Wright House and Okeeheepkee Prairie Park and on nearby residential areas.

It is both frightening and ironic that siting an ER at this existing high-traffic location could result in an even greater number of vehicle collisions and a greater number of human injuries and death.

Before the Board of Leon County Commissioners moves ahead with this project, I trust that my statements and those who speak against this project will be taken into the most serious consideration.

Please acknowledge receipt of this email; thank you.

Respectfully submitted,

Catherine Tharpe  
[850-222-6554](tel:850-222-6554)

**Jessica Icerman - Re: NYTimes: Frank Lloyd Wright House for Sale After Donation FallsThrough**

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**From:** Mary Ann Lindley <lindley@leoncountyfl.gov>  
**To:** byrd mashburn  
**Date:** 9/8/2018 11:16 AM  
**Subject:** Re: NYTimes: Frank Lloyd Wright House for Sale After Donation FallsThrough  
**Cc:** Deborah Craig

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Good morning, Byrd,

Thank you for a fuller explanation of this situation from your perspective. The development node concept is to help prevent sprawl, and to concentrate development compactly in major already existing transportation corridors. I think it's generally a progressive both economically and environmentally. But it is a relatively new concept and there will no doubt need to be case-by-case examinations of how it's working, or should work. This project on Okeeheepkee Road is apparently one of those and I expect a good deal of debate on it on the 24th.

Without going into detail on the Bannerman/Bull Headley Project, I believe the board did the right thing in that case and after enormous time and consideration, legally and politically. I know some folks were disappointed, but I don't think it will prove to be a heartbreaking project by any means. But that is a conversation for another day, and I don't think that vote in any way predicts the upcoming one.

Take care,  
Mary Ann

Leon County Commissioner, at large, Seat 1  
Sent from my iPhone: [850-566-1186](tel:850-566-1186)

Dance like no one is watching; email like it may one day be read aloud in a deposition. (Yes, our correspondence is a public record.)

On Sep 8, 2018, at 2:11 AM, byrd mashburn <[byrdmashburn@yahoo.com](mailto:byrdmashburn@yahoo.com)> wrote:

Mary Ann, George Edward said it must be something like that for the LLC meeting date to be changed to a Monday.

We'll be working every way we can to let you know how devastating and absurd we all think allowing this development at the top of Okeeheepkee Road is. It wouldn't have been allowed in the original Lake Protection Zone.

You have an internationally important structure (Lewis Spring House) whose property is still being damaged from previous development, down the hill from the proposed ER site. The County Commission voted to weaken the Lake Protection Zones by the creation of the nodes to be able to allow this kind of development on this very steep hill.

I would have been at those changes to the Lake Protection Zone meetings had I known. I do know George Edward and other qualified, knowledgeable professionals tried to stop the LCC from making those changes. I watched the July 10 Public Hearing section of that LCC meeting where most of the people who spoke were against the Bannerman Road/ Bull Headley project in that nod and the commission approved that development anyway. Heartbreaking.

The intersection where the ER is planned is already a dangerous one with the I10 ramp coming onto US 27 just before the Okeeheepkee/Livingston turnoff, just before the Northmont to Woodmont turnoff, just before the Taco Bell/ Hotel turnoff just before the Wal-Mart turnoff...and you're going to put fire trucks and ambulances flying in there too?

One of the wonderful things about being in the woods at Lewis Spring House is that it's still quiet. So many people mention that. As close as we are to I10 and US 27, it's amazing that it's true. Will it still be the case with an ER at the top of Okeeheepkee Road? Mary Ann, we're working so hard to get the people with influence to realize what you have here, in this opportunity! You've helped us with extra drainage, we Thank You! Now we have a speed sign, Thank You! Keep helping us until the house is restored and finished and take pride in it that you helped us SAVE IT; use it with us! And then keep helping us show what we can DO with it!

What will it mean for the City of Tallahassee, for Leon County, for Florida, for America, and the world? We have people from Australia, Canada, the Netherlands, France, England JUST to see Lewis Spring House! There are 74 Wright sites currently open to the public and we are one of them. There is a groups who want all of the public sites to share out brochures. We're looking for a grant to pay for printing and postage to do that. Maybe through Visit Tallahassee or COCA.

Mary Ann, thank you for wanting to hear from us. I plan to have some people you know and respect speak to this September 24th.

Best,Byrd

Sent from Yahoo Mail on Android

On Fri, Sep 7, 2018 at 8:08 PM, Mary Ann Lindley<[lindleym@leoncountyfl.gov](mailto:lindleym@leoncountyfl.gov)> wrote: Tuesday the 25th is observed as a Jewish holiday, Sukkot, the Feast of Tabernacles, which we were asked to honor.

Leon County Commissioner, at large, Seat 1Sent from my iPhone: [850-566-1186](tel:850-566-1186)  
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(Yes, our correspondence is a public record.)

On Sep 7, 2018, at 1:45 PM, byrd mashburn <[byrdmashburn@yahoo.com](mailto:byrdmashburn@yahoo.com)> wrote:

Thank you! Why is it a Monday?

Sent from Yahoo Mail on Android

On Fri, Sep 7, 2018 at 1:23 PM, Mary Ann Lindley<[lindley@leoncountyfl.gov](mailto:lindley@leoncountyfl.gov)> wrote: I'm glad to know this, Byrd, and it wouldn't hurt to remind people to show up and express their concerns. BTW, the meeting is on a Monday, the 24th, which is unusual because our traditional commission days are on Tuesday.

Leon County Commissioner, at large, Seat 1  
Sent from my iPhone: [850-566-1186](tel:850-566-1186)  
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On Sep 7, 2018, at 1:16 PM, byrd mashburn <[byrdmashburn@yahoo.com](mailto:byrdmashburn@yahoo.com)> wrote:

George Edward and I attended ALL of the ARM planning meetings, so did the Sweenys, and the DRC meeting and two other private meetings and he has one with Theile Monday. We have many people coming the 24th and knew the item had been continued. Should we be writing and calling in the meantime?  
Sent from Yahoo Mail on Android

On Fri, Sep 7, 2018 at 12:25 PM, Mary Ann Lindley<[lindley@leoncountyfl.gov](mailto:lindley@leoncountyfl.gov)> wrote: Byrd, I'm glad you are planning to attend the commission meeting later this month. We hadn't heard a single comment in objection of the Okeeheepkee Road clinic project, and it was pulled from last Tuesday's agenda by the developer, not any neighbors or groups concerned with the affects it could have on the area. We need to hear all sides. Take care, Mary Ann

Leon County Commissioner, at large, Seat 1  
Sent from my iPhone: [850-566-1186](tel:850-566-1186)  
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On Sep 7, 2018, at 12:21 PM, byrd mashburn <[byrdmashburn@yahoo.com](mailto:byrdmashburn@yahoo.com)> wrote:

Thank you so much Mary Ann, I know the house and appreciate the article. September the 24th meeting, I'll be there unless by some miracle #22 has been continued again or an even greater miracle, and the one I am praying for, the project has been withdrawn, as it should be.

~Byrd

Sent from Yahoo Mail on Android

On Fri, Sep 7, 2018 at 12:13 PM, Mary Ann Lindley<[lindley@leoncountyfl.gov](mailto:lindley@leoncountyfl.gov)> wrote: Good morning, Byrd, You may have already read this story about a FLW home in Phoenix, but if not, I thought you'd be interested in adding it to your files on such rare and obviously invaluable properties. Have a sweet Friday. We over here in Georgia Street have been fighting crummy summer colds! Avoid one if possible!!

◆◆◆◆ Mary Ann

Here's a story from The New York Times that I thought you'd find interesting:

The David and Gladys Wright House in Phoenix is listed for almost \$13 million after a planned to donate the house was canceled in June.

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Leon County Commissioner, at large, Seat 1  
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