

Citizen Input

May 26, 2020

Joint City/County Transmittal Hearings on 2020 Cycle Comprehensive Plan Amendments

The following document contains all citizen input received for the May 26, 2020 Joint City/County Transmittal Hearings on 2020 Cycle Comprehensive Plan Amendments, as submitted via the online comment form located at <https://www.talgov.com/citizeninput>

Compiled by the Tallahassee-Leon County Planning Department

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**Transmittal Hearing on TTA 2020 013 - Welaunee Critical Area
Plan and Urban Services Area**

From: alex.kallinger@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 12:33:26 AM

Citizen Information

Full First and Last Name: Alex Kallinger

Home Street Address: 1408 Pullen Road

Email: alex.kallinger@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Growing up in Tallahassee most of my life, I have always been amazed by the beauty that the trees and nature of the area provide. However, over the past few years, I have been troubled by the rapid development that has occurred left and right, stripping Tallahassee of it's very identity. I moved from Orlando and was glad to get away from the never-ending destruction of rural areas and natural lands. I thought Tallahassee was different. But Tallahassee can still be different. It doesn't have to lose its charm and beauty that has been around for hundreds of years. Although I am concerned about the destruction of the rural and natural land (which has already occurred in the first Welaunee development), I am also concerned about certain inconsistencies and other factors. For example, there is already enough housing available in Tallahassee for the projected population in the coming years. The development would produce more fossil fuels because of traffic in the area, which is the opposite of the goal to create a more walker-friendly city and be fossil fuel free by 2050. The plan is also supposed to be using the existing infrastructure within the current Urban Service Area and addressing those needs, not expanding the USA. Additionally, this plan does not address affordable housing issues. Finally, the decision to rush and not delay the May 26th hearing goes against Leon County procedural rules and is unfair for citizens, especially during this pandemic. There is no need to rush. The interests, needs, desires, thoughts and opinions of the citizens of Tallahassee need to be heard by their elected officials thoroughly before any decision is made. Especially a decision that could alter the face of Tallahassee forever.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: andrew@grimsleycpa.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 3:02:55 PM

Citizen Information

Full First and Last Name: Andrew Gay

Home Street Address: 2676 Breton Ridge Drive Tallahassee, FL 32312

Email: andrew@grimsleycpa.com

Best Daytime Phone Number: 850-385-1120

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I am a firm believer that intentionally planned growth for the future of our great community is vitally important. I am in full support of this amendment to include Welaunee in our Urban Services Area as that is the type of calculated growth we need.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: azlittlefield@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 12:02:04 PM

Citizen Information

Full First and Last Name: Ashleigh Littlefield

Home Street Address: 4910 N Monroe St. Apt. E101 Tallahassee, FL 32303

Email: azlittlefield@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I believe the expansion of the Welaunee community would greatly benefit Tallahassee and it's residents. With Interstate-10 being easily accessible from the area, it is a great spot for new businesses to thrive. Living and working on the North/North West side of Tallahassee, myself and neighbors are always seeking offices, restaurants, and shops that are a quick exit away on I-10. It would be exciting to see new residential areas in that area, as well. As a 28 year resident of Tallahassee, I enjoy seeing the town I love continue to grow. Thank you!

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: cbgriffith28@yahoo.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 11:54:39 AM

Citizen Information

Full First and Last Name: Christian Griffith

Home Street Address: 3810 Buck Lake Road J1008

Email: cbgriffith28@yahoo.com

Best Daytime Phone Number: 5614209776

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Hello - I support growth in the Welaunee community. I believe it is one of the best locations in Tallahassee because it is close to the I-10 / Thomasville Road intersection and close to the Greenway. Expanding Welaunee will provide the opportunity for business to move into the newly created shopping centers, residents to buy new homes (across many price points), and more outdoor amenities to be developed. I have read quite a bit of news recently talking about the exodus from large cities and I hope some of those people come to Tallahassee. We need to be ready for them. Let's open Tallahassee up for responsible growth, attract new residents and business, and thrive together. Thank you for taking my opinion into consideration.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: LAWSON.DEBORAH.E@GMAIL.COM
To: citizeninput; White, Artie
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 2:08:47 PM

Citizen Information

Full First and Last Name: Deborah Lawson

Home Street Address: 1011 Shalimar Drive, Tallahassee, FL 32312

Email: LAWSON.DEBORAH.E@GMAIL.COM

Best Daytime Phone Number: 8505700033

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Commissioners, As a long-time resident of Tallahassee whose children and grandchildren were born and live here, I urge you NOT TO TRANSMIT tomorrow, in this time of the Covid-19 pandemic, the comp plan amendments for the Welaunee Arch. I believe it is realistic to say that we know this development has been in the long-range planning stage for 30 years and that it will happen. Your legacy will be HOW IT HAPPENS and potentially WHAT IT LOOKS LIKE when it does. We know the landowners are anxious, the City planners believe this is ready to occur, and that there has been pressure to get it done. BUT I AM ASKING ONE MORE TIME, please find a way to allow open dialogue between the owners, planners, commissioners and concerned citizenry. Often changes are made to land use plans through this kind of open dialogue that have long-term benefits for all involved. I am not asking you to vote against these comp plan amendments, I am asking you to take a breath, VOTE NO to transmittal tomorrow (May 26, 2020), and find a creative way to allow public input into this process so that the issues of concern can be properly addressed. Sincerely, Deborah Lawson

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: debpreble@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 12:51:55 PM

Citizen Information

Full First and Last Name: Debra Preble

Home Street Address: 6631 Pisgah Church Road

Email: debpreble@gmail.com

Best Daytime Phone Number: 850-443-0067

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I support this project and this development. I have lived in the area for 30 years and it been being planned and discussed the entire time. I am eager for it to move forward. I think well planned communities like Welaunee are the best way for our county to develop.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: fdilmore@teambeck.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Sunday, May 24, 2020 4:27:16 PM

Citizen Information

Full First and Last Name: Fletcher Dilmore

Home Street Address: 215 W. College Ave. Unit 402, Tallahassee, FL, 32301

Email: fdilmore@teambeck.com

Best Daytime Phone Number: 8503261463

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I have read and followed the Wealunee project for several years and think it is important to the community for many reasons that we support this project.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: jacksonoberlink@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 3:35:25 PM

Citizen Information

Full First and Last Name: Jackson Oberlink

Home Street Address: 2201 Melanie Dr. Tallahassee, FL. 32304

Email: jacksonoberlink@gmail.com

Best Daytime Phone Number: 7725321371

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I urge all of the city and county commissioners of Tallahassee/Leon County to vote against this proposed amendment that would expand the Urban Services Area to include the Welaunee Plantation. There is no need to rush to develop this land while the citizens of Tallahassee/Leon County are unable to make proper public comment and participate in the process. Additionally, the city is in the process of developing a Clean Energy Plan. The Clean Energy Plan may include regulations for new developments to have energy efficiency standards and renewable energy capabilities. A massive development of this scale should wait till the Clean Energy Plan has been announced so that they can follow new regulations. The amendment does not include any plan for transportation. Building this development so far from the urban center will cause increased traveling by personal vehicles in and out of the city every day. This will dramatically increase our greenhouse gas emissions while the city is trying to become carbon neutral by 2050. We cannot allow this amendment to pass. Please listen to the voices of your constituents and vote no on this amendment.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: Bastianj@nettally.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 10:50:43 AM

Citizen Information

Full First and Last Name: Jeff Bastian

Home Street Address: 319 W 8th Ave

Email: Bastianj@nettally.com

Best Daytime Phone Number: 859-274-2309

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: When you are in a hole stop digging. When offered a deal that you lose money on walk away. These are the reasons for not doing Walaunee.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: JeffDoxsee1@Gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Thursday, May 21, 2020 12:37:26 PM

Citizen Information

Full First and Last Name: Jeff Doxsee

Home Street Address: 3668 Las Brisas St. Tallahassee, Fl. 32309

Email: JeffDoxsee1@Gmail.com

Best Daytime Phone Number: 850-545-4747

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Commissioners- Thank you for your consideration. I was disappointed, although not surprised by the clearly misleading Title of the proponents of this anti-business, stagnating initiative "walkability vs. sprawl". Hmm... do any of the Commissioners own businesses that may benefit from restricting growth to existing downtown? 1st of all, Canopy has been a part of BluePrint since prior to it's inception, through our Comprehensive Plan with has the input of citizens, government, business & growth management. It is the BEST solution for future growth in Tallahassee, all you have to do is look at a map with existing homes, open area where homes can be built & it is pretty obvious. From an environmental perspective, the Community Creators took into consideration the Canopy Roads of Miccosukee Road & Centerville Rd., with a substantial buffer zone adjacent to them and built a NEW road, Welaunee Blvd to assure that the Canopy Roads would NOT be affected. Over 30% of the site is conservation area, the Miccosukee Greenway runs the perimeter of the property and it was formerly a Cattle Ranch, so most of the property was pasture land. If someone's concern is Urban Sprawl, again, all you have to do is look at a map, draw concentric circles out from Downtown, this property is located much closer to town than Killearn Lakes. I-10 is already planned to have a bridge begun this year & eventually an interchange that will relieve the Thomasville Road congestion, that we have all experienced. If walkability is someone's concern, Canopy has walking trails throughout that connect to the miles of Miccosukee Greenway, it's less than a mile from Restaurants, Hospitals & Shopping on CCNE and there are Restaurants, & small retail being built in Canopy, right now. Perhaps some did not suffer through the horrible economic times from 2008-2016, but it was devastating to everyone on the Real Estate & Construction Industry and related ancillary businesses. Our Community is FINALLY trying to diversify our economic base from it's dependence on the State Capitol & Universities, which do provide an excellent financial stability, but we shouldn't be dependent on it. New Home construction is the #1 economic stimulator to any community (do the research), Tallahassee's New Home Construction prior to 2000 averaged about 1000 homes per year, since 2008 I don't think it has exceeded 600 homes per year. Do you want YOUR children to move back to Tallahassee? It is a simple supply & demand scenario, there is FAR

more demand than there is supply. Contact ANY Real Estate Professional, Appraiser, Banker their opinion of this. Please don't be short-sighted and ignore the decades of Growth Management Planning & thousands of tax payer dollars for studies that have already determined that this community will be a tremendous asset to Tallahassee. Ironically a group in Killearn Estates have unfortunately been releasing FALSE information regarding traffic through Killearn via Shamrock. I can not think of ANYONE that would drive EAST on Welaunee Blvd, wind all the way through Killearn Estates, to go North on Thomasville Road to Bannerman Crossing or Killearn Lakes. Again, look at a map, ANYONE would drive north on Capital Circle, take the fly-over to Thomasville Road & head north. Also ironically, the vast majority of Killearn homeowners WANT the I-10 interchange, but they are about to sever their egress to it, if they stop the Shamrock extension. It really doesn't matter to Canopy homeowners, the can get to either hospital & shopping & the new I-10 interchange easily, they don't need the Shamrock extension. The #1 beneficiary of the Shamrock extension would be Killearn Homeowners, it will make it much easier to get to the hospitals & shopping & the ONLY way to get to the new interchange. Alas, they have been misinformed...

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: bigfizz85@yahoo.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Thursday, May 21, 2020 5:31:50 PM

Citizen Information

Full First and Last Name: Jeffery Morrison

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Email: bigfizz85@yahoo.com

Best Daytime Phone Number: 8638089249

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I'd like to go on record and ask that we please take our time to study impacts and delay voting on the USA expansion and the Welaunee development and allow more members of the community time to become better informed and involved in this possible expansion of the Northeast at taxpayer expense. Thank you, - Jeffery Morrison

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: facilitatedsolutionsjb@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 4:08:36 PM

Citizen Information

Full First and Last Name: Keep It Rural, Inc

Home Street Address: 1803 Old Fort Drive

Email: facilitatedsolutionsjb@gmail.com

Best Daytime Phone Number: 850.694.1209

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TTA 2020-013. We believe it is premature to adopt the amendment at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbates inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings. Inconsistent with Comprehensive Plan Policies 1. The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies. (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings. 2. There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk. This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L]) 3. Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy. 4. The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans. It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned

Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein. 5. Section 163.3177, Florida Statutes, provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.” No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below. 6. One important way the Southern Strategy goal can be achieved is through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. “Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.” Goal 11[L]. 7. In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased. Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited. 8. The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community. New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. These amendments will exacerbate this inequity. Poorly Conceived Master Plan and Exacerbation of Inequities 1. The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L] and the proposed one for the Arch, will result in over 14,000 dwelling units. This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045. This is a huge commitment of development activity to only one location in the County. 2. A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large developments. This type of monolithic development does not support our local construction business. 3. The Welaunee Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate. 4. The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses. Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used. 5. Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars. 6. The median household income in Tallahassee is \$44,000 The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee

homeowners. 7. Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met. The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse. 8. Redevelopment has played a significant role in providing new housing in the last 20 years. The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community. The Process 1. The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered. At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment. 2. These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments. 3. Fundamentally – the Comprehensive Plan is LAW. Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated. 4. The pandemic is going to change local government revenue and expenditure for years. There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession. Public Participation In the Comprehensive Planning Process The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation. We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation. Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section 286.0114, F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more. As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section 163.3181 (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section 163.3181 (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information

services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic. There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings. Government bodies should not opportunistically take advantage of the public’s inability to attend large gatherings to make critical decisions affecting the public’s interest if those decisions can reasonably postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements. The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee’s Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person. Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings fly’s in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement. We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they has been properly vetted with real participation from the pubic, and at a minimum with opportunity for real-time comment. Sincerely, Jeff Blair on Behalf of Keep It Rural ,Inc.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: k.brock0118@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 11:48:42 AM

Citizen Information

Full First and Last Name: Kristina Brock

Home Street Address: 3810 BUCK LAKE RD APT K1103

Email: k.brock0118@gmail.com

Best Daytime Phone Number: 850-443-0751

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I support the growth in the canopy neighborhood. I feel that it is in a great location and the addition of homes as well as business like the bowling alley will help with the economy. Tallahassee is in need of more newer developments in the midtown areas as the North East seems to be expanding in that direction. I am excited to see the addition of new business in the area as well! Thank you for your consideration.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: ar23@aol.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Thursday, May 21, 2020 11:49:27 AM

Citizen Information

Full First and Last Name: Al and Mary Anne Russell

Home Street Address: 8114 Holly Ridge Trail

Email: ar23@aol.com

Best Daytime Phone Number: 850-508-4242

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: “ My wife and I have read and followed the Wealunee project for several years and think it is important for many reasons that the City and County continue supporting this project as we do.”. Thank you Al & Mary Anne Russell

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: marycfrederick@aol.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 3:10:45 PM

Citizen Information

Full First and Last Name: Mary Frederick

Home Street Address: 805 Circle Dr

Email: marycfrederick@aol.com

Best Daytime Phone Number: 850 933 9998

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Woodland Drives Neighborhood Association Tallahassee FL May 25, 2020
Tallahassee City & Leon County Commissioners Re: Welaunee Arch Comprehensive Plan amendment Dear Commissioners, As its president, I am writing on behalf of the Woodland Drives Neighborhood Association, an in-town neighborhood more than 450 homes, with our concerns about the proposed Welaunee Arch Comprehensive Plan amendment. First, in our view, the County Commission's reversal of its decision to delay the May 26th public hearing, and both commissions' decision to proceed without public comment at the meeting, are, at best, regrettable. However, given that you will be voting on the amendment at this meeting, we urge you to vote against it for a variety of reasons. Here are some of them: (1) The substantial expansion of the Urban Service Area to the northeast conflicts with the Comprehensive Plan's directive to make better use of the available resources to the south, while lessening development pressure in the north and east. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, and sidewalks, and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. (2) The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe, and the proposal perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability. (3) The Master Plan inadequately addresses affordable housing. (4) The Master Plan, intended to provide direction for the review of subsequent incremental development plans, is inadequate due to the lack of a phasing plan and the absence of design guidelines to address, among other things, energy efficiency, pedestrian access, and crime prevention. (5) The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the southern parts of the city and county. Finally, we face a pandemic that will have long term economic impacts; this is not the

time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development. Sincerely, Mary Frederick, President Greg Youchock, Vice President Tom Walden, Secretary Tom Berger, Treasurer Zach Teders, Board Member Rob Borger, Board Member Kathy Figley, Board Member

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: popsrock@comcast.net
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Sunday, May 24, 2020 5:02:41 PM

Citizen Information

Full First and Last Name: Mike Rychik

Home Street Address: 9601-68 Miccosukee Rd.

Email: popsrock@comcast.net

Best Daytime Phone Number: 850-877-5084

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Dear Commissioners and the Mayor, If the City of Tallahassee's Master Plan expands the rural zone portion of the Arch without including room for future schools, a fire station and recreational parks, over 12,000 residences will be crammed throughout the plantation, providing high priced housing for over 27,000 people. This is over half of the projected growth of Leon County by 2045, all in Welaunee. There is no way that this plan can avoid urban sprawl into the Northeast section of the county which is already overrun with people and traffic. Undoubtedly, you've noticed over the last couple weeks that a lot of our citizens are not happy with our local government officials when it comes to Welaunee. I hope some of you are still really listening because a vote on Tuesday to go ahead as planned with a 30 year outdated vision of what will be needed in 2045 isn't prudent or patriotic. Not when we are in a Pandemic, and an economic crisis. Not when the rest of the plantation hasn't been developed and begins to show signs of thriving. Not when other parts of the city and county continue to be disadvantaged. As a Keep it Rural member, the most telling slip of the tongue I have heard as I watched the most recent City and County commission meetings were references such as "I've heard from both sides. I talked to Pam Hall and Jeff Blair and then I talked to the City (or County) attorney and City planner (or County Administrator)." This indicates a flaw in the system, folks. Pam and Jeff are citizens and well-researched activists who are giving voice to citizen concerns. They are not elected or appointed officials. That's why there was a Saturday protest parade of cars honking their displeasure with this decision. That's why Commissioner Matlow's Virtual Town Hall Meeting had over 500 public comments with very few supporting the City's Master Plan. What I keep hearing from officials is "why are people complaining now when this has been planned for 30 years." Perhaps what you're hearing is that the plan is deficient, out-of-date, and ill-advised. That it only benefits the planners, the lawyers, the developers, and the land owners because where is the public support for this plan now in 2020? How many emails and calls from common folks have you been getting supporting the rezoning of the Arch in these uncertain times? Before Tuesday I encourage you all to watch the Commissioner Matlow's town hall and read the comments before your transmittal meeting. What you'll see and hear is democracy in action.

<https://www.facebook.com/CommissionerJeremyMatlow/> These 2800 acres need to be protected from this plan. More houses, more condos, more stores are not the answer in the final phase of this project. Give this decision at least another 10 or 15 years when the vision for this land makes sense. Respectfully, Mike Rychlik Keep It Rural board member

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

[Get Adobe Reader Now!](#)

From: phall@curg.org
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:43:37 PM

Citizen Information

Full First and Last Name: Pamela Hall

Home Street Address: 5051 Quail Valley Road, Tallahassee 32309

Email: phall@curg.org

Best Daytime Phone Number: 850-445-6007

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Submittal 2 of 3 pages The entire topic of how the expansion of the urban services area (USA) is justified at this time, instead of being phased into the development of all of Welaunee has been eluded. The role of the USA is well defined in Objective 1[L]. How to do calculations that HELP in the assessment of it's condition and need for change in location or size is well described. I have no idea why Planning staff is throwing their arms up and saying they can't tell what to do. Population accommodation analyses have been done by the Planning Department a number of times – realistic ones, not the 2007 EAR FLU technique. A realistic one needs to quantify (as much as possible) the role of re-development in creating capacity. The last discussion of whether there is sufficient development capacity in the USA was done in 2017. There's also a presentation in 2014. Heck, there was even one about the Urban Fringe and it's role in USA expansion or not. There have also been analyses of infrastructure deficit in the USA. The COT Master and Water Sewer Plan provides this for the unincorporated area of the USA every 5 years, including the cost of providing services to vacant land. Analysis of other urban services deficits would serve this community well. We need to understand the inequities that have been generated over decades in order to address them as best as local government tools and strategies can provide. These two analyses are necessary for determining when and where to expand the USA, but they are not sufficient. There are other considerations, but it is just silly to pretend we cannot know. When did we get so scared? The other major failing of the current Arch Master Plan is how it has been changed in just the months since it was introduced without analysis to support these changes. It's like throwing spaghetti at the wall and seeing what will stick! The density allowance has changed from a maximum of 4,500 dwelling units to nearly 22,000, without analysis of whether this is appropriate, or how it affects the rest of the Community. Think about this, the Arch alone can now become so large it could capture ALL of the population for the entire County for the next 25 years (projected 56,000 people to 2045: 22,000 DU will support 50,6000 people). Add in the capacity of the Toe and the Heel, and ALL 5,6000 people can live in Welaunee. Reconsider the structure of the Amendments: 1. The Master Plan is NOT supposed to be part of the Comprehensive Plan. It is to be written CONCURRENTLY with the amendment that

creates the Planned Development. It is supposed to contain significant amounts of detail so as to be able to direct further development via PUD, this amount of detail is inappropriate for the CP. BUT it must exist exactly at the same time the Planned Development gets created so that development is well regulated. Objective 6.1[L] was amended after the Master Plan for the Welaunee Toe & Heel were adopted in order to allow much greater specificity in the Master

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: phall@curg.org
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:45:09 PM

Citizen Information

Full First and Last Name: Pamela Hall

Home Street Address: 5051 Quail Valley Road, Tallahassee 32309

Email: phall@curg.org

Best Daytime Phone Number: 850-445-6007

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Plan. Note that Policy 6.1.2[L] also contains the list of 15 items and issues the Master Plan is supposed to address. Policy 6.1.2[L] Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. 2. The Urban Services Area is depicted on the Future Land Use map by a line. Therefore to change it's location requires a MAP amendment. Note that the Pine Cone Wood amendment #5 is asking for USA expansion and consolidation of parcels with others already inside the USA and re-designating them as Planned Development. This is what staff is trying to accomplish for the Welaunee Arch. The expansion of the USA as a text amendment is incorrect. (This amendment is for less than 200 acres so a concurrent Master Plan is not required). Objective 1.1[L]...The location and size of the USA shall be depicted on the Future Land Use Map... Please, create a REAL Master Plan for the Arch. It is 4700 acres and apparently you want it to be the future of residential development in Leon County. Data collection, planning analysis and public outreach will take time and resources. The review time of a conventional CP amendment has clearly not been adequate, due to lack of public hearings and lack of staff time since they have been amending it at the last minute. Include the public along the way, as was done for the Toe & Heel. And include yourselves with workshops. Write it well, BEFORE submitting it again. With COVID to deal with, a road still years from construction and the Toe and Heel just sitting there still vacant, nothing will "break" while a great plan is written. If you transmit the Master Plan as written, it will never get properly revised and the end product will look like developments from 1990, the date that seems to be driving this "car crash" – expensive enclaves, nothing but cars, an interstate interchange with warehouses and failing department stores, massive congestion on Capital Circle, and increasing inequities and poverty in more of the County. Come on – do this right, or don't do it at all. Sincerely, My last salvo, because I care deeply about my back yard – ALL

OF LEON COUNTY – and Wakulla to boot. Pamela Hall

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: smarston@ucceng.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 10:21:48 AM

Citizen Information

Full First and Last Name: Sean K. Marston

Home Street Address: 5979 Ansel Ferrel Rd.

Email: smarston@ucceng.com

Best Daytime Phone Number: 850-566-0083

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I believe that Walaunee is a critical for growth in our community. It is the missing piece to the development pie within the City and Leon County. Both the County and City have regulations in place to protect the environment and accommodate development. We need additional residential units and commercial development to have a sustainable community. One in which people will support and continue to grow our community, I support the this project and hope this item is approved.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: slaton@talcor.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 9:45:39 AM

Citizen Information

Full First and Last Name: slaton murray

Home Street Address: 2027 East Forest Drive

Email: slaton@talcor.com

Best Daytime Phone Number: 8502948521

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I support the Welaunee Urban Services Expansion. We have the opportunity for the city to work with one landlord in order to craft what could be THE next area of growth for the Capital City. It is imperative that the city pursues this opportunity.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: engstrom@bio.fsu.edu
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 4:09:29 PM

Citizen Information

Full First and Last Name: Todd Engstrom

Home Street Address: 309 Carr Lane

Email: engstrom@bio.fsu.edu

Best Daytime Phone Number: 8505592192

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch for the following reasons: (1) Amending the Comp Plan during this public health emergency and economic disruption is unacceptable. First, a change to the Comp Plan that would permit urban sprawl of this magnitude needs to be discussed in a public forum or, at the very least, given more time for public engagement. Second, it's crazy to set the course for backward-looking urban development that will affect Tallahassee for many decades when we are facing a wildly uncertain economic future. (2) The proposed Amendment violates the spirit and letter of the Comp Plan. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Why aren't we building sidewalks and converting septic tanks to sewers in the south and west parts of town instead of spending our tax dollars to support another development in the northeast far from the center of the city? (3) Visionary growth would increase density within the USA and protect the rural character outside the USA. This would improve the economics of mass transportation and recognize the remarkable natural areas (Apalachicola National Forest and the Red Hills hunting plantation landscape) that create a unique setting for Tallahassee. Thank you for your consideration. Todd Engstrom, 309 Carr Lane, Tallahassee, Florida 32312; engstrom@bio.fsu.edu

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: tracey@targetprintmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 3:52:13 PM

Citizen Information

Full First and Last Name: Tracey Cohen

Home Street Address: 2518 Marston Road

Email: tracey@targetprintmail.com

Best Daytime Phone Number: 850-509-1613

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I am writing in support of the Welaunee Expansion. As a non-native Tallahasseean and a business owner, Tallahassee's approach to smart growth is one of the reasons that I relocated here. We bought a home in a new urban infill development on Morningside Drive when we first moved here. It was affordable, convenient and new, and coming from Atlanta, those attributes were important to us. If we want to continue to attract talent to Tallahassee, to grow our city and our tax base, the opportunity that the Welaunee expansion presents is exactly the kind of new, smart growth that will move the needle for us as a community. Thank you.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Dr. Pamela Hall Re: Welaunee Amendments - Last Salvo
Date: Monday, May 25, 2020 3:33:39 PM
Attachments: [Welaunee Amendments Last Salvo PHall.pdf](#)

Hi Artie, documenting receipt of this email.

From: Pamela Hall <phall@curg.org>
Sent: Monday, May 25, 2020 1:46 PM
To: Richardson, Curtis <Curtis.Richardson@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Amendments - Last Salvo

Hello Mayor and Commissioners;

Please find some time to read this email and the attached letter. It's not (too much) of a tired about what's wrong with the two Welaunee amendments. In fact, I offer a third way. Nothing with "break" if a GOOD Master Plan is written instead of transmitting the very poor one that is on the table on Tuesday. As a community we have always been able to do much better when we put minds and hearts together and talk (and analyze) it out.

In just this last week, Welaunee Arch has gone from being about 4,500 Dwelling units - about the same size at the Toe & Heel, to a proposal of nearly 22,000. This would make all of Welaunee big enough to absorb ALL of Leon County's population growth for the next 25 years. This means it will be a HUGE focus of private and public investment.

Surely something this big should have had deliberate, data informed, public involved, discussion to create a Master Plan that will survive those 20-30-40 years of development and produce what our community needs and wants - all of the community.

It's only been since 2016 that development has even begun to occur in Welaunee, there's 1300 vacant acres still in the Toe and Heel. Spending time, resources and educating all of us, will not harm anything. Not doing so, could.

Your constituents who are "opposed" to the current amendments, as they are written, and there are many of us from all over the County and the City - it's not just me or KIR - are asking for a third way. Please, be fair.

-ph

May 25, 2020

Dear Mayor, City Commissioners, Chairman and County Commissioners:

I ask that you to vote “NO” on both Welaunee amendments AND direct staff to revise the Welaunee Arch Master Plan so that it will provide the direction needed for the development of the Arch in the years ahead. What’s being proposed is immensely inadequate given that the Arch is proposed to support 50,000 people – the vast majority of population growth in Leon County for the next 25 years. There needs to be a sincere dialog with the community about HOW and WHEN Welaunee may develop. The tool for this is to include public and Commission participation while doing the analyses and planning that a GREAT Master Plan requires.

Revision of the Welaunee Master Plan:

The Welaunee Arch Master Plan is supposed to be the document that will shepherd the full development of the 4700 acres of the Arch. Please, please, take a look at that document and compare it to Objective 13.1[L], the Welaunee Toe & Heel Master Plan.

The Arch Master Plan claims it “satisfies the requirements of Policies 6.1.1 and 6.1.2 for a planned development master plan.” Stating it doesn’t make it so. Heck, it starts by not even requiring development to meet the basic criteria of mixed uses.

*The portion of the Welaunee Critical Planning Area north of Interstate 10 (the “Arch”) **may** develop with a development pattern that creates a community with a wide range of land uses*

Yes, there are policies with the appropriate titles but there is little content. There is no stormwater plan, just the promise to make one at a later date. There is no plan for schools, for parks and recreation. There is no mechanism for how a stepwise PUD development process will end up with the required 20% trip capture. The simple designation of “Open Space” on a map does not describe HOW the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed. Inclusionary housing is mentioned, but is easily elided by using small PUDs. No mention of affordable housing. A phasing plan was devised at the last minute, 1 week before transmittal, without any analysis to demonstrate why this is an adequate value. It took 25 years to get even 500 acres of the Toe to develop, why provide only 15 years for the Arch? The development “trigger” is only one third of what’s allowed. What’s the evidence this is sufficient? And there is no consideration of phasing the Arch relative to the undeveloped 1300 acres of Toe and Heel.

The entire topic of how the expansion of the urban services area (USA) is justified at this time, instead of being phased into the development of all of Welaunee has been eluded. The role of the USA is well defined in Objective 1[L]. How to do calculations that HELP in the assessment of it's condition and need for change in location or size is well described. I have no idea why Planning staff is throwing their arms up and saying they can't tell what to do. Population accommodation analyses have been done by the Planning Department a number of times – realistic ones, not the 2007 EAR FLU technique. A realistic one needs to quantify (as much as possible) the role of re-development in creating capacity. The last discussion of whether there is sufficient development capacity in the USA was done in 2017. There's also a presentation in 2014. Heck, there was even one about the Urban Fringe and it's role in USA expansion or not.

There have also been analyses of infrastructure deficit in the USA. The COT Master and Water Sewer Plan provides this for the unincorporated area of the USA every 5 years, including the cost of providing services to vacant land. Analysis of other urban services deficits would serve this community well. We need to understand the inequities that have been generated over decades in order to address them as best as local government tools and strategies can provide.

These two analyses are necessary for determining when and where to expand the USA, but they are not sufficient. There are other considerations, but it is just silly to pretend we cannot know. When did we get so scared?

The other major failing of the current Arch Master Plan is how it has been changed in just the months since it was introduced without analysis to support these changes. It's like throwing spaghetti at the wall and seeing what will stick! The density allowance has changed from a maximum of 4,500 dwelling units to nearly 22,000, without analysis of whether this is appropriate, or how it affects the rest of the Community. **Think about this, the Arch alone can now become so large it could capture ALL of the population for the entire County for the next 25 years (projected 56,000 people to 2045: 22,000 DU will support 50,6000 people).** Add in the capacity of the Toe and the Heel, and ALL 5,6000 people can live in Welaunee.

Reconsider the structure of the Amendments:

- 1. The Master Plan is NOT supposed to be part of the Comprehensive Plan. It is to be written CONCURRENTLY with the amendment that creates the Planned Development.** It is supposed to contain significant amounts of detail so as to be able to direct further development via PUD, this amount of detail is inappropriate for the CP. BUT it must exist exactly at the same time the Planned Development gets created so that development is well regulated. Objective 6.1[L] was amended after the Master Plan for the Welaunee Toe & Heel were adopted in order to allow much greater specificity in the Master

Plan. Note that Policy 6.1.2[L] also contains the list of 15 items and issues the Master Plan is supposed to address.

*Policy 6.1.2[L] Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, **a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently** with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses.*

- 2. The Urban Services Area is a depicted on the Future Land Use map by a line. Therefore to change it's location requires a MAP amendment.** Note that the Pine Cone Wood amendment #5 is asking for USA expansion and consolidation of parcels with others already inside the USA and re-designating them as Planned Development. This is what staff is trying to accomplish for the Welaunee Arch. The expansion of the USA as a text amendment is incorrect. (This amendment is for less than 200 acres so a concurrent Master Plan is not required).

Objective 1.1[L]...The location and size of the USA shall be depicted on the Future Land Use Map...

Please, create a REAL Master Plan for the Arch. It is 4700 acres and apparently you want it to be the future of residential development in Leon County. Data collection, planning analysis and public outreach will take time and resources. The review time of a conventional CP amendment has clearly not been adequate, due to lack of public hearings and lack of staff time since they have been amending it at the last minute. Include the public along the way, as was done for the Toe & Heel. And include yourselves with workshops. Write it well, BEFORE submitting it again. **With COVID to deal with, a road still years from construction and the Toe and Heel just sitting there still vacant, nothing will "break" while a great plan is written.**

If you transmit the Master Plan as written, it will never get properly revised and the end product will look like developments from 1990, the date that seems to be driving this "car crash" – expensive enclaves, nothing but cars, an interstate interchange with warehouses and failing department stores, massive congestion on Capital Circle, and increasing inequities and poverty in more of the County. Come on – do this right, or don't do it at all.

Sincerely,
My last salvo, because I care deeply about my back yard – ALL OF LEON COUNTY – and Wakulla to boot.

Pamela Hall

Emails received related to Welaunee Arch Comp Plan Amendment

From	Email
<p>Agnes R. McMurray</p>	<p>-----Original Message----- From: Agnes McMurray <amrose@embarqmail.com> Sent: Saturday, May 23, 2020 5:21 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com> Subject: Input on Amendments to the Comprehensive Plan regarding the Welaunee Area</p> <p>Dear Mayor and Commissioners,</p> <p>I am writing to register my objection to the commission moving forward with the proposed large expansion of the USA in the Welaunee area which is inconsistent with many Comprehensive Plan goals, objectives and policies, including the SouthernStrategy, and does not comply with statutory requirements for amendments.</p> <p>The reasons for my objections are:</p> <ul style="list-style-type: none"> • The amendment, as required by statute, does not prevent suburban sprawl, and does not focus growth and development on infill within the existing USA. • The City’s proposed expansion of the USA is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Our population growth is decelerating (BEBR 2019). • This is unprecedented, the City is not holding themselves to the same standards as applied to all other Comp Plan amendments. <p>In addition there is no demonstrated community need to move forward immediately with the proposed amendments. Our community is focused on staying well and limiting economic devastation while dealing with the threat of the Corona Virus. As a result citizens are not afforded the opportunity to address their concerns to the commission in a public meeting. To push forward such impactful amendments during this time reflects a lack of respect for your constituents rights to participate in the governance process.</p> <p>I ask you once again to delay any further action on these amendments until we are again able to conduct public meetings in which all citizens have the opportunity to participate in the sunshine. I can conceive of no honest reason that these actions must be taken immediately.</p> <p>Thank you for your consideration of my concerns. Agnes McMurray</p> <p>From: Agnes McMurray <amrose@embarqmail.com> Sent: Thursday, May 14, 2020 9:43 AM</p>

	<p>To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Citizen Comments on Welaunee Arch Development Amendments</p> <p>Commissioner Bryant,</p> <p>I am writing to request that the City commission not take any vote on the two comprehensive plan amendments regarding the Welaunee “Arch” at your 5/26 meeting. Such action would be a denial of citizen’s right to have input into significant actions like these that will affect the future of our community for many years. At this time, due to the pandemic, citizens are only able to submit email comments and are being denied a full public hearing. The commission is denying the right to be heard to citizens - both those who support and those who oppose these amendments.</p> <p>I am also writing to register my opposition to the two amendments concerning the Welaunee “Arch”, bounded by Centerville, Miccosukee, Roberts, Crump and I-10. These two amendments would re-designate 2800 rural acres rural to urban development. This will significantly change the rural nature of this entire area of our community.</p> <p>The amendments propose appear to be trading off over \$80,000,000 in road and highway infrastructure for the return of \$2,000,000 from the landowners who will directly benefit financially from these changes. This is not an appropriate use of city and county resources and this is not the sector of our community most in need of road investment.</p> <p>There are currently 2000 acres of Welaunee under development. Why is the commission proposing to spend so much of our public resources to support expanding suburban development? Other areas of our community are in much greater need and this development will not benefit our community overall. As a 40 year resident of the area directly bordering on the area proposed for re-designation I am totally opposed to this inappropriate and ill considered use of our public funds.</p> <p>I repeat my strong request that the commission not act on these two amendments until our citizens can be present and participate a public meeting where decisions of this weight should appropriately be made. To do otherwise would be a failure of your responsibilities to us, the citizens who elected you and depend on your commitment to fair and open governance.</p> <p>Thank you, Agnes R McMurray</p>
Cliff Thaell	<p>From: Cliff Thaell <cthaell@gmail.com> Sent: Tuesday, May 19, 2020 10:12 AM To: Bryan Desloge <DeslogeB@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov> Cc: Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>;</p>

Bryant, Elaine <Elaine.Bryant@talgov.com>; Dianne Williams-Cox <dwmscox@gmail.com>

Subject: Welaunee Comprehensive Plan Amendments

Dear Commissioners:

I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. The proposal represents the worst kind of urban sprawl, is a terrible deal for taxpayers and contributes greatly to our community's carbon footprint. Moreover, it has the potential to exacerbate already severe economic inequalities in Tallahassee.

I was disheartened to learn that a majority of county commissioners voted to allow these amendments to move forward without granting citizens the opportunity to be physically present to speak directly with decision makers.

Meeting in public as opposed to ZOOMING in might allow people to share their opinions, sometimes a messy prospect when government has its' mind set. Chairman Desloge's surprise motion and the subsequent 4-3 vote has caused consternation in the community, a clear signal "public participation" itself may be falling victim to this insidious pandemic in which we find ourselves.

The issue under consideration now is a step to expand the Urban Services Area adding 2,800 acres of rural land on the northeast "Arch" of the Welaunee Plantation. Is it likely there are potential violations of the Comp Plan inherent in taking this action? More lawsuits on the horizon?

Small local home builders are likely to be left out of the opportunity as large parcels typically end up in the hands of a cadre of larger developers. The largess that occurs when government creates huge land use rights seldom spreads equitably in the development business!

Indeed, Welaunee was "planned" during the 90's but only the western segments known as the "Toe" and the "Heel" actually have master plans. There are still 1,400 acres left in those sections for new growth. This isn't a plan for 21st Century development!

Good planning responds to the actual needs of the community. The land for roads and an interstate exchange has already been planned inside the Urban Service Boundary. That's nearly 2,000 acres where the Boulevard and I-10 exchange is proposed!

Heck, it could take 30 more years to develop given the fact it's been that long just to get development going in the "Toe", a neighborhood ironically known as "Canopy".


This proposal anticipates 25,000 people about half the population projection for the county over the next 25 years. All of it for Welaunee? And, these projections may well decelerate as an outcome of COVID-19 and the current sharp economic downturn. Where is the fairness in that? I was happy to hear that, by his vote against the motion, Commissioner Bill Proctor signaled understanding that the people in his district will be shortchanged by this bad proposition. Whatever happened to the

	<p>“Southern Strategy” commissioners were fond of discussing? In a county where twenty percent are considered “food insecure”!</p> <p>The proposed Welaunee Boulevard will cost taxpayers close to 50 million dollars! It could have the unintended outcome of moving traffic from Thomasville Road even further east. In exchange, local governments’ will be “given” \$2 million in right away the public will build for the developers. Is this a great deal? Building more roads for commuters in single occupancy vehicles is not a solution. No transit options? Housing unaffordable to most? An auto-oriented retro bow to planning models from the 50’s?</p> <p>Headlines may not be “in vogue” at the moment to mention “Climate Change” but the crisis persists and may be worsening, summer and hurricane season approaches!</p> <p>A critical lesson I took away from sixteen years serving as commissioner was that government too frequently found itself at the short end of the stick when it came to facing up to obligations.</p> <p>Recall, for example, the pain Tallahassee suffered in the 90’s when commissioners deliberately failed to abide by the strict guidelines of the Comp Plan requiring Leon County to adopt a “Bradfordville Stormwater Management Study”. The study was needed to protect pristine waters and property rights of owners around Lake McBride.</p> <p>Developers, aghast they might be prevented from paving every inch of property, fought valiantly. A majority of commissioners denied paying for it leading the Bradfordville Citizens Coalition to take the county to court. Judge Davey subsequently ruled for the plaintiffs, initiating the “Bradfordville Moratorium” and the county’s economy took a massive hit to the tune of about a quarter billion dollars. It could happen again!</p> <p>Sincerely yours, Cliff Thael 9601-59 Miccosukee Road Tallahassee, Florida 32309 cthael@gmail.com (850) 545-8866</p>
Darwin Gamble	<p>From: Darwin Gamble <darwingamble@yahoo.com> Sent: Sunday, May 17, 2020 5:37 PM To: Lakey Love <butterflylake@gmail.com> Cc: edward holifield <ewholifield@yahoo.com>; Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmscox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz Joyner <liz@villagesquare.us> Subject: Re: Public participation during County Commission Meetings</p>

	<p>To Ed's point, the City Commission the very next day was ready to vote on its consent agenda when the treasurer-clerk reminded them that there were 29 comments on Item 7.05 that would put about three-and-a-half acres of wooded city property up for sale to developers. Some want the city to retain it for park land or simply maintain it as open space. Not one member of the commission pulled the item for discussion or expressed any interest in what the comments said. They just voted to pass the whole consent agenda as if the comments didn't matter.</p> <p>The law is clear. Section 286.0114, Florida Statutes, says "Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission." An "opportunity to be heard" means they get to speak. Other local governments, such as St. Cloud and Pasco County provide for real-time meeting comments by Zoom and/or by telephone or they read emails aloud during the meetings. If they can do it, Leon County and Tallahassee can do it.</p> <p>Darwin</p> <p>On Sunday, May 17, 2020, 02:51:29 PM EDT, Lakey Love <butterflylake@gmail.com> wrote:</p> <p>Agree Darwin and Ed. This is crap.</p> <p>On Fri, May 15, 2020 at 9:38 AM Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>We definitely need some new blood on both commissions.</p> <p>On Friday, May 15, 2020, 09:20:56 AM EDT, edward holifield <ewholifield@yahoo.com> wrote:</p> <p>Disappointed in Proctor's vote. The others are simply political hacks who don't want public participation. Surprised by Dozier's vote. Her only real concerns are herself and Mad Dog construction. Don't forget the City. They are just as bad.</p> <p>Sent from my iPhone</p> <p>On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item.</p> <p>https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020</p> <p>Darwin</p>
<p>David & Jeanne Lebow</p>	<p>From: Jeanne Lebow <jglebow@comcast.net> Sent: Wednesday, May 20, 2020 2:47 PM</p>

	<p>To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: WELAUNEE COMP PLAN AMENDMENTS</p> <p>WE URGE THE COMMISSIONERS to DELAY the vote on the Welaunee amendments until the public can truly be heard.</p> <p>David and Jeanne Lebow 1918 Wahalaw Ct Tallahassee, FL 32301</p>
<p>David Kemmer</p>	<p>From: David Kemmer <davidanddeke@yahoo.com> Sent: Thursday, May 14, 2020 1:28 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Comp Plan Arch</p> <p>This plan for the Miccosukee , Centerville, Proctor Road should be put before your public. In person. To put something this large through without the public presence is unacceptable.</p> <p>We are in a Pandemic. Your people are desperately trying to navigate a broken unemployment system to get paid so they can pay rent and eat. Your small businesses will need shoring up. Many will not return. More needful than 2600 more acres of land in the NE will be in-fill as businesses close and people lose their homes. We do not need more sprawl. Canopy is sitting there as is Fallschase. Why should we continue to spread when those needs are so great and they land is already developed, available and waiting.</p> <p>I hope you vote to table this discussion until the public can attend these meetings. Deitra Kemmer</p>
<p>Debbie Lightsey</p>	<p>-----Original Message----- From: Debbie Lightsey <deblite@comcast.net> Sent: Tuesday, May 19, 2020 1:44 PM To: Goad, Reese <Reese.Goad@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>; Jackson, Cassandra <Cassandra.Jackson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com> Cc: Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov> Subject: Welaunee Comp Plan Amendments</p> <p>City Manager and City Attorney: Just heard you are scheduling a last minute Web meeting on Thursday morning to take public input. Another irregular process to try and establish that you care what the public thinks. How will you get real involvement, how do you intend to let the public know with less than two days to go. Additionally I understand the owners rep is submitting last minute changes to the development plan.</p>


	<p>This is outrageous. What is the rush? Are you afraid opposition may have a chance to build unless you continue to rush this through? What is the compelling public interest served by all this haste and pretense? This looks and smells worse by the minute.</p> <p>Stop!! Follow regular public meeting Notice and scheduling protocols. Slow down this train before it destroys any remaining public confidence in this City Government. Debbie Lightsey</p> <p>-----Original Message----- From: Debbie Lightsey <deblite@comcast.net> Sent: Tuesday, May 12, 2020 3:04 PM To: Dianne Williams-Cox <Dwmscox@gmail.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Dailey, John <John.Dailey@talgov.com> Subject: Welaunee Comp Plan Amendments</p> <p>Please delay this vote until full public input is possible. These amendments will alter the developments patterns in our community for the next 25 years. Let the public be engaged and not at some virtual meeting/— But face to face with their elected officials .</p> <p>There is no current data and analysis to support this huge expansion of the USA and the Critical Area Plan is a mere concept plan with insufficient detail or phasing timelines and very low density sprawled development. Many legitimate, essential questions have not been answered by staff. Allow time for answers.</p> <p>What is the hurry? What compelling public purpose is being served by pushing for a vote on May 26th. If this is all about the ROW — then buy it, but don't make terrible planning and infrastructure decisions that will reverberate for years based on a potential land donation.</p> <p>Debbie Lightsey</p>
Deborah Lawson	<p>From: Deborah Lawson <deborah.e.lawson@outlook.com> Sent: Monday, May 25, 2020 2:24 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Cc: Whitaker, Angie <angela.whitaker@talgov.com> Subject: Proposed Comprehensive Plan Amendments to the Welaunee Arch</p> <p>Commissioner Bryant: As a long-time resident of Tallahassee whose children and grandchildren were born and live here, I urge you NOT TO TRANSMIT tomorrow, in this time of the Covid-19 pandemic, the comp plan amendments for the Welaunee Arch. I believe it is realistic to say that we know this development has been in the long-range planning stage for 30 years and that it will happen. Your legacy will be HOW IT HAPPENS and potentially WHAT IT LOOKS LIKE when it does. We know the landowners are anxious, the City planners believe this is ready to occur, and that there has been pressure to get it done. BUT I AM ASKING ONE MORE TIME, please find a way to allow open dialogue between the owners, planners,</p>

	<p>commissioners and concerned citizenry. Often changes are made to land use plans through this kind of open dialogue that have long-term benefits for all involved. I am not asking you to vote against these comp plan amendments, I am asking you to take a breath, VOTE NO to transmittal tomorrow (May 26, 2020), and find a creative way to allow public input into this process so that the issues of concern can be properly addressed.</p> <p>Sincerely,</p>  <p>Deborah E. Lawson 1011 Shalimar Drive Tallahassee, FL 32312 (850)570-0033</p>
<p>Dehryl & Ashli McCall</p>	<p>From: ashli mccall <teachnewsletter@yahoo.com> Sent: Saturday, May 16, 2020 10:37 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Welaunee Arch</p> <p>We realize the following is a cut and paste message, but it says everything we are feeling, so why reinvent the wheel? Please put us down for a NO along with the others. We don't want the expansion.</p> <p>Dehryl & Ashli McCall</p> <p>"I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.</p> <p>Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.</p> <p>We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.</p> <p>We should retain the rural countryside we love and depend on for their ecosystems services.</p> <p>We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.</p> <p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.</p>

	<p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.”</p>
Dot Inman-Johnson	<p>From: dotinman-johnson@hotmail.com <dotinman-johnson@hotmail.com> Sent: Wednesday, May 13, 2020 10:46 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda FROM: dotinman-johnson@hotmail.com DATE: 05/13/2020 10:45:34 AM SUBJECT: Comp Plan amendments on May 26, 2020 agenda</p> <p>2121 Trescott Drive Request to delay action on Comp Plan amendments, as Leon County is doing, to allow for a real public hearing, not a virtual hearing. I and many other residents have serious concerns about the impacts of these amendments on smart growth, affordable housing, and economic development in other parts of the community besides the Northeast. I know all of you have voiced your commitment to investments and policies that build a strong economic base in every segment of our community. I hope you will demonstrate that commitment by delaying action on these amendments that will benefit the Northeast, while undercutting other areas of our community in greater need of attention. Thank you for your consideration.</p>
E. Edward Murray, Jr.	<p>From: E. Edward Murray, Jr. <murray@talcor.com> Sent: Friday, May 22, 2020 10:33 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Welaunee Project</p> <p>Dear Elaine: Below is an article I posted on Urban Tallahassee yesterday in regards to the Welaunee Project. http://urbantallahassee.com/welaunee-amendment-allows-us-to-plan-our-future-growth-opinion/?fbclid=IwAR2Qw0TMjyGroVIX0u_ityr3NxYVob-EZ4Wt77teClSBGVSnZXK64hnf10KU Hope you and your family have a happy Memorial Day weekend. EEM</p> <p>E. Edward Murray, Jr., SIOR, CCIM President / Broker Principal</p> <p>NAI TALCOR 1018 Thomasville Road, Suite 200A Tallahassee, Florida 32303 TALCOR.COM Main +1 850 224 2300 murray@talcor.com</p>
Edward Holifield, Ph.D.	<p>From: edward holifield <ewholifield@yahoo.com> Sent: Friday, May 15, 2020 9:21 AM To: Darwin Gamble <darwingamble@yahoo.com> Cc: Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Lakey Love <butterflylake@gmail.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>;</p>

	<p>Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmscox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz Joyner <liz@villagesquare.us></p> <p>Subject: Re: Public participation during County Commission Meetings</p> <p>Disappointed in Proctor's vote. The others are simply political hacks who don't want public participation. Surprised by Dozier's vote. Her only real concerns are herself and Mad Dog construction. Don't forget the City. They are just as bad.</p> <p>Sent from my iPhone</p> <p>On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item.</p> <p>https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020</p> <p>Darwin</p>
<p>Greg Kaufmann & Misty Alderman</p>	<p>From: greg kaufmann <gregkaufmann@hotmail.com> Sent: Saturday, May 23, 2020 9:28 PM Subject: Oppose Welaunee Comp Plan Amendment</p> <p>Dear Commissioners,</p> <p>I want to express my extreme disappointment related to the procedural decision-making process surrounding the proposed Welaunee project. I was under the impression that you valued stakeholder and constituent feedback, transparency in decision making, and responsiveness to your citizens. The decision to move forward with voting on a project as impactful as moving the urban services boundary on the scale of Welaunee Plantation is contrary to basic responsive governance principles. Citizens should expect and deserve the right to be heard and participate in all phases of a project of this scale. To hold a meeting without public attendance in the shadows of a global pandemic is at best disingenuous if not irresponsible.</p> <p>For those people (including myself) that have participated in meetings, charettes, and provided public comment over the years on this project, it sure feels like this major decision is pushed through during a time when citizens have limited opportunity to stay engaged. I am disappointed with your decision from a procedural process.</p>

	<p>For background, my wife and I moved to Leon County in 2007 to escape the unplanned and poorly planned growth patterns of South Florida. As part as our due diligence we searched for a year to settle down and buy a home. We evaluated the Killlearn area, we looked at the Southwood area, neighborhoods in the NW portion of the county, and we looked in Wakulla County. We reviewed zoning and future land uses, school zones, etc. We finally settled on the Northeast side of town in Miccosukee Meadows. We felt that this area was consistent with what we value including a rural character, canopy roads, connected greenspace, lower housing densities, dark skies, and within distance of urban culture. We had been informed about Welaunee at the time and immediately began following the public planning process to ensure that we could help shape the future of our community.</p> <p>I feel that the Welaunee project significantly jeopardizes what we bought into. I am disturbed that public dollars are being used to pave the way for irresponsible growth patterns and I would much rather see these dollars go towards redevelopment of blighted areas, in-fill projects, and projects that provide a net positive benefit to the community. While clustered development at higher densities has its place, I don't believe it is appropriate in this area at this time and certainly should not be subsidized with public tax dollars. While I understand the landowners have implied there is no intent to develop at this time, moving the urban services boundary sure seems like it lays the groundwork for it. I am not antidevelopment; I favor smart planning, controlled and compatible growth.</p> <p>I oppose the proposal to extend the Urban Services boundary currently. I have many more points I could discuss but would prefer the opportunity to discuss them in a public forum under different circumstances. I hope to be able to stay in Leon County and enjoy what we have with appropriate planned growth and hope that we do not have to start our home search again in neighboring counties.</p> <p>Greg Kaufmann & Misty Alderman 4494 Argyle Lane Miccosukee Meadows</p>
Jack Quine	<p>-----Original Message----- From: quine <quine@math.fsu.edu> Sent: Thursday, May 21, 2020 4:57 PM To: quine Math <quine@math.fsu.edu> Subject: Comprehensive plan amendment</p> <p>Tallahassee City Commissioners,</p> <p>I am concerned about the proposed Comprehensive Plan amendment. From the information I have, I am opposed to it, but what is most concerning to me is the attempt to use the pandemic to shut down discussion of the amendment. This seems another example of the rich and powerful trying to hijack the democratic process. It does not seem to be in any way comprehensive planning, which would take into account the long time effects of this amendment, and its effects on what was previously decided about the priorities for long term development. I had though that the city had decided on a goal of encouraged improvements and developments in all sections of Tallahassee, and the reduction of urban sprawl, and an effort to move</p>

	<p>towards environmentally friendly and energy efficient policies. I urge the commissions to postpone meeting on this until the public has a better chance to offer input.</p> <p>Jack Quine</p>
<p>Jeff Blair Dr. Pam Hall Jerrie Lindsey</p>	<p>From: Jerrie Lindsey <jeleli939@gmail.com> Sent: Saturday, May 23, 2020 1:57 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013</p> <div data-bbox="634 533 1183 693" style="text-align: center;">  </div> <p>May 20, 2020</p> <p>Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013, to expand the Urban Services Area (USA) to encompass 2,800 acres of rural land and to combine this with 1900 acres to create the Welaunee Arch planned development.</p> <p>We believe it is premature to adopt both of them at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbates inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings.</p> <p><u>Inconsistent with Comprehensive Plan Policies</u> The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies. (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings. There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk. This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L])</p>

Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy.

The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans. It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein.

Section 163.3177, Florida Statutes, provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and **requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.”** No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below.

One important way the Southern Strategy goal can be achieved is through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. **“Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.”** Goal 11[L].

In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased. Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited.

The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community. New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. **These amendments will exacerbate this inequity.**

Poorly Conceived Master Plan and Exacerbation of Inequities

The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L] and the proposed one for the Arch, will result in over 14,000 dwelling units. **This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045.** This is a huge commitment of development activity to only one location in the County.

A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large

developments. This type of monolithic development does not support our local construction business.

The Welaunne Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate.

The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses. Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used.

Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars.

The median household income in Tallahassee is \$44,000 **The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee homeowners.**

Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met.The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse.

Redevelopment has played a significant role in providing new housing in the last 20 years. **The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community.**

The Process

The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered. At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment.

These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. **The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments.**

Fundamentally – the Comprehensive Plan is LAW. Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated.

The pandemic is going to change local government revenue and expenditure for years. There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession.

Public Participation In the Comprehensive Planning Process

The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation.

We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation.

Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section [286.0114](#), F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more.

As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section [163.3181](#) (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section [163.3181](#) (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic.

There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings.

Government bodies should not opportunistically take advantage of the public's inability to attend large gatherings to make critical decisions affecting the public's interest if those decisions can reasonably postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements.

The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee's Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person.

Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings fly's in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement.

We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they has been properly vetted with real participation from the pubic, and at a minimum with opportunity for real-time comment.

Thank You,



On Behalf of Keep It Rural Inc.
Jeff A. Blair, President, and Dr. Pam Hall Board Member

<p>Jeff Gilbert</p>	<p>From: Jeff Gilbert <jfglbrt@gmail.com> Sent: Monday, May 25, 2020 9:36 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Opposed to the Welaunee Comprehensive Plan Amendments</p> <p>Dear Commissioner Bryant,</p> <p>I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. There is a global pandemic occurring where people are dying, and also quarantined, and can't gather together to voice their opinions. The basis of community is trust, listening to each other, and collaboration. Forcing something like this through over zoom during a quarantine is in opposition to most of what Chilian economist Max-Neef sees as basic needs, protection, understanding, participation, and freedom. It sets a precedence, and if society continues to move in that direction things could get very bleak.</p> <p>I'm a member of different communities, and I have yet to hear one person in favor of this, and most are up in arms about it. These are people who are active in their communities and also vote.</p> <p>Here's a further clarification of why I'm opposed to this plan, as outlined from a friend:</p> <p>As you know, the proposed huge expansion of Urban Service Area into Welaunee is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing for the rich.</p> <p>Please continue to oppose this huge, unnecessary, costly suburban sprawl.</p> <p>Sincerely, Jeff Gilbert, LCPC, CST</p>
<p>John Hedrick</p>	<p>From: John Hedrick <johnhedrick13@gmail.com> Sent: Saturday, May 23, 2020 4:15 PM To: Kristin Dozier <DozierK@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Rick Minor <MinorR@leoncountyfl.gov>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov></p>

Cc: john hedrick <johnhedrick13@gmail.com>
Subject: Please delay the Comprehensive Plan Amendments on Welaunee

Dear Mayor, City Commissioners and County Commissioners:

We feel that these Comprehensive Plan Amendments that can have long term impacts on our community need to be delayed until face to face public meetings can be held. The vast bulk of the public commentary from individuals and organizations received by the governments and shown publicly indicate a strong desire to delay considering these amendments. There is no reason to have to proceed now. Currently there is enough land to accommodate projected population growth through the existing Comprehensive Plan timeframe. With the City embarking on a Clean Energy Plan, proceeding now would perpetuate low density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability. The amendments also inadequately address affordable housing. There are also other concerns, notably where public investment should go in the future and where development should be directed in the community

A virtual meeting without real time public comment does not foster transparency and public participation in government. *For all these reasons, we urge you to delay the vote on the proposed Welaunee amendments until the public can truly be heard and have a real impact on your decision making.*

Sincerely,

*Leon County Democratic Executive Committee
By: John Hedrick, Chair*

From: john hedrick <johnhedrick13@yahoo.com>
Sent: Wednesday, May 13, 2020 10:04 AM
To: Dailey, John <John.Dailey@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>
Cc: john hedrick <johnhedrick13@gmail.com>
Subject: Postponement of Comp. Plan Amendments on today's/Wednesday's City Commission Agenda

Dear Mayor and City Commissioners:

There are various economic considerations around COVID-19 that have not been fully addressed. Additional changes that impact the economic situation of the City should not be made until until we as a community have a more comprehensive understanding of the impacts and how the City needs to respond to them. The concerns of citizens are first and foremost around the pandemic.

The County has already postponed consideration of Comp. Plan amendments until in-person meetings can be held. By moving forward with these type of agenda items, the City Commission runs the risk of looking like they are trying to 'get one by' the citizens. In addition, currently public hearings are not truly 'public'-we do not have the same level of dialogue that Tallahasseeans have come to expect within a public hearing. There is no excellent reason to push this through at this time under these conditions.

	<p>Any development that is continued should do so under a new paradigm that recognizes the need to shift to 100% renewable energy. Changes that support further expanding the road structure to accommodate additional cars fails to recognize a need to move people-not cars-around and therefore falls outside of the City's commitment.</p> <p>So therefore we would ask that the comprehensive plan amendments be postponed until in-person meeting can be held.</p> <p>Respectfully submitted, /s/ John Hedrick, Chair Leon County Democratic Environmental Caucus</p>
<p>Judith Rainbrook</p>	<p>From: Judith Rainbrook <dragonpc@earthlink.net> Sent: Thursday, May 21, 2020 3:11 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; diane.williams-cox@talgov.com; Richardson, Curtis <Curtis.Richardson@talgov.com> Subject: DO NOT amend the Comprehensive Plan without more significant citizen input</p> <p>Dear Commissioners,</p> <p>I am DEEPLY opposed to next Tuesday's plan to amend the Comprehensive Plan to designate 2700 acres in northeast Tallahassee for development.</p> <p>a) The current Waulanee Development is already an ugly, environmental disaster and the idea of giving this irresponsible developer more land to ruin is a crime.</p> <p>b) What Tallahassee needs is MUCH more decent, affordable housing, not more giant mansions. I drive for Eldercare Services and have seen what absolutely decrepit homes and trailers our elders and poor are currently using for housing. We have more than 800 homeless people who are desperate for decent, low-cost housing. It is unconscionable to be considering any other kind of housing at this time, especially during a COVID-19 crisis that is driving people into the street. Tax dollars are finite and right now, they should not be put toward resources for the rich.</p> <p>c) The current process has been whipped together in a big hurry to bypass any significant input by the community due to the COVID-19 crisis. There is no current data and analysis to support these amendments. This alone should call a halt to the process. There is no urgent need for more giant houses right now. You can take time to set up a process that enables input from a wide range of citizens when COVID-19 is under control.</p> <p>Please put a stop to this boondoggle.</p> <p>Sincerely, Judy Rainbrook 1525 Heechee Nene Tallahassee, FL 32301 850-274-4699</p>

<p>Judye McCalman</p>	<p>From: Judye McCalman <judye76@gmail.com> Sent: Monday, May 18, 2020 8:01 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov> Subject: Comprehensive Plan Amendment</p> <p>City and County Commissioners:</p> <p>I am writing to urge you to vote <i>against</i> the proposed Comprehensive Plan Amendment to expand the Urban Service Area (USA) to include 2,800 acres of land in northeast Tallahassee described as the Welaunee Arch. This action will not only promote urban sprawl but will also compound the existing inequalities between north and south Tallahassee.</p> <p>Our taxes would be much better used to revitalize the south and southeast by providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the existing disparities. Many neighborhoods in Tallahassee are without adequate housing, sidewalks, public transit, and central water and/or sewer.</p> <p>In addition, we are in the middle of a horrible pandemic and severe economic upheaval. Now is not the time to make such a drastic commitment of public funds and the private funds that will follow.</p> <p>Thank you, Judye McCalman 2019 Country Club Drive</p>
<p>Kathy McGuire</p>	<p>From: kathy.mcguire@gmail.com <kathy.mcguire@gmail.com> Sent: Tuesday, May 12, 2020 12:16 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments FROM: kathy.mcguire@gmail.com DATE: 05/12/2020 12:16:24 PM SUBJECT: Welaunee Comp Plan Amendments</p> <p>This Commission has done an excellent job since it first sat down together of giving the public fair opportunities for input. Please continue to do so by joining the County in delaying action on the Welaunee proposed Comp Plan Amendments until the public can meet with you. This is a big decision and many people would like to speak on this topic. Thank you for your consideration. Kathy McGuire</p>
<p>Kathy Mick</p>	<p>From: Kathy Mick <kathy@kathymick.com> Sent: Saturday, May 23, 2020 3:44 PM To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; daileyj@leoncountyfl.gov; Bryan Desloge</p>

	<p><DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com></p> <p>Subject: Welaunee</p> <p>Dear Commissioners:</p> <p>I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area.</p> <p>My family owns property on Centerville Road and we and our neighbors highly value the protected canopy road. The degree to which Welaunee has already been developed has overloaded that beautiful Tallahassee treasure.</p> <p>I was surprised and disappointed to learn that a majority of county commissioners voted to allow these amendments at a time when people are generally distracted by COVID 19 and not able to be physically present to speak directly with decision makers. This decision is not urgent, therefore it should be postponed until physical gatherings are safe so that people can be present and speak their minds. Zooming works well for some meetings, but is too controlled for the type of interchange needed for this important topic.</p> <p>The proposal would add 25,000 people to this sensitive area, which is half of the population growth expected for Leon county over the next 25 years. It can't make sense that all of this would go to Welaunee.</p> <p>The proposal is an example of urban sprawl, putting an inordinate burden on taxpayers and contributing heavily to our carbon footprint.</p> <p>I urge each of you to put this decision on hold until it can be given the full consideration that it deserves.</p> <p>Kathy Mick Executive Coach Kathy Mick, LLC Cell Phone: 407-230-3654 Email: kathy@kathymick.com <i>Business is Personal</i></p>
Lakey Love	<p>From: Lakey Love <butterflylake@gmail.com> Sent: Sunday, May 17, 2020 2:51 PM To: Darwin Gamble <darwingamble@yahoo.com> Cc: edward holifield <ewholifield@yahoo.com>; Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmsox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz</p>

	<p>Joyner <liz@villagesquare.us> Subject: Re: Public participation during County Commission Meetings</p> <p>Agree Darwin and Ed. This is crap.</p> <p>On Fri, May 15, 2020 at 9:38 AM Darwin Gamble <darwingamble@yahoo.com> wrote: We definitely need some new blood on both commissions.</p> <p>On Friday, May 15, 2020, 09:20:56 AM EDT, edward holifield <ewholifield@yahoo.com> wrote: Disappointed in Proctor's vote. The others are simply political hacks who don't want public participation. Surprised by Dozier's vote. Her only real concerns are herself and Mad Dog construction. Don't forget the City. They are just as bad.</p> <p>Sent from my iPhone On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item. https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020 Darwin</p>
<p>Lindacuz / Lindamdeaton</p>	<p>-----Original Message----- From: lindacuz <lindamdeaton@gmail.com> Sent: Monday, May 25, 2020 2:29 PM To: Kristin Dozier <DozierK@leoncountyfl.gov> Subject: Welaunee Arch</p> <p>I request that you:</p> <ol style="list-style-type: none"> 1) Vote NO to Welaunee Arch map amendment. 2) Vote NO to the expansion of the Urban Services Area for Welaunee Arch. <p>Blueprint dollars should not be used to provide roads and other infrastructure for the Welaunee sprawl development.</p> <p>Keep the rural parts of our county rural.</p> <p>Linda</p>
<p>Mary Frederick</p>	<p>From: Mary Frederick <marycfrederick@aol.com> Sent: Monday, May 25, 2020 3:18 PM To: Dailey, John <John.Dailey@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>;</p>

Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>
Subject: Woodland Drives says NO to Welaunee

Woodland Drives Neighborhood Association
Tallahassee FL

May 25, 2020

Tallahassee City & Leon County Commissioners

Re: Welaunee Arch Comprehensive Plan amendment

Dear Commissioners,

We are writing on behalf of the Woodland Drives Neighborhood Association, an in-town neighborhood more than 450 homes, with our concerns about the proposed Welaunee Arch Comprehensive Plan amendment.

First, in our view, the County Commission's reversal of its decision to delay the May 26th public hearing, and both commissions' decision to proceed without public comment at the meeting, are, at best, regrettable. However, given that you will be voting on the amendment at this meeting, we urge you to vote against it for a variety of reasons. Here are some of them:

(1) The substantial expansion of the Urban Service Area to the northeast conflicts with the Comprehension Plan's directive to make better use of the available resources to the south, while lessening development pressure in the north and east. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, and sidewalks, and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area.

(2) The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe, and the proposal perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability.

(3) The Master Plan inadequately addresses affordable housing.

(4) The Master Plan, intended to provide direction for the review of subsequent incremental development plans, is inadequate due to the lack of a phasing plan and the absence of design guidelines to address, among other things, energy efficiency, pedestrian access, and crime prevention.

(5) The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the southern parts of the city and county.

Finally, we face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.

Sincerely,

Mary Frederick, President
Greg Youchock, Vice President
Tom Walden, Secretary
Tom Berger, Treasurer
Zach Teders, Board Member
Rob Borger, Board Member
Kathy Figley, Board Member

From: Mary Frederick <marycfrederick@aol.com>
Sent: Friday, May 15, 2020 12:40 PM
To: Mary Frederick <marycfrederick@aol.com>
Subject: Welaunee

Good afternoon,

When you ran for election, you promised SMART GROWTH. The Welaunee project is anything but.

If the Welaunee developers want dumb growth, that's their prerogative. But taxpayer money should not be used to promote dumb growth that increases urban sprawl, especially when there are underserved areas of the USA in desperate need of USA resources.

There are 549 other reasons to vote this stinky issue down, but I'm sure you'll hear from others about those.

Please vote this issue DOWN. If you plan on voting for it, I'm most interested in WHY. Please advise.

--Mary Frederick
805 Circle Dr.

<p>Melanie Simmons, Ph.D.</p>	<p>From: melaniesimmonsphd@gmail.com <melaniesimmonsphd@gmail.com> Sent: Thursday, May 21, 2020 8:29 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com – Welaunee</p> <p>FROM: melaniesimmonsphd@gmail.com DATE: 05/21/2020 08:28:46 AM SUBJECT: Welaunee</p> <p>Commissioner Bryant, Please delay Comprehensive plan amendment changes and approval of the Welaunee Plantation development Until you've had for public opinion and participation. We should follow the comprehensive plan and focus our resources in the urban core, the southside and limit sprawl. Thank you, Melanie Simmons</p>
<p>Michael A. Bell</p>	<p>From: tallabell@aol.com <tallabell@aol.com> Sent: Sunday, May 17, 2020 9:39 AM To: Kristin Dozier <DozierK@leoncountyfl.gov> Subject: Welaunee</p> <p>Dear Commissioners:</p> <p>I strongly oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.</p> <p>Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.</p> <p>We should revitalize and support south Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.</p> <p>We should retain the rural countryside we love and depend on for their ecosystems services.</p> <p>We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.</p> <p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan. We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>This is your opportunity to choose between what is the right thing to do (and most pressing), and, making a decision that is not in the best interest of our fellow citizens. I pray you will choose the right thing to do.</p> <p>Sincerely, Michael A. Bell 1918 Benjamin Chaires Road Tallahassee, FL 32317</p>

Michael
Brezin

From: Michael Brezin <mbrezin@comcast.net>
Sent: Monday, May 25, 2020 11:42 AM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Cc: Whitaker, Angie <angela.whitaker@talgov.com>
Subject: A Plea re: Welaunee

Hello Commissioner Bryant,

I imagine you are facing a very difficult decision on the Welaunee Comp Plan amendments. You as a public official and I as a citizen activist are among the conscience-bearers of Tallahassee. It is that bond that compels my conscience to tell me what to say to your conscience. I hope you will bear with me in that regard. I'll try to keep it brief.

I've worked in a number of organizations and served on enough boards to recognize the difficulties of representing a minority position. You have to figure out a give and take approach that gets you at least some of what you know are the important needs of those you represent. The status quo, the power structure, doesn't willingly share power. You need to build coalitions to be at least somewhat successful some of the times.

The status quo has spoken on the Welaunee amendments . . . and their decision is to keep on doing what they've always done. I could give counterarguments to their claims. As one example, they talk about Welaunee being in process for 30 years. In a stop and go fashion, yes. But, the northeast also gobbled up the vast majority of public and private investment in those same 30 years. And, more importantly, the persistent poverty and economic segregation of Tallahassee has been going on unabated since at least the mid-70's (45 years) and one could argue it's been maintained by status quo city government policies for longer than that.

In sum, over the past 30 years, the status quo has given lip service to funding projects and programs that demonstrably uplift the lives of many of our citizens that need it most. If it were otherwise, we wouldn't be seeing the lack of jobs, housing, decent schools, and health care we do.

That's what makes this moment so unique . . . maybe the chance of a lifetime. But, as we've seen from every social movement in our lifetimes, it takes a special individual courage and a committed community's support to press the opportunity. I believe that committed community's support is there for redirecting the city development focus from the northeast to the south and west. It's there in the churches, neighborhood associations, universities, and more. I believe it is there, too, in the consciences of a majority of the city commissioners.

This is the moment we've been waiting and hoping for so long! There is a majority on the city commission that has expressed the courage to trust the heretofore forgotten people of this city and to work to make them more healthy, prosperous, and safe. A **majority** of the city commission . . . think of the possibilities!!

I know, Commissioner, you want to do the right thing by you, Tallahassee as a whole, and especially the people who are struggling day by day to put food on the table, keep a roof over their heads, and raise their children to be safe and respectful. I know it won't be easy to stand against the status quo. Draw courage from the committed communities that stand with you. In this rare and precious moment, rise to the trumpet calls of history and a brighter future!

Sincerely,
Mike Brezin

<p>Michael Rychlik</p>	<p>From: popsrock@comcast.net <popsrock@comcast.net> Sent: Tuesday, May 12, 2020 10:03 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Non-Agenda Item regarding April 8th Meeting FROM: popsrock@comcast.net DATE: 05/12/2020 10:02:45 AM SUBJECT: Non-Agenda Item regarding April 8th Meeting</p> <p>Dear Commissioner Bryant, I was very disheartened by your April 8th virtual “public” meeting without any virtual public speakers, regarding the motion to amend the agreement with Welaunee Plantation owners to convert over 2,800 acres of Rural Zoned Land to an Urban Services Area. I was particularly concerned about Part 3 of this Amended Agreement which states: “The Owners are not required to dedicate land for any right-of-way prior to adoption of an amendment to the Comprehensive Plan providing a long-term land use plan for their property and bringing the property within the Urban Services Area.” Before this virtual meeting both City and County Commissions (along with Blueprint 2020) publicly agreed to spend \$47 million on Welaunee Boulevard and the Shamrock extension, along with about \$40 million of public money for an I-10 interchange. All along city planners and city government officials never gave the impression to the public that the Walaunee plantation owners had any issues with providing the Right-of-Way land that would invariably increase the value of their property. In addition, the Roads and Interchange in question are both in the existing USA, so the 2800 acres of the Arch had no bearing on Right of Way accessibility even though this amended agreement implies that these two issues are connected. As a result, your Amended Agreement with Powerhouse seems like a power play to force the County Commissioners into rubberstamping your plan during a time when the public is highly distracted by the corona virus. This does not reflect well on City Government or Staff. You should rescind this decision and wait until it is vetted by the public and the County Commission. I do not believe that the City Commission has the jurisdiction to Amend Leon County’s Comprehensive Plan on Your Own, and coupling this decision with Rural Zoned land is not only underhanded but possibly illegal. As a citizen with a right to be heard at public hearing meetings, I believe that this letter should be read aloud during the non-agenda item portion of your virtual meeting this week. I was very perturbed that Dr. Pamela’s Hall’s letter regarding the “Amended Agreement” agenda was not heard by the citizens before this issue came up for discussion during your April 8th virtual meeting. This is not what democracy should look like. Sincerely, Michael Rychlik Keep it Rural Board Member</p>
<p>Millie Schroeder</p>	<p>From: Millie Schroeder <millies56@gmail.com> Sent: Sunday, May 17, 2020 9:31 AM To: DeselogeB@LeonCountyFl.gov; Kristin Dozier <DozierK@leoncountyfl.gov>; JacksonJ@LeonCoubtyFl.gov; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; Rick Minor <MinorR@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; dianne.williams_cox@talgov.com; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com> Subject: Comp Plan Amendment Proposal for Welaunee Arch</p> <p>We have lived in the Miccosukee Meadows neighborhood since 1987. Because this Welaunee property is directly across Miccosukee Road from our neighborhood the</p>

proposed changes to the Comprehensive plan will directly impact us. We are very worried about the proposed amendments to the Plan that will allow 2800 acres of the Welaunee Plantation to be developed into an "Urban Area". And this without any face to face public meetings or input. This gives us little faith that our input will be taken into consideration. It also makes us wonder if our elected official are truly concerned about how these decisions will impact the citizens whom they serve.

We are especially concerned that this decision will be made without ANY face to face public input for the entire community to express their opinion. To fast track this extremely important decision is irresponsible and unnecessary. Nothing is going to happen to this property before we are allowed our input unless you let it happen. This is not acceptable.

For you, as a governing body, to force a vote on these amendments before hearing face to face what the citizens want, is unconscionable. Going back to a meeting held on Jan11, 2011 we were told that NOTHING outside of I-10 would be developed until EVERYTHING inside of I-10 would be finished. This is not what we are no being told now. We feel left out of the process.

I know the city/county want to go forward because they want the property to build a road. That is not a good reason to railroad this proposal. PLEASE give us a chance to present our side and to talk over all the ramifications that this huge project will present.

There is NO HURRY to make these decisions now!!

Please wait to discuss this with all the citizens that want a chance to speak their mind and for all the information to be considered.

We oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.

Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.

We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.

We should retain the rural countryside we love and depend on for their ecosystems services.

We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.

	<p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.</p> <p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>I sincerely hope that you will hear our voices and reconsider this Comp Plan Amendment.</p>
Neil Jones	<p>From: Neil Jones <njones@gtcom.net> Sent: Sunday, May 24, 2020 5:10 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov> Subject: opposition to TTA 2020 013 - Welaunee Arch Urban Services Area and Critical Area Plan</p> <p>Dear Commissioners,</p> <p>I oppose TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan.</p> <p>The old man used to say, “work hard and save your money”. I have an updated version of that proverb for you: “work smart and save your money”. I think you should hold onto all that money, the tens of millions it would take to build urban infrastructure in a rural area, and do the smart, hard work of really thinking about how best to use it to benefit a lot more people.</p> <p>The proposed huge expansion of the Welaunee Arch Urban Services Area is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>Sincerely, Neil Jones</p>

	<p>Neil Jones 9507 MT EVEREST LN Tallahassee, FL 32309 Email: njones@gtcom.net Mobile: 850-558-5114</p>
<p>Peter Butzin</p>	<p>From: pbutzin@gmail.com <pbutzin@gmail.com> Sent: Tuesday, May 12, 2020 2:26 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi FROM: pbutzin@gmail.com DATE: 05/12/2020 02:25:42 PM SUBJECT: avoid controversial issues during the pandemic</p> <p>These are challenging times for all of us, including local government. While I understand that matters of public policy must go on, I wish to suggest that the Commission avoid obviously controversial issues until such time as public hearings can be resumed. There is nothing more important than citizens having the opportunity to meet their representatives face-to-face and in public hearings. Meaningful citizen input should not be sacrificed to efficiency. Specifically matters relating to Canopy Development amendments and changes to the Comprehensive Plan should not be made hastily, with public input limited to submitting comments on line. I urge you to join the County in its decision to postpone such important, and controversial issues.</p>
<p>Ramona Abernathy-Paine</p>	<p>From: Ramona Abernathy-Paine <Rapweaver@embarqmail.com> Sent: Tuesday, May 19, 2020 12:03 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Public input</p> <p>Commissioner Bryant, Conducting meetings via telecommuting software has been very effective in allowing the public to view meetings while you each remain safe and keep the public safe. Thank you for adapting to that technology. However, please do not lose sight of the limitations of the technology as it is being used.</p> <p>You have repeatedly confirmed your willingness to listen to your neighbors and constituents. The current use of technology is not allowing the public to be heard. Collection of written comments, even when distributed with the meeting agenda, does not allow the public to be heard. Isn't there a better way to use the technology to allow true public involvement? At the very least, public comments can be read into the record during the meetings.</p> <p>The upcoming Blueprint IA and Comp Plan amendment meetings on May 26 address issues that will draw many comments from both sides of the issues. Please delay any vote at either meeting until such time as the public can be truly heard on the proposed Comprehensive Plan amendments.</p> <p>Thank you, Ramona Abernathy-Paine 2006 E. Indianhead Drive Tallahassee</p>

<p>Robby</p>	<p>From: robby gmail <robbyh999@gmail.com> Sent: Thursday, May 21, 2020 11:56 AM Subject: TMA202012 Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment</p> <p>I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.</p> <p>Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.</p> <p>We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.</p> <p>We should retain the rural countryside we love and depend on for their ecosystems services.</p> <p>We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.</p> <p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.</p> <p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>Population growth to 2045 is expected to be 56,200 people, and at a decreasing rate over time. We are currently growing at a rate of about 0.8% per year. By the 2045, the rate will be about 0.5% or less. Our growth rate is decelerating. And our community is getting older.</p> <p>Welaunee will capture a HUGE amount of the future “need” for housing, to the exclusion of other parts of town</p> <p>The whole Welaunee Arch, Toe and Heel are “planned” to create 12,000 residences, that room for 27,600 people. This would be 50% of all residential development for the next 25 years! ALL OF IT TO WELAUNEE!!!</p> <p>This also means that small local developers and home builders are apt to be left out. These large parcels end up in the hands of a small cadre of developers so the largess of such huge development rights don’t even get spread equitable around the development businesses! Not to mention getting spread around geographically for the residents!</p> <p>The Toe and Heel have Master Plans that bear some resemblance to 21st century</p>
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	<p>design - though still auto-oriented. So missing the transit component of a real 21st community.</p> <p>The proposed Master Plan for the Arch is a 1990s style development with and gross density of only 1.5 residences/acre (which is < the Comp Plan requirement of a MINIMUM of 2.0 (Policy 1.1.9[L])). There is more than 1000 acres of 1 house/acre development!!! That's suburban sprawl at its worse. The cost of providing urban services, such as sewer, water, emergency services, to such low density development is hugely expensive and the folks who live at much higher densities - ie deeper inside COT, the southside for instance, will be subsidizing these costs.</p> <p>The property taxes that homes pay, even when we think they are high and our homes of great value, do NOT pay for all the services our local govt provides. Commercial development property taxes support a lot of residential development. Remember local govt budgets get \$\$ from other levels of govt to balance out their local needs.</p> <p>There's still 1400 acres to develop in the Toe and the Heel. Canopy Community is the only one under construction.</p> <p>And there's 1900 acres inside the USA where Welaunee Blvd and Shamrock extension and new interstate exchange is going.</p> <p>That's 3400 acres inside the existing USA - that could take 30 years to develop given that it has taken 30 years to just get the 400 acres of Canopy Community going.</p> <p>Why so long - BECAUSE THERE IS NO DEMAND OF THIS MAGNITUDE IN OUR SLOWLY GROWING COMMUNITY</p> <p>And...</p>
Robert Bell	<p>From: Robert Bell <rqlbell@gmail.com> Sent: Friday, May 15, 2020 4:45 PM To: Kristin Dozier <DozierK@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; maddoxn@leoncounty.gov; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; curtisrichardson@talgov.com; dianne.william-cox@talgov.com; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; jacksonj@leoncounty.gov; minorr@leoncounty.gov Subject: Comprehensive Plan changes proposal for the Welaunee Arch</p> <p>We have lived in the Miccosukee Meadows neighborhood since 1988. Because this Welaunee property is directly across Miccosukee Road from our neighborhood the proposed changes to the Comprehensive plan will directly impact us. We are very worried about the proposed amendments to the Plan that will allow 2800 acres of the Welaunee Plantation to be developed into an "Urban Area". And this without any face to face public meetings or input. This gives us little faith that our input will be taken into consideration. It also makes us wonder if our elected official are truly concerned about how these decisions will impact the citizens whom they serve.</p> <p>We are especially concerned that this decision will be made without ANY face to face public input for the entire community to express their opinion. To fast track this extremely important decision is irresponsible and unnecessary. Nothing is going to</p>

happen to this property before we are allowed our input unless you let it happen. This is not acceptable.

I have been going to all the Comp Plan meetings and for you to force a vote on these amendments before hearing face to face what the citizens want, is unconscionable. Going back to a meeting held on Jan 11, 2011 we were told that NOTHING outside of I-10 would be developed until EVERYTHING inside of I-10 would be finished. This is not what we are no being told now. We feel left out of the process.

I know the city/county want to go forward because they want the property to build a road. That is not a good reason to railroad this proposal. PLEASE give us a chance to present our side and to talk over all the ramifications that this huge project will present.

There is NO HURRY to make these decisions now!!

Please wait to discuss this with all the citizens that want a chance to speak their mind and for all the information to be considered.

We oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.

Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.

We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.

We should retain the rural countryside we love and depend on for their ecosystems services.

We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.

The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.

We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.

Robin Colson	<p>From: Robin Colson <rcolson120@gmail.com> Sent: Saturday, May 23, 2020 4:45 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Oppose Amendments TTA 2020 012 and 013</p> <p>Dear Commissioner Bryant,</p> <p>Please oppose amendments TTA 2020 013 and Amendment TMA 2020 012. Development of the Welaunee Arch and expansion of its USA:</p> <ol style="list-style-type: none"> 1. are not justified economically or demographically based on growth projections. 2. increase urban sprawl which is in direct conflict with a critical goal of the Comprehensive Plan to prevent sprawl. 3. will seriously exacerbate the traffic problems on the middle east portions of Capital Circle which are already disproportionately congested compared to other sections of the Circle. 4. are unfair and inequitable. They direct capital investments away from sorely needed infrastructure improvements and affordable residential housing development in the West and South sides in the urban core for the primary purpose of delivering profit to its developers and increasing already-too-high property values in Leon County. <p>Welaunee Arch is exactly the kind of project that creates greater disparities in wealth, education, and opportunities for social mobility among Leon County residents. And I feel certain that you understand how such disparities, in turn, drive unrest, crime, and violence. Please do the right thing and oppose this amendment.</p> <p>Thank you for your consideration, Robin Colson</p>
Robin Hamilton	<p>From: Robin Hamilton <hamilr91@gmail.com> Sent: Monday, May 18, 2020 11:14 AM To: ContactUs <Contactus@talgov.com> Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Plantation</p> <p>This was to be sent to ALL of the city commissioners. Thank you.</p> <p>From: hamilr91@gmail.com <hamilr91@gmail.com> Sent: Saturday, May 16, 2020 11:27 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Plantation</p> <p>FROM: hamilr91@gmail.com DATE: 05/16/2020 11:27:22 PM SUBJECT: Welaunee Plantation</p>

	<p>I want to express my dismay at the idea of adding another 2800 acres into the Welaunee Plantation. Tallahassee's beauty is linked to our beautiful forests and this would be a travesty. We cannot depend on this developer to follow the rules; i.e., look at how they clear cut the woods next to Centerville Road - their philosophy is "better to ask forgiveness than permission."</p>
<p>Ruth Godfrey</p>	<p>From: Ruth Godfrey <godfreyrw@outlook.com> Sent: Monday, May 18, 2020 9:55 AM To: Jimenez, Tammy <Tammy.Jimenez@talgov.com> Subject: RE: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>It would be helpful if you had a link like the county does that addresses all the commissioners at one time. The message was for commmisisoners, not staff. Thank you.</p> <p>From: ContactUs Sent: Monday, May 18, 2020 9:20 AM To: City Commission Aides <ccaides@talgov.com> Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>From: Godfreyrw@outlook.com <Godfreyrw@outlook.com> Sent: Saturday, May 16, 2020 2:52 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>FROM: Godfreyrw@outlook.com DATE: 05/16/2020 02:51:47 PM SUBJECT: Oppose Welaunee Arch Urban Services Area expansion</p> <p>I oppose the proposed amendment to the Comprehensive Plan to expand the Urban Services Area to include land in NE Tallahassee described as the Welaunee Arch. This expansion will promote urban sprawl and reinforce disparities between north and south Tallahassee. Put public money where it will serve neighborhoods that lack adequate infrastructure and provide opportunity, housing, and employment throughout the county.</p>
<p>Sally Butzin, Ph.D.</p>	<p>From: Sally Butzin <sally.butzin@gmail.com> Sent: Saturday, May 16, 2020 9:02 AM To: Jimenez, Tammy <Tammy.Jimenez@talgov.com> Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan</p> <p>This message was intended to go to each City Commissioner. Please be sure they receive it. Thank you.</p> <p>Dr. Sally Butzin (850) 728-1097 (cell); (850) 778-3795 (home) Sent from my iPad</p> <p>From: ContactUs Sent: Friday, May 15, 2020 3:26 PM</p>

	<p>To: City Commission Aides <ccaides@talgov.com> Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan From: sally.butzin@gmail.com <sally.butzin@gmail.com> Sent: Friday, May 15, 2020 2:28 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan FROM: sally.butzin@gmail.com DATE: 05/15/2020 02:28:24 PM SUBJECT: Welaunee Comp Plan</p> <p>Hold your horses! Please delay decisions on changing the Comp Plan until Commission meetings are open again. Trust and transparency are the most important elements in a healthy democracy. When citizens cannot trust that their representatives are acting fairly and honestly, they will believe that decisions are rigged for the powerful and well-connected. They lose hope in government to represent and care for them. The decision to change the Comp Plan regarding the Welaunee development needs to be handled transparently with full public input. It is neither fair nor wise to proceed with decisions of such magnitude during the Pandemic crisis when commission meetings are closed to the public. Hold your horses.</p>
Sarah Cawthon	<p>From: sarah.cawthon@yahoo.com <sarah.cawthon@yahoo.com> Sent: Monday, May 25, 2020 11:18 AM To: Dailey, John <John.Dailey@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov> Subject: DELAY the vote on the Welaunee amendments</p> <p>DELAY the vote on the Welaunee amendments until the public can truly be heard.</p> <p>The County Commission’s reversal of its decision to delay the May 26th public hearing, violated Leon County’s procedural rules. Chairman Desloge made a motion to reconsider to alter the date of the meeting, and a motion to reconsider can only be made the same day of a meeting. Further, the principle of speeding up this meeting is a slap in the face to the public. City and county commissioners have voiced their commitment to restoring trust, transparency, and public participation in government. The virtual meeting scheduled for May 26th fails on all three counts.</p>

	<p>The substantial expansion of the Service Area to the northeast conflicts with the Comp Plan’s directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area.</p> <p>The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe.</p> <p>The Master Plan for Welaunee perpetuates low-density, auto oriented development despite the City’s commitment to eliminate the use of fossil fuels by 2050 and to create a walkable, livable city.</p> <p>The Master Plan inadequately addresses affordable housing.</p> <p>The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City.</p> <p>We face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.</p>
Sarah Rychlik	<p>From: Sarah Rychlik <smrychlik52@gmail.com> Sent: Saturday, May 23, 2020 4:54 PM Subject: May 26 Joint City/County Commissions Meeting</p> <p>Commissioners: (The final paragraph does not apply to Commissioners Dozier, Minor, Matlow or Proctor.)</p> <p>I write in opposition to adoption of TMA2020012 and TTA2020013. These two amendments will create urban sprawl. Why do I say this? Among other reasons, because there are more than 3000 acres of undeveloped land in Welaunee that are ALREADY in the Urban Services Area. This existing amount of available acreage plus other qualified properties inside the USA give ample room for growth in Tallahassee for many, many years ahead. Our Comp Plan <u>requires</u> that urban sprawl be discouraged through our future land use policies.</p> <p>Bringing 2800 more acres into the Urban Services Area with a future land use designation of Planned Development is not warranted or justifiable. Shouldn’t the whole of Tallahassee share the bounty of a good life, with good schools and safe streets. Shouldn’t some of the shiny new neighborhoods occur in the west and the south? I know there are efforts being made to Southside Improvement, but the inequality in the south and west of Tallahassee is so great, that much more investment and improvement is desperately needed. Why not leave the 2800 acres undisturbed until that distant (if ever) time comes when we need (not just want..) additional residential space. Changing the description of the 2800 acres from Rural to Planned</p>

	<p>Development does not prevent Urban Sprawl, it enables Urban Sprawl. Seriously, the public does not benefit from expansion of the USA at this time.</p> <p>In addition, and perhaps more important, our lives and lifestyles will be changed by the Pandemic. We do not yet know how long it will take to reassemble our economy or what changes will occur. We do know that local and state tax revenues will be significantly reduced and that locally our budgets will need to include funding to respond to the financial impact on thousands of our citizens and hundreds of our businesses. There will be multiple layers of need as we trudge onward through the Pandemic and hopefully we will all work together on recovery. Our very best decision at this time may be to pause unnecessary decisions until our new normal can be evaluated and our fiscal condition analyzed.</p> <p>It grieves me that, to date, the City and County Commissions have taken unexplainable steps away from our historically typical real time public comment opportunities. City and County residents, notwithstanding recent comments by Commissioners, have made many contributions to the successful execution of large community projects in the past, even if it was done from a stance of opposition. And now, with a pandemic in our midst and a huge future land use decision in the making, the commissions have seen fit to close the door on real time comment. Why on earth could that be?</p> <p>Last but not least, I have to say that since February it has been a very disappointing experience to listen to meeting after meeting of our local government, during which I hear example after example of public interest and inclusion of public opinion being either low on the list of priorities, or not on the list at all. It is apparent from the meeting records that the majority of commissioners find the public to be tiresome.... I hope that future commissions recognize the needless damage that has been done to public trust at this very fragile time and will be committed to supporting and motivating public involvement.</p> <p>Thank you for your time. - Sarah Rychlik</p>
<p>Thelma Crump</p>	<p>From: Thelma Crump <thelma.crump@yahoo.com> Sent: Friday, May 22, 2020 8:52 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Letter in opposition to the Welaunee Arch Development</p> <p>Dear Commissioner Bryant,</p> <p>The purpose of this email is to voice my opposition to the Welaunee Arch Development. You will be voting on this issue next week and I am asking that you vote in opposition to the development. I live in the Northeast portion of the county, and see this development as a disaster (and for the residents that live in the area) waiting to happen. The beauty of this area will be destroyed, and residents and citizens in all parts of our county love the Miccosukee Greenway and enjoy the scenic atmosphere. There are many factors to consider, and I will highlight a few:</p> <ol style="list-style-type: none"> 1. Social inequity for providing incentives for development and investment in Northeast, and siphoning resources from where they are needed - Southside, urban core, and west. I believe the Southside and areas around it aren't getting its fair share

	<p>of economic impact. Here's your opportunity to help this area by using resources for this development to assist with Southside growth and infrastructure.</p> <p>2. Racing ahead during the COVID-19 pandemic when citizens can't participate in real-time meetings. Citizens and residents of this city and county deserve the opportunity. The citizens and residents deserve an equitable hearing.</p> <p>Please vote no, even if you support the amendments, which you should not, until the public can participate and comment real-time.</p> <p>Thank you for the opportunity.</p> <p>Sincerely, Thelma Crump</p>
<p>Thomas L. Jackson</p>	<p>From: Tom and Lisa Jackson <tandljxn@yahoo.com> Sent: Thursday, May 14, 2020 8:24 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Arch Amendments</p> <p>I am adamantly opposed to the Arch amendments to the comp plan. At the very least delay review until the pandemic has stabilized and full public participation can be achieved. Thank you. Thomas L. Jackson</p>
<p>William Phelan</p>	<p>From: WILLIAM PHELAN <wmjphelan@comcast.net> Sent: Monday, May 18, 2020 8:41 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Please Oppose the huge expansion of the Urban Service Area into Welaunee</p> <p>Dear Commisioner Bryant:</p> <p>The proposed huge expansion of Urban Service Area into Welaunee is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing for the rich. Please oppose this huge, unnecessary, costly suburban sprawl. William Jordan Phelan 9601-20 Miccosukee Rd Tallahassee, FL 32309</p>

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi
Date: Thursday, May 21, 2020 7:50:12 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 3:18 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 3:17 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

From: pbutzin@gmail.com <pbutzin@gmail.com>
Sent: Tuesday, May 12, 2020 2:26 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

FROM: pbutzin@gmail.com

DATE: 05/12/2020 02:25:42 PM

SUBJECT: avoid controversial issues during the pandemi

These are challenging times for all of us, including local government. While I understand that matters of public policy must go on, I wish to suggest that the Commission avoid obviously controversial issues until such time as public hearings can be resumed. There is nothing more important than citizens having the opportunity to meet their representatives face-to-face and in public hearings. Meaningful citizen input should not be sacrificed to efficiency. Specifically matters relating to Canopy Development amendments and changes to the Comprehensive Plan should not be made hastily, with public input limited to submitting comments on line. I urge you to join the County in its decision to postpone such important, and controversial issues.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation
Date: Thursday, May 21, 2020 7:52:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 8:54 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 8:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation

From: Blackheron1@gmail.com <Blackheron1@gmail.com>
Sent: Wednesday, May 20, 2020 6:23 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Citizen participation

FROM: Blackheron1@gmail.com

DATE: 05/20/2020 06:23:20 PM

SUBJECT: Citizen participation

Two years ago when I attended the local government candidate forums, I heard promises from the candidates for more opportunity for citizen participation. In the forum held at St. John's Alfriend Hall Candidate Dailey went so far as to say he would knock on doors if he had to. So, please delay the vote on Welanee until you find a means to receive public comment. And please coordinate hearing calendars with the County so there's no conflict with County hearings. Thank-you.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda
Date: Thursday, May 21, 2020 7:50:45 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 13, 2020 12:35 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 13, 2020 11:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

From: dotinman-johnson@hotmail.com <dotinman-johnson@hotmail.com>
Sent: Wednesday, May 13, 2020 10:46 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

FROM: dotinman-johnson@hotmail.com

DATE: 05/13/2020 10:45:34 AM

SUBJECT: Comp Plan amendments on May 26, 2020 agenda

2121 Trescott Drive Request to delay action on Comp Plan amendments, as Leon County is doing, to allow for a real public hearing, not a virtual hearing. I and many other residents have serious concerns about the impacts of these amendments on smart growth, affordable housing, and economic development in other parts of the community besides the Northeast. I know all of you have voiced your commitment to investments and policies that build a strong economic base in every segment of our community. I hope you will demonstrate that commitment by delaying action on these amendments that will benefit the Northeast, while undercutting other areas of our community in greater need of attention. Thank you for your consideration.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee
Date: Thursday, May 21, 2020 7:52:53 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:08 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:01 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

From: heidirobertsfox@gmail.com <heidirobertsfox@gmail.com>
Sent: Wednesday, May 20, 2020 8:01 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

FROM: heidirobertsfox@gmail.com

DATE: 05/20/2020 08:00:52 PM

SUBJECT: Comp Plan Amendments Welaunee

affirm your unanimous vote taken on April 28, 2020 to not consider large scale comprehensive plan amendments while the Commission is holding virtual meetings. Vote to not amend your Rules of Procedure. Please retain them and follow them correctly. DO NOT rescind your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee
Date: Thursday, May 21, 2020 7:51:05 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Friday, May 15, 2020 4:31 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Friday, May 15, 2020 3:57 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

From: heidirobertsfox@gmail.com <heidirobertsfox@gmail.com>
Sent: Friday, May 15, 2020 3:07 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

FROM: heidirobertsfox@gmail.com

DATE: 05/15/2020 03:06:49 PM

SUBJECT: Comp Plan Amendments Welaunee

I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch. The hearings to amend the Comprehensive Plan should be delayed until an opportunity for real-time public comment is provided by both the Tallahassee City Commission and the Leon County Board of County Commissions. This is such a bad idea and a terrible time to support infrastructure expansion when there is so much need in the current urban service area. Why are we planning for sprawling out when there is no actual growth need for this expansion. We need to be better stewards of the urban areas.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment
Date: Thursday, May 21, 2020 7:54:07 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 4:57 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 4:56 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

From: quine@fsu.edu <quine@fsu.edu>
Sent: Thursday, May 21, 2020 4:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

FROM: quine@fsu.edu

DATE: 05/21/2020 04:40:39 PM

SUBJECT: Comprehensive plan amendment

I am concerned about the proposed Comprehensive Plan amendment. From the information I have, I am opposed to it, but what is most concerning to me is the attempt to use the pandemic to shut down discussion of the amendment. This seems another example of the rich and powerful trying to hijack the democratic process. It does not seem to be in any way comprehensive planning, which would take into account the long time effects of this amendment, and its effects on what was previously decided about the priorities for long term development. I had thought that the city had decided on a goal of encouraged improvements and developments in all sections of Tallahassee, and the reduction of urban sprawl, and an effort to move towards environmentally friendly and energy efficient policies. I urge the commissions to postpone meeting on this until the public has a better chance to offer input.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development
Date: Thursday, May 21, 2020 7:51:39 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 20, 2020 3:24 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 20, 2020 3:17 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Wednesday, May 20, 2020 10:24 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

FROM: wcrow313@gmail

DATE: 05/20/2020 10:23:37 AM

SUBJECT: expanding the USA will cripple our development

I love living in Tallahassee. I came up for grad school almost 10 years ago, and decided to stay. Why didn't I move to DC or some other big city like most of my classmates? Because Tallahassee has the perfect balance of small town charm and metropolitan amenities. Expanding the USA would dramatically reduce the attractiveness of Tallahassee for me and others with similar preferences. It would increase sprawl, which is ugly, inconvenient, and inefficient. It would take away much needed resources for the southside and for in-fill development. I'm not an expert, but I do have a masters degree in urban planning, and I can confidently say that dense, walkable neighborhoods are essential to the future of our city. Please, as a young person who loves this city and wants to make it my permanent home, don't rush this decision. We are in historically difficult times, and it would be the height of irresponsibility to make such a massive decision without direct input from citizens. I implore you to put the values of transparency and justice above private gain. Do the right thing, and delay this vote until the people can weigh in.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch
Date: Thursday, May 21, 2020 7:53:21 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 10:39 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 10:34 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

From: melvinamac50@icloud.com <melvinamac50@icloud.com>
Sent: Thursday, May 21, 2020 10:14 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

FROM: melvinamac50@icloud.com

DATE: 05/21/2020 10:14:01 AM

SUBJECT: May 26 meeting re: Welaunee Arch

vote no on any changes to comp plan, Need further review and public input!!!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion
Date: Thursday, May 21, 2020 7:51:16 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Monday, May 18, 2020 9:40 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Monday, May 18, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

From: Godfreyrw@outlook.com <Godfreyrw@outlook.com>
Sent: Saturday, May 16, 2020 2:52 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

FROM: Godfreyrw@outlook.com

DATE: 05/16/2020 02:51:47 PM

SUBJECT: Oppose Welaunee Arch Urban Services Area expansion

I oppose the proposed amendment to the Comprehensive Plan to expand the Urban Services Area to include land in NE Tallahassee described as the Welaunee Arch. This expansion will promote urban sprawl and reinforce disparities between north and south Tallahassee. Put public money where it will serve neighborhoods that lack adequate infrastructure and provide opportunity, housing, and employment throughout the county.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion
Date: Thursday, May 21, 2020 7:51:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 20, 2020 4:02 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 20, 2020 3:58 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

From: Dara.osher@gmail.com <Dara.osher@gmail.com>
Sent: Wednesday, May 20, 2020 10:59 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

FROM: Dara.osher@gmail.com

DATE: 05/20/2020 10:58:59 AM

SUBJECT: Opposition to Urban Service Area Expansion

The majority of college graduates in Tallahassee do not stay here. Many of them go to the cities they have always dreamed of that offer vibrant downtowns that are walkable, bikeable, and allow for easy and convenient use of transit. In Florida, those places are Tampa and Miami. Expanding our urban service area is committing Tallahassee to decades of urban sprawl and taking away vital resources from the parts of town that really need them, especially reliable transit access. I urge city leadership to postpone voting on this matter until public consultation has occurred. This decision may have made sense 30 years ago but today it is one no representative of the people should make behind closed doors.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!
Date: Thursday, May 21, 2020 7:49:19 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 2:22 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 2:11 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

From: kim@noodleonit.com <kim@noodleonit.com>
Sent: Tuesday, May 12, 2020 12:29 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

FROM: kim@noodleonit.com

DATE: 05/12/2020 12:29:04 PM

SUBJECT: Please delay decisions until public can participate!

Please follow the County's lead and delay action on the Comp Plan/Welaunee Amendments. That decision is too important to all of us and the future of this county for City Commissioners to act hastily and without wide community input. Thanks!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings
Date: Thursday, May 21, 2020 7:53:06 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:10 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:03 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

From: elsedgwick@gmail.com <elsedgwick@gmail.com>
Sent: Wednesday, May 20, 2020 9:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

FROM: elsedgwick@gmail.com

DATE: 05/20/2020 09:04:48 PM

SUBJECT: Public Input at Commission Meetings

Dear Commissioners, I urge you to delay action on the Welaunee comp plan amendment. While I applaud the efforts of the Commission to make meetings viewable to the public during this pandemic, and recognize that government must continue to function, now is not the time for such significant decisions in the absence of meaningful - in person - public comment. More substantively, I urge you to vote against the amendment as currently proposed. The amendment is a step towards more unsustainable development which is founded on unsound demographic assumptions, and represents poor fiscal and urban planning policy. It continues a decades long trend of turning large tracts of undeveloped land to tract homes and sprawling commercial development. If Tallahassee had chosen thirty years ago to focus development in blighted areas within Capital Circle, it would be a cleaner, more livable, and ultimately more prosperous for city for everyone. Instead it has pursued a policy of "growth" at any cost which has literally doubled if not tripled the time it takes to drive from downtown to Bannerman, increased commuting distances for many of its citizens, created a host of poorly connected communities that pour cars onto clogged arterial roads, encouraged over-development of commercial space that has contributed to high turnover of businesses and undermined local business in favor of franchises and chains, and generally degraded the quality of life in the city. And the fact that this occurred in sync with a slew of unseemly and some frankly corrupt

deals and a steady uptick in crime is not coincidence, but intimately related - the City government, in getting into the development business, simply misplaced its energy and priorities. The last election represented a strong vote against these policies and this course of action, and I hope that you will recognize this in voting on the proposed amendment. Regards,
Ellery Sedgwick

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Vote to Expand Urban Service Area
Date: Thursday, May 21, 2020 7:47:57 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 20, 2020 4:03 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote to Expand Urban Service Area

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 20, 2020 4:02 PM
To: City Commission Aides <ccaidess@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote to Expand Urban Service Area

From: Raecook.chelsea@gmail.com <Raecook.chelsea@gmail.com>
Sent: Wednesday, May 20, 2020 12:18 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Vote to Expand Urban Service Area

FROM: Raecook.chelsea@gmail.com

DATE: 05/20/2020 12:17:52 PM

SUBJECT: Vote to Expand Urban Service Area

Please reconsider expanding the urban service area for Tallahassee. We need to focus on underserved communities already within the urban service area and should NOT be encouraging a more car dominant city.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee
Date: Thursday, May 21, 2020 7:41:41 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 4:32 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 4:10 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee

From: btabac@centurylink.net <btabac@centurylink.net>
Sent: Thursday, May 21, 2020 4:01 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee

FROM: btabac@centurylink.net

DATE: 05/21/2020 04:00:47 PM

SUBJECT: Welaunee

It appears as if the city and county commissions should not proceed to amend the Comprehensive Plan at this time when citizen in-put is difficult. Please wait.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments
Date: Thursday, May 21, 2020 7:43:56 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 2:49 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 2:48 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments

From: dianedzurik@gmail.com <dianedzurik@gmail.com>
Sent: Thursday, May 21, 2020 2:32 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments

FROM: dianedzurik@gmail.com

DATE: 05/21/2020 02:31:30 PM

SUBJECT: Welaunee Amendments

I thought the city's continuation of the changes to the Comp plan distressful at such a time when public involvement is reduced or completely curtailed because of the pandemic. As a former planner it is shocking to move forward at this time on such a big project instead of delaying it as would be appropriate. It appears wrong and a blatant disregard for the people of this city and county. Please delay these decisions.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments
Date: Thursday, May 21, 2020 7:43:16 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:17 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:15 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments

From: peaston@fsu.edu <peaston@fsu.edu>
Sent: Thursday, May 21, 2020 9:13 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments

FROM: peaston@fsu.edu

DATE: 05/21/2020 09:13:04 AM

SUBJECT: Welaunee amendments

Dear Tallahassee City Commissioners, I am a 40+ year resident of our fair city who is very concerned by what I have learned about the "quick and ugly" treatment of the Welaunee development and amendments. Adequate time and space must be given for their full consideration by your constituents, without preference for rich developers, if we are to fulfill our obligations to all citizens and their interests. Sincerely yours, Peter Easton

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions
Date: Thursday, May 21, 2020 7:43:35 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 1:04 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 1:03 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

From: schwartzs01@comcast.net <schwartzs01@comcast.net>
Sent: Thursday, May 21, 2020 11:07 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

FROM: schwartzs01@comcast.net

DATE: 05/21/2020 11:06:48 AM

SUBJECT: Welaunee Amendments and Recent Actions

I am a city resident and am very concerned about the recent actions concerning the Welaunee Amendments. I ask that there be a delay on the vote so our citizens can help craft a reasonable, sustainable development plan that shrinks the area covered by these amendments and adds enforceable phasing timelines. Please remember that a citizen's committee was employed when developing previous Welaunee plans and this worked out well. Thank you! Stephanie Schwartz 2230 Monaghan Drive

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20
Date: Thursday, May 21, 2020 7:42:22 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 3:56 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 3:53 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

From: loquasto@comcast.net <loquasto@comcast.net>
Sent: Thursday, May 21, 2020 3:44 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

FROM: loquasto@comcast.net

DATE: 05/21/2020 03:43:53 PM

SUBJECT: Welaunee Amendments Vote 5/26/20

WENDY S. LOQUASTO TERRY J. HANSEN 1402 Shuffield Drive Tallahassee, FL 32308
May 21, 2020 Dear Members of the City of Tallahassee and Leon County Commission: We read with interest the two editorials written by former Commissioner Debbie Lightsey and Steven Been, which appear in the May 21 edition of the Tallahassee Democrat and concern the upcoming votes on Comprehensive Plan amendments for development of 2,700 acres from the old Welaunee Plantation. According to both authors, the City and County Commissions will be voting on the amendments on Tuesday, May 26, without public input or comment. This is not only contrary to our system of governance, but is particularly worrying coming during this time of Covid-19 restrictions on the citizenry and the fears associated therewith. Both authors also comment that the development will require the expenditure of substantial public funds for infrastructure for this development. Indeed, Ms. Lightsey indicates that the owner has not even been required to donate the needed right of way for roads to serve the development. The general public should not have to shoulder the entire burden of the needed infrastructure for this development. We join these authors in requesting delay of the vote so that the Tallahassee citizens interested in this project will be given a fair period to comment. As Ms. Lightsey states, Tallahassee citizens should be permitted to help craft a reasonable, sustainable development plan, perhaps shrinking the area covered by the amendments, and adding

enforceable phasing timelines. Sincerely, Wendy S. Loquasto & Terry J. Hansen

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan
Date: Thursday, May 21, 2020 7:44:31 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 10:39 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 10:33 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

From: melvinamac50@icloud.com <melvinamac50@icloud.com>
Sent: Thursday, May 21, 2020 10:02 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

FROM: melvinamac50@icloud.com

DATE: 05/21/2020 10:02:04 AM

SUBJECT: Welaunee Arch & changes to Comp Plan

Please vote no this Tuesday, May 27th. We need a much more coordinated development plan with PUBLIC input. Thanks.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments
Date: Thursday, May 21, 2020 7:44:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, February 25, 2020 10:01 AM
To: Executive Team <execteam@talgov.com>
Cc: Bryant, Cherie (Planning) <Cherie.Bryant@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments

FYI

From: jblair@fsu.edu [<mailto:jblair@fsu.edu>]
Sent: Tuesday, February 25, 2020 9:38 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments

FROM: jblair@fsu.edu

DATE: 02/25/2020 09:38:11 AM

SUBJECT: Welaunee Arch Comprehensive Plan Amendments

Hello, I am attaching my revise comments: Comprehensive Plan Amendments TTA 2020 013 and TMA 2020 012—Welaunee Arch Dear Mayor and City Commissioners, Expanding the Urban Service Area (USA) into the Welaunee Arch is not justified economically, demographically, or based on any projected current or future housing shortage needs, is not good growth policy, and directly contradicts one of the key elements of the Comprehensive Plan which is to prevent suburban sprawl, and to focus growth and development on infill within the existing USA. In addition, it continues the trend of public investment in development, and the private investment that follows, benefiting a small socio-economic demographic with no associated benefits for the larger demographic populations of Tallahassee-Leon County. Public investments should require inclusivity and equity in sharing in the benefits of projects for all of our citizens. Despite staff's analysis, we do not have a rapidly increasing population as evidenced from 2020 BEBR* statistics showing that from the 2010 census to 2019 our population increased by 21,012 to a total of 296,499 which is only a 7.6% increase over 9 years or less than 1%/year. Our growth rate has decreased over recent decades from 24.4% in 1990-2000, to 15% in 2000-2010, to 7.6% for the current decade, and the decreasing trend will continue based on the BEBR estimates. In 2045 the annual rate of population increase will be only 0.40%. In addition, based on the Planning Department's own analysis the excess capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045**. This proposed amendment will create additional suburban sprawl and increase traffic loads; and, most importantly, will siphon away badly needed resources and the focus required to make downtown Tallahassee a vibrant destination community where our citizens can live and walk to enjoy the outdoors, restaurants, shops and activities. Four

elements are needed to create a vibrant downtown: programming that regularly brings lots of people downtown, retail and entertainment options, office space options, and diverse residential options. Pensacola is a successful example of this approach (Building a Vibrant Community by Quint Studer***), and we should do the same. Tallahassee has made strides toward making the downtown more vibrant, Cascades Park being a good example. However, in order to foster fairness, equity, and inclusivity all socio-economic demographics should share in the rewards of public investments. We need to make a serious investment in infrastructure including improving the functionality and safety of our roads, and adding bike lanes, sidewalks, and protected walkways. In addition, we should be providing economic incentives and training and development services to help a variety of small locally owned businesses succeed in the downtown area. We should use our resources to encourage a variety of residential opportunities that are attractive and affordable to those wishing to walk to work, to shop, and to recreate. The bottom line is we need to invest our public funds and encourage private investment in creating a vibrant and livable downtown with a range of job opportunities for small local business entrepreneurs, and not in an unneeded, unwarranted, and ill-advised expansion of the USA. We have the state government, two universities and a community college, and on that basis alone our downtown should be vibrant and engaging like communities with similar attributes such as Madison, Wisconsin and Austin, Texas. We should focus on investing and encouraging growth and development downtown so that all citizens can enjoy the amenities, and share in the economic benefits of well-planned growth and development. Looking to the future, trends are changing and younger demographics want to live in vibrant downtowns with diverse residential options where they can walk or use public transportation to get to work, shop and recreate. Our population in Leon County is aging and if we want to keep our children and grandchildren here we need a vibrant downtown. Let's invest our resources in the future and not in contributing to additional suburban sprawl. I urge you NOT to approve transmittal or adoption of the application for the Welaunee USA Expansion, and to NOT approve Comprehensive Plan Amendments TTA 2020 013 and TMA 2020 012. Thank you. ANALYSIS OF PLANNING DEPARTMENT'S RATIONALE FOR THE COMPREHENSIVE PLAN AMENDMENTS (TEXT AND MAP) Staff Analysis: Objective 13.2 is cited as rationale for the amendment by staff: indicating that planning should be done for areas other than the Toe and Heel of the Welaunee Critical Planning Area to establish allowed uses, densities, and intensities of use and development. The Urban Services-Development Agreement was signed on April 15, 1990 between the City and Powerhouse, Inc., amended and restated on February 2, 2006 and again on February 16, 2016. The 1990 Agreement provides that the owners would undertake and implement a comprehensive development plan consistent with the Comprehensive Plan. Not the City. An Urban Services-Development Agreement is not an acceptable reason to amend the Comprehensive Plan inconsistently with the Plan's stated primary goal of concentrating growth within the existing Urban Service Area (USA). Goal 13 of the Comprehensive Plan states that, "planning should be done for areas other than the Toe and Heel of the Welaunee Critical Planning Area to establish allowed uses, densities, and intensities of use and development," and not to approve an amendment to the Plan to expand the USA. The 2016 amended and restated Urban Services-Development Agreement states, "As part of the Cycle 2017-1 amendments to the Tallahassee-Leon County 2030 Comprehensive Plan, the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. It does not state that the City will initiate and approve an amendment, nor does it say the USA should be expanded when the land use plan is created. In fact, Policy 1.1.1: [L] states: "in order to discourage urban sprawl, new development shall be concentrated in the urban service area..." In addition, the Comp Plan has a stated goal of "promoting infill development, reducing urban

sprawl, and maximizing the efficiency of infrastructure.” Policy 2.2.23 and 2.2.24: [L] Staff Analysis: Objective 1.1. [L] is cited as rationale for the amendment by staff. The proposed amendment to expand the USA is consistent with the policy because the City has entered into USA agreements with Powerhouse, Inc. Circular logic is used in this analysis: development should be in USA to be consistent with Comprehensive Plan, so we propose to expand the USA by 2800 acres to include the Arch in the USA so it will be consistent with the Plan. Additionally, the owner’s attorney testified at the Planning Commission meeting there is no intent to develop the Arch for 10 to 20 or 20-30 years. Finally: Policy 1.1.3: [L] states: “Capital improvement projects or expenditures designed to support urban density outside of the Urban Service Area will not occur outside the designated Urban Service Area unless a demonstrated hardship can be shown to occur for existing development or residents...” Staff Analysis: Objective 6.2.1 [L] is cited as rationale for the amendment by staff: “As demands from a rapidly increasing population may require and expansion of the USA... There is no need at this time to expand the USA, based on population trends and developable land already in the USA. The current growth rate (BEBR 2019) for Tallahassee-Leon County is .84% annually. In 2045 the annual rate of population increase will be only 0.40%. In addition, based on the Planning Department’s own analysis the excess capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045 The Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Why do we need to amend the Comp Plan now, since the developer’s attorney testified at the Planning Commission meeting they have no intention of developing the Arch for 20-30 years. Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan. This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in past development trends. There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045. In fact, if we continue to foster suburban sprawl by needlessly expanding the USA, our young people will continue to move to more vibrant communities, and our population will continue to age per the current trends. REFERENCES: *Bureau of Economic and Business Research (BEBR), Florida Population Studies, Volume 53, Bulletin 186, January 2020. “Projections of Florida Population by County, 2020-2045, with Estimates for 2019. **Tallahassee-Leon County Planning Department’s analysis demonstrating that housing development capacity far exceeds the need to expand the existing USA through at least 2045. Using the Planning Department’s Estimates: From 2010-2019, 12,577 dwelling units were built (average of 1,258/year). Dwelling units needed is based on a per person household size of 2.33 and the policy of providing 50% more than the population increase requires to allow for accommodation of other urban services and economic conditions. A very conservative estimate of development capacity in the existing USA can easily provide for population growth to the Comprehensive Plan horizon (2030) and well beyond current population estimates to 2045. The excess capacity in the USA is 169% more than needed for 2030 and 58% more than needed for 2045. ***Studer, Quint. Building A Vibrant Community: How Citizen-Powered Change Is Reshaping America. Be the Bulb Publishing, 2018. Sincerely, Jeff A. Blair 1803 Old Fort Drive, Tallahassee, FL 32301

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development
Date: Thursday, May 21, 2020 7:45:11 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, March 10, 2020 8:45 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development

FYI

From: ContactUs
Sent: Monday, March 09, 2020 8:52 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development

From: karynroberts33@gmail.com [<mailto:karynroberts33@gmail.com>]
Sent: Saturday, March 07, 2020 11:17 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch development

FROM: karynroberts33@gmail.com

DATE: 03/07/2020 11:17:03 AM

SUBJECT: Welaunee Arch development

Commissioner, I am writing to oppose the proposed urban development of the Welaunee Arch area. The proposed Comprehensive Plan amendments: ➤ Are not justified economically, demographically, based on growth projections, or on ANY projected current or future housing shortage needs through at least 2045. ➤ Directly contradicts one of the critical Goals of the Comprehensive Plan - to prevent suburban sprawl - and to focus growth and development on infill within the existing USA (Urban Services Area). ➤ Contributes directly to suburban growth in the Northeast with 1990s style suburban sprawl and traffic congestion. ➤ Are unfair and inequitable. Directs capital investments, paid for by all taxpayers (with disproportionate impact on low to middle income individuals) to benefit higher income individuals who are largely concentrated in the Northeast. ➤ Hinders our ability to more fairly invest our public funds and attract private investment from our urban core, including our South and West side neighborhoods. ➤ Pulls resources away that could be used to encourage a variety of attractive and affordable residential opportunities for those needing to or wishing to walk, bike or have public transit to services. ➤ Is not needed to accommodate population growth. Bureau of Business and Economic Research (BEBR-2019) statistics indicate that in 2045 the annual rate of population increase for Tallahassee-Leon County will be only 0.40%/year. In addition, based on the Tallahassee-Leon County Planning Department's own analysis the excess

capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045. Expansion of the USA should ONLY be considered when there is a demonstrated need for expansion to the Northeast based on a lack of buildable land in the existing USA, and population trends that support the need for this USA expansion into the Welaunee Arch! Please keep this area a natural ecosystem for wildlife. Sincerely, Karyn Roberts 8980 Megans Lane Tallahassee FL 32309

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan
Date: Thursday, May 21, 2020 7:45:27 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Friday, May 15, 2020 3:28 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Friday, May 15, 2020 3:26 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

From: sally.butzin@gmail.com <sally.butzin@gmail.com>
Sent: Friday, May 15, 2020 2:28 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

FROM: sally.butzin@gmail.com

DATE: 05/15/2020 02:28:24 PM

SUBJECT: Welaunee Comp Plan

Hold your horses! Please delay decisions on changing the Comp Plan until Commission meetings are open again. Trust and transparency are the most important elements in a healthy democracy. When citizens cannot trust that their representatives are acting fairly and honestly, they will believe that decisions are rigged for the powerful and well-connected. They lose hope in government to represent and care for them. The decision to change the Comp Plan regarding the Welaunee development needs to be handled transparently with full public input. It is neither fair nor wise to proceed with decisions of such magnitude during the Pandemic crisis when commission meetings are closed to the public. Hold your horses.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments
Date: Thursday, May 21, 2020 7:45:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 2:21 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 1:54 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

From: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>
Sent: Tuesday, May 12, 2020 12:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FROM: kathyi.mcguire@gmail.com

DATE: 05/12/2020 12:16:24 PM

SUBJECT: Welaunee Comp Plan Amendments

This Commission has done an excellent job since it first sat down together of giving the public fair opportunities for input. Please continue to do so by joining the County in delaying action on the Welaunee proposed Comp Plan Amendments until the public can meet with you. This is a big decision and many people would like to speak on this topic. Thank you for your consideration. Kathy McGuire

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation
Date: Thursday, May 21, 2020 7:45:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Monday, May 18, 2020 3:58 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Monday, May 18, 2020 3:09 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation

From: Robin Hamilton <hamilr91@gmail.com>
Sent: Monday, May 18, 2020 11:14 AM
To: ContactUs <Contactus@talgov.com>
Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Plantation

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

This was to be sent to ALL of the city commissioners. Thank you.

Sent from my iPhone

On May 18, 2020, at 9:29 AM, ContactUs <Contactus@talgov.com> wrote:

Good Morning,

We are in receipt of the below message and are unsure of the individual this email is intended for. Please respond to this email with the individual's name in order to forward your email to the appropriate person.

Thank you,
Customer Solutions & E-Commerce Team

From: hamilr91@gmail.com <hamilr91@gmail.com>
Sent: Saturday, May 16, 2020 11:27 PM

To: ContactUs <Contactus@talgov.com>

Subject: A Citizen Inquiry from Talgov.com - Welaunee Plantation

FROM: hamilr91@gmail.com

DATE: 05/16/2020 11:27:22 PM

SUBJECT: Welaunee Plantation

I want to express my dismay at the idea of adding another 2800 acres into the Welaunee Plantation. Tallahassee's beauty is linked to our beautiful forests and this would be a travesty. We cannot depend on this developer to follow the rules; i.e., look at how they clear cut the woods next to Centerville Road - their philosophy is "better to ask forgiveness than permission."

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote
Date: Thursday, May 21, 2020 7:46:14 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:49 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:41 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

From: jystillwell@comcast.net <jystillwell@comcast.net>
Sent: Thursday, May 21, 2020 9:31 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Vote

FROM: jystillwell@comcast.net

DATE: 05/21/2020 09:30:33 AM

SUBJECT: Welaunee Vote

Please delay the vote on this important issue until proper public comment is available to all citizens.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote
Date: Thursday, May 21, 2020 7:46:51 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:48 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:41 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

From: leestilwell@comcast.net <leestilwell@comcast.net>
Sent: Thursday, May 21, 2020 9:26 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Vote

FROM: leestilwell@comcast.net

DATE: 05/21/2020 09:26:03 AM

SUBJECT: Welaunee Vote

Please delay the vote on this important issue until proper public comment is available to all citizens.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: Opposition to Welaunee project
Date: Friday, May 22, 2020 12:42:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Friday, May 22, 2020 12:34 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: Opposition to Welaunee project

FYI

From: Jimenez, Tammy
Sent: Friday, May 22, 2020 12:05 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: Opposition to Welaunee project

Good Afternoon,

I received a call from Jeff Vastian 274-2309, he wanted to express his opposition to the Welaunee project, indicating it is not a good business deal.

Thank you,

Tammy M. Jimenez
Administrative Coordinator
Office of Mayor John E. Dailey
City Commission for the City of Tallahassee
300 S. Adams Street, Box A20 / Tallahassee, Florida 32301
Ph. #850-891-8178 / Fax: #850-891-8542
tammy.jimenez@talgov.com

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: Welaunee Project
Date: Thursday, May 21, 2020 7:53:40 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 2:44 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: Welaunee Project

fyi

From: Jimenez, Tammy <Tammy.Jimenez@talgov.com>
Sent: Thursday, May 21, 2020 2:11 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: Welaunee Project

Good Afternoon,

I received a call from Lynn Barrera 491-2913 asking to postpone meetings on Welaunee project until public can meet and comment.

Thank you,

Tammy M. Jimenez
Administrative Coordinator
Office of Mayor John E. Dailey
City Commission for the City of Tallahassee
300 S. Adams Street, Box A20 / Tallahassee, Florida 32301
Ph. #850-891-8178 / Fax, #850-891-8542
tammy.jimenez@talgov.com

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Cc: [Tedder, Wayne](#)
Subject: Grant Gelhardt Re: Welaunee Arch Comprehensive Plan amendment
Date: Monday, May 25, 2020 3:38:16 PM
Attachments: [Welaunee letter.docx](#)

Hi Artie, documenting receipt of this email.

From: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Sunday, May 24, 2020 11:09 AM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; City Manager <Citymanager@talgov.com>; City Commission Office <ccoffice@talgov.com>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; John Dailey <John_Dailey@icloud.com>; Vince Long <LongV@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>
Subject: Welaunee Arch Comprehensive Plan amendment

Dear Commissioners,

The Big Bend Sierra Club has a few comments regarding the proposed comprehensive plan and map amendment.

1. This is the largest map amendment we remember in recent history and the first major amendment of the Urban Service Boundary we are aware of. Having this amendment come up at a time the public cannot attend and comment at an open public meeting goes against everything I learned growing up on how a democracy is supposed to work. We urge you to postpone the decision until the public can attend a meeting to discuss this matter or allow for real time comments.
2. A study by the City/County Planning Department has determined that the existing Urban Service Area can accommodate the project population growth up until 2045.
3. It is our understanding that there has been no study or analysis that there is current need to expand the Urban Service Boundary to accommodate project population growth. A study and analysis should first be conducted prior to any large

expansion of the Urban Service Boundary. And only after there is a documented need should the Urban Service Boundary be expanded.

Until there is a documented need, for a major change in the Urban Services Boundary; no amendment should be made. That is just good planning. Otherwise it is just urban sprawl.

Sincerely,

Grant Gelhardt, Chair
Big Bend Sierra Club

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Kim Ross Re: Tally 100% Together Concerns about Welaunee Comp Plan Amendments
Date: Monday, May 25, 2020 11:43:39 AM
Attachments: [Tally100 Letter on Welaunee Development.pdf](#)

Hi Artie, forwarding to you for documentation of receipt.

From: kim@rethinkenergyflorida.org <kim@rethinkenergyflorida.org>
Sent: Friday, May 22, 2020 2:26 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Tally 100% Together Concerns about Welaunee Comp Plan Amendments

Dear Commissioner Bryant,

Attached, please find a letter written on behalf of the Tally 100% Together Coalition. As you know, we are a coalition of businesses and over 40 organizations working together to help the city of Tallahassee transition to 100% renewable energy as urgently and equitably as possible.

We have several concerns directly related to our mission and the resolution you all passed in February 2019. Please know that our group operates by consensus – the attached letter represents that consensus on this issue.

Thank you <<...>>

Kim Ross

(She, Her, Hers)

Executive Director

ReThink Energy Florida

850-888-2565

<http://rethinkenergyflorida.org>

Stay Updated: Email and Newsletter Subscription:

<http://www.rethinkenergyflorida.org/join>

Facebook: <https://www.facebook.com/ReThinkEnergyFL/>

Twitter: <https://twitter.com/RethinkEnergyFL>



Dear Tallahassee City Commissioners and Leon County Commissioners,

I am writing to you today on behalf of the Tally 100% Together Coalition. We are a coalition of businesses and organizations working together to help the city of Tallahassee transition to 100% renewable energy as urgently and equitably as possible. We stand strongly opposed to the proposed Welaunee amendments to the Tallahassee - Leon County Comprehensive Plan. We urge all city and county commissioners to vote against the proposed amendments to the Comprehensive Plan concerning the development of the Welaunee Plantation area. Normally, citizens would have the opportunity for public input in a public process, addressing the Commissioners directly. However, due to COVID-19, this public process has been curtailed, and the replacement process does not adequately address public participation. Public participation is valued by Leon County residents, and passing something without adequate participation will increase the distrust between citizens and their elected representatives.

We as a coalition are focused on reducing the greenhouse gas emissions of the city and county to slow the effects of the climate crisis. The City of Tallahassee has committed to transitioning to 100% renewable energy by 2050, and will soon hire the contractor that will develop a Clean Energy Plan. This Clean Energy Plan will likely include requirements for energy efficiency and renewable energy capabilities of all new construction. Without adequate requirements addressed within the amendments, as is required by Blueprint Language, these Comprehensive Plan Amendments will not guarantee that the new development will include the necessary changes that the Clean Energy Plan would require. Additionally, there is not an adequate plan for providing alternative forms of transportation other than personal vehicles. This would cause more greenhouse gasses to be produced while residents of the Welaunee Development would be driving into the city and back every day. The amendments do not address this issue in enough detail or even give a general idea for how transportation would function.



It is our opinion that if there is no plan to provide clean, carbon-free transportation from the new development in and out of the city each day, or the development is built without consideration of the clean energy plan, these amendments should not be approved and swiftly denied.

We fully endorse the Alliance of Tallahassee Neighborhood's position on the Comprehensive Plan Amendments and encourage all city and county commissioners to vote against them for the sake of our community and local environment that they have been elected to protect. There is no need to rush to approve this development without taking the time to include the entire community to ensure any and all development is done sustainably, ethically, and thoughtfully. After all, the Clean Energy Plan has a strong public engagement component that should be vetted with the citizenry before moving forward with a decision that will certainly impact the quality of life of our residents and neighborhoods.

Sincerely,

A handwritten signature in black ink that reads 'Kim Ross'.

Kim Ross, Chair

Tally 100% Together Coalition

KEEP IT RURAL!

Preserving Rural Lands in Leon County

www.KeepItRural.org

May 20, 2020

Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013, to expand the Urban Services Area (USA) to encompass 2,800 acres of rural land and to combine this with 1900 acres to create the Welaunee Arch planned development.

We believe it is premature to adopt both of them at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbate inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings.

Inconsistent with Comprehensive Plan Policies

1. **The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies.** (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. **Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years.** Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings.
2. **There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk.** This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L])
3. Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy.
4. **The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans.** It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein.
5. **Section 163.3177, Florida Statutes,** provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and **requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban**

development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.” No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below.

6. **One important way the Southern Strategy goal can be achieved is through** considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. **“Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.”** Goal 11[L].
7. **In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased.** Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited.
8. **The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community.** New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. **These amendments will acerbate this inequity.**

Poorly Conceived Master Plan and Exacerbation of Inequities

1. The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L]) and the proposed one for the Arch, will result in over 14,000 dwelling units. **This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045.** This is a huge commitment of development activity to only one location in the County.
2. A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large developments. This type of monolithic development does not support our local construction business.
3. The Welaunee Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate.
4. **The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses.** Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used.
5. Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars.

6. The median household income in Tallahassee is \$44,000 **The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee homeowners.**
7. **Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met.** The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse.
8. Redevelopment has played a significant role in providing new housing in the last 20 years. **The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community.**

The Process

1. **The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered.** At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment.
2. These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. **The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments.**
3. **Fundamentally – the Comprehensive Plan is LAW.** Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated.
4. **The pandemic is going to change local government revenue and expenditure for years.** There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession.

Public Participation In the Comprehensive Planning Process

The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation.

We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation.

Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section 286.0114, F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more.

As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section 163.3181 (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section 163.3181 (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic.

There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings.

Government bodies should not opportunistically take advantage of the public’s inability to attend large gatherings to make critical decisions affecting the public’s interest if those decisions can reasonably postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements.

The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee’s Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person.

Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings fly's in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement.

We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they has been properly vetted with real participation from the pubic, and at a minimum with opportunity for real-time comment.

Thank You,



Jeff A. Blair, President, and Dr. Pam Hall Board Member, Keep It Rural, Inc.

From: [Whitaker, Angie](#)
To: pbutzin@gmail.com
Cc: [Sally Butzin](#); [Bryant, Elaine](#); [White, Artie](#)
Subject: Peter Butzin's Letter Dated 5/19/20 re: Public Policy & Public Input
Date: Monday, May 25, 2020 11:01:13 AM
Attachments: [002.tif](#)
[Butzin-Page 2.tif](#)

Greetings Mr. Butzin,

This is to acknowledge receipt of your letter (attached and noted below) and that it will be presented to C/C Elaine Bryant.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
300 S. Adams Street
Tallahassee, FL 32301
850.661.6372 (c)
Angela.Whitaker@talgov.com

Be safe. Be well. Be faith filled.

Peter Butzin

1628 Woodgate Way
Tallahassee, FL 32308
850) 524-9946 (Cell)
pbutzin@gmail.com

May 19, 2020

The Hon. Elaine Bryant, Commissioner
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301

Dear Ms. Bryant:

A pandemic is no time to be make public policy without meaningful public input, in the form of testimony at commission meetings and face-to-face meetings with constituents.

While I congratulate both the City and the County for local leadership responses to Covid-19, I can't help but wonder why a majority of both commissions appear to be hell-bent on pushing forward with amendments to the Comprehensive Plan, particularly as they relate to Welaunee Plantation.

I don't have "dog in this hunt" regarding the merits of amending the Comprehensive Plan, but I fully support those who are protesting that now is not the time to ram through public policy on controversial issues.

Yes, I realize that there are opportunities to send messages to commissioners. However, many citizens do not have the ability to electronically petition public officials. Neither letters nor electronic communication can replace the power of in-person testimony at commission meetings and the ability to meet individually with elected commissioners.

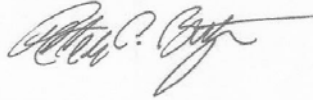
As an example, both my wife and I have sent messages to commissioners via the City and County websites. The response was, "Your input will be shared with staff." That's not good enough. We want to be able to look our commissioners in the face and say, "This is not acceptable!"

I try to avoid conspiracy theories, but I can't help wonder whether the special economic interests that are trying to ram through their agenda are attempting to take advantage of the pandemic.

I strongly urge the Blueprint Intergovernmental Agency (joint meeting of the City and County Commissions) during its meeting scheduled for May 26th to avoid making changes until the pandemic is safely behind us and regular meetings are restored,

including opportunities for meaningful public input. Furthermore, rescheduling the Blueprint meeting, also on the 26th, explicitly violates the policies of the Intergovernmental Agency which states that meeting schedules, once approved, may only be changed "under extreme circumstances". The only reason City Manager Reese Goad could conjure was to "streamline" the process, which hardly rises to the level of "extreme circumstance".

Sincerely,



Peter A. Butzin

May 14, 2020

The Honorable Reese Goad
City of Tallahassee
500 South Adams Street
Tallahassee, FL 32301

Dear Mr. Mayor:

A pandemic is no time to be making public policy without meaningful public input in the form of testimony at commission meetings and face-to-face meetings with commissioners. While I congratulate both the City and the County for local level responses to COVID-19, I can't help but wonder why a majority of both jurisdictions appear to be both bent on pushing forward with amendments to the Comprehensive Plan particularly as they relate to Wetlands Protection. I don't have "dog in this fight" regarding the matter of amending the Comprehensive Plan, but I do support those who are protesting that now is not the time to run through public policy on controversial issues. Yes, I realize that there are responsibilities to send messages to commissioners. However, many citizens do not have the ability to electronically petition public officials. Neither federal nor state governments can replace the power of in-person testimony at commission meetings and the ability to meet face-to-face with elected commissioners. As an example, both my wife and I have sent messages to commissioners via the City and County websites. The response was "Your request will be denied with no explanation." We want to be able to look our representatives in the face and say "This is not acceptable!"

I try to avoid contacting the mayor, but I still don't know whether the special committee interests that are trying to run through their agenda are members to the knowledge of the public. I strongly urge the Blueprint Intergovernmental Agency (last meeting of the City and County Commission) during its meeting scheduled for May 26th to avoid making changes with the pandemic in solely behind us and regular meetings are resumed.

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Ed Deaton Re: Welaunee Arch Comp Plan changes
Date: Monday, May 25, 2020 7:37:59 PM

Hi Artie, documenting receipt of this email.

-----Original Message-----

From: Ed Deaton <edde@nettally.com>
Sent: Monday, May 25, 2020 6:41 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Arch Comp Plan changes

Greetings Commissioner Bryant,

Please vote NO on proposed Welaunee "Arch" Comp Plan changes from Rural to Urban Service Area.

Also, please vote NO on BP 2000 auto-centric infrastructure expenditures in this area. Use those \$\$multi-millions for needed current South & West Side Tally needs rather than subsidize sprawl development in affluent NE.

Protect fields, forests and farm land to protect us against Climate Crisis! Your NO vote will guarantee a positive legacy for your years in government.

THANKS!

Ed Deaton, voter

--

This email has been checked for viruses by AVG.

[https://urldefense.com/v3/https://www.avg.com/!N4_s6dRKiShDng!KI5T-M-PT-Vfy99iEv7fMYDD0vBIOgLeoBjqkZFG08CcAhqBphKZCfYX0gcL0wRnmg\\$](https://urldefense.com/v3/https://www.avg.com/!N4_s6dRKiShDng!KI5T-M-PT-Vfy99iEv7fMYDD0vBIOgLeoBjqkZFG08CcAhqBphKZCfYX0gcL0wRnmg$)

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Lan Arky Re: Welaunee Arch/Urban Service Area text amendment
Date: Monday, May 25, 2020 7:38:40 PM

Hi Artie, documenting receipt of this email.

From: Lan Arky <tnllanarky@gmail.com>
Sent: Monday, May 25, 2020 7:00 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Arch/Urban Service Area text amendment

I am a concerned resident of Leon County who votes and I have deep concerns regarding the Comp Plan Amendments. The lack of citizen and community input is deeply troubling. The public has essentially been shut out of the process and our concerns have mostly fallen on deaf ears, so I have to question who will profit from this rushed through plan. I also recognize that a plan made 30 years ago has little relationship to today's world. Our economy is in shambles, local businesses are failing, and people are scrambling to feed their families, so why is our local leadership so hard pressed to commit tens of millions of dollars to a plan that ignores the real needs of our community and benefits the wealthy? I might guess, but I would suggest that you take a step back, get community input, and base your actions on the needs of your constituents and not the guaranteed inheritance of a rich few. We are watching what you do and expect you to do the right thing!

Lanny Brewster
Leon county resident

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Lisa Lazarus & Scott Brown Re: What is the rush???
Date: Monday, May 25, 2020 7:39:18 PM

Hi Artie, documenting receipt of this email.

From: featherhead58@gmail.com <featherhead58@gmail.com>
Sent: Monday, May 25, 2020 7:21 PM
To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>
Subject: What is the rush???

What is the rush? In the middle of a pandemic when everything is so uncertain why must we rush into such a big decision with no public forum and when everyone is distracted by working at home with children attending school from home. This is totally unfair to everyone in our community. I live near this area. The traffic, congestion and housing that has been developed already have contributed to higher housing costs, land being destroyed, increasing our carbon footprint and changing forever the appeal and beauty of Tallahassee.

We are opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. This represents the worst kind of urban sprawl and is a terrible deal for taxpayers. Additionally, it only increases the gap between economic classes that will only be exacerbated by the pandemic.

It was unbelievable to me that a majority of county commissioners voted to allow these amendments to move forward without granting citizens the opportunity to be physically present to speak directly with decision makers.

We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing. There are other areas of Tallahassee that DO need this kind of focus and assistance in helping a community grow in a responsible, sensible manner-west and south of town have been areas that have been struggling for decades to improve.

Please put a halt to decision making without the community "in the room" and oppose this huge, unnecessary, costly suburban sprawl.

Thank you,

Lisa Lazarus and Scott Brown

9601 Miccosukee Road #35
Tallahassee, FL 32309

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:14:15 AM

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Monday, May 25, 2020 11:20 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Timothy Stadlmueller

Home Street Address: 911 Pow Wow Trl

Email: tstadlmueller@gmail.com

Best Daytime Phone Number: 352-789-3256

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Hi, Please don't support the Welaunee Development, as I believe it represents a further investment in the exact type of low density unaffordable housing that is damaging to the community at large. Tallahassee should be developing historically disenfranchised communities, focusing on affordable housing and the kind of public infrastructure that will allow our city to flourish in the long term. Please delay the vote to allow for proper input from the public, I believe this process is being rushed. Thank you. -Timothy Stadlmueller

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:10:15 AM

From: lemanders37@gmail.com <lemanders37@gmail.com>
Sent: Tuesday, May 26, 2020 9:55 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Lauren Kelly-Manders

Home Street Address: 2402 Balsam Terrace

Email: lemanders37@gmail.com

Best Daytime Phone Number: 8505099280

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: After reading the 64 page Staff Report on the Welaunee Arch I am most disappointed by two factors: 1) that the planning departments have to meet such a pitifully low threshold of community notice and buy-in to proceed with substantial land use actions; and 2) that our local government representatives are unable to accommodate real-time public comment on this issue during a time when many people are trying to manage day-to-day during an unprecedented pandemic. There are major communication breakdowns if every new development or proposed construction plan faces the kind of pushback that each proposal does here in Tallahassee and Welaunee is just another in a long line of PR failures. It leads me to wonder how information was presented or if the only citizens aware of these proposed changes were those in support. Page 17 of the staff report indicates that less than 250 people were notified of the intent to change this zoning and 24 people showed up to the single public hearing held. In a town of over 150,000 permanent residents, that is an incredibly low percentage of people. The report goes on to say there is zero public transit to the area, and the "Maximum buildout would result in each school being significantly over capacity post development." To quantify, the Leon County Public Schools for that area would be over-capacity by the thousands. This expansion more than the culmination of a 30-year-old agreement. It is a long-term, majorly impactful expansion that has far-reaching budgetary

consequences for the next few decades. The longevity of the agreement should not cripple the commission's ability to pivot in light of new information and within the context of our current position. Please also consider that additional development in the Northeast side of town, the area where I grew up and where my parents still reside, is detrimental to our City's overall economic equity--an issue that is constantly in local headlines and the subject of numerous forums and townhalls and summits, but that we rarely act upon to resolve. In last Thursday's Facebook discussion with Commissioner Matlow, Wayne Tedder of the City Planning Department vocalized that "everyone has a phone" when in reality all members of the public do not have access phones or computers with internet connection with which to submit electronic input about local developments such as Welaunee. I find it telling that individuals like Mr. Tedder in top-level roles of City and County government have these blind spots; their decisions and recommendations align with their points of view, but collectively lend themselves to disparate economic outcomes that radiate out into all districts in Tallahassee. Unfortunately, this expansion of the Welaunee USA is one of those blind spots. Until our planning departments and administrators communicate a holistic plan that fosters large-scale buy in from community stakeholders--and I believe they can thoughtfully build that narrative--then we will continue to feel the effects of the segregation we now see. What is the rush? Why are we really pushing this issue right now? I implore you to vote against the current Welaunee USA expansion until a more inclusive public discussion can be held.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:10:45 AM

From: max.epstein@gmail.com <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:53 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Max Epstein

Home Street Address: 1001 San Luis Rd

Email: max.epstein@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Dear Commissioners, I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019. This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline. According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation: "COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle." Nothing in the record indicates that the City

Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past. Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here. The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments. In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments: Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.— (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end. (2) During consideration of the proposed plan or amendments thereto by the local planning agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments." "CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report." This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public

can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments. City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments. Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan. Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle. Sincerely, Max Epstein

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:10:55 AM

From: max.epstein@gmail.com <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:53 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Max Epstein

Home Street Address: 1001 San Luis Rd

Email: max.epstein@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019. This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline. According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation: "COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle." Nothing in the record indicates that the City

Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past. Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here. The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments. In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments: Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.— (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end. (2) During consideration of the proposed plan or amendments thereto by the local planning agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments." "CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report." This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public

can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments. City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments. Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan. Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle. Sincerely, Max Epstein

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:12:38 AM

From: karenkimel@comcast.net <karenkimel@comcast.net>
Sent: Tuesday, May 26, 2020 8:43 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Karen Kimel

Home Street Address: 1904 Greenwood Drive

Email: karenkimel@comcast.net

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I reside at 1904 Greenwood Drive and am a lifelong resident of Tallahassee. I am writing to voice my opposition to the proposed, unsustainable Welaunee Comprehensive Plan amendments (TMA202012 Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). In considering the Welaunee Comprehensive Plan amendments, I would encourage the commission to review the vision statement of our city's comprehensive plan in its entirety. Here is a relevant excerpt: "The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection." This is yet another example, in a long string of examples, of developers enacting their own will upon the city in conflict with both the letter and spirit of our existing comprehensive plan. In addition, this project diverts funds which are desperately needed to improve existing city neighborhoods. I am equally concerned by the planning commission allowing this important vote when there is not an opportunity for public comment. In absence of community input, I feel it is essential that our commissioners remain true to our shared community vision outlined in our comprehensive plan and keep the best interests of the whole community in mind. I ask that you vote NO on the proposed Welaunee amendments.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:14:53 AM

From: sommerlucia@gmail.com <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:22 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Lucia Sommer

Home Street Address: 1611 Milton Street

Email: sommerlucia@gmail.com

Best Daytime Phone Number: 716-359-3061

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Dear Commissioners, I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments (TMA202012) Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan. According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon. Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area. Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth. Sincerely, Lucia Sommer 1611 Milton Street Tallahassee FL 32303

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:15:02 AM

From: sommerlucia@gmail.com <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:22 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Lucia Sommer

Home Street Address: 1611 Milton Street

Email: sommerlucia@gmail.com

Best Daytime Phone Number: 716-359-3061

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments (TMA202012) Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan. According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon. Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area. Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth. Sincerely, Lucia Sommer 1611 Milton Street Tallahassee FL 32303

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area
Date: Tuesday, May 26, 2020 11:03:46 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:19 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:44 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:39 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

From: jolleyj@jolleygood.comcastbiz.net <jolleyj@jolleygood.comcastbiz.net>
Sent: Monday, May 25, 2020 6:41 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FROM: jolleyj@jolleygood.comcastbiz.net

DATE: 05/25/2020 06:40:51 AM

SUBJECT: 2,800 acres of rural land into the Urban Services Area

3605 Houston Road Tallahassee, FL 32304 I oppose Welaunee Plantation expansion. We shouldn't consider the proposed amendments until we hear directly from constituents.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy
Date: Tuesday, May 26, 2020 11:03:12 AM

This references Canopy, but please include this with the comments for the Welanuee Arch amendments.

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:20 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - Canopy

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:46 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:17 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy

From: blynnp@gmail.com <blynnp@gmail.com>
Sent: Friday, May 22, 2020 7:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Canopy

FROM: blynnp@gmail.com

DATE: 05/22/2020 07:05:17 PM

SUBJECT: Canopy

my husband and i are not in favor of giving permission to the Canopy development to increase

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch
Date: Tuesday, May 26, 2020 11:35:07 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 11:31 AM
To: White, Artie <Artie.White@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:02 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

From: wmjphelan@comcast.net <wmjphelan@comcast.net>
Sent: Saturday, May 23, 2020 2:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

FROM: wmjphelan@comcast.net

DATE: 05/23/2020 02:05:24 PM

SUBJECT: Expanding Urban Services Area--Welaunee Arch

I strongly oppose amending Comprehensive Plan to extend the Urban Services Area to include the Welaunee Arch. 1. It would contribute to suburban sprawl, that is contrary to critical goals of the Comp. Plan. 2. It is not justified economically or demographically based on growth projections and projected housing needs. 3. It would take in a large area into the Urban Service Area at the same time that some parts of the USA are not receiving urban services--e.g. some Southwest neighborhoods have no sewer service, even though they border Munson Slough and the Wakulla Springs basin. 4. It is unfair and inequitable to direct capital investments, paid for

by all taxpayers, to benefit higher income individuals who are the only ones who could afford to live in the Arch. Note the housing prices in Canopy. 5. Affordable housing is a major problem in Leon. This expansion does nothing to address that, and it would take resources away from that issue. 6. Welaunee Arch would require \$47 million on roads alone. The I-10 interchange would cost \$40 million. This is a tremendous expenditure of public funds to benefit relatively few people of means. Surely there are projects that would benefit many more people than this project, and at much lower cost. 7. We don't need another I-10 interchange, especially one that would serve such a small, exclusive population. The interchange at Mahan/Hwy 90 is quite serviceable and is underused at present. There is no reason to build a new one so close-by and to serve such a small population. 8. In this pandemic, workers are losing jobs; businesses are closing, for good; tax revenues will plummet. Our world, our community will be different in 2021 in ways that we cannot imagine. Now is not the time to take on a hugely expensive long-term project that would serve a small, exclusive population at best, and could be a foolish, disastrous endeavor. What's the rush? Let's take a deep breath, and wait until next year, at the earliest, to make long-term decisions.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules
Date: Tuesday, May 26, 2020 11:03:28 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:20 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:45 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

From: goldman@hep.fsu.edu <goldman@hep.fsu.edu>
Sent: Sunday, May 24, 2020 2:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FROM: goldman@hep.fsu.edu

DATE: 05/24/2020 02:40:40 PM

SUBJECT: Welaunee amendments--Talla Real Estate Cartel Rules

1. You should be pausing on further development and passing the Welaunee amendments until the economic affects of the Pandemic play out. Development anticipates the use of tax dollars for government services, which revenues are vulnerable to the pandemic. Expanding Tallahassee's development when there are empty malls and stores, with the possibility of many business failures due to the pandemic, thus many more empty places which can be used, is premature. Development is a pyramid scheme, which you, as commissioners, should be aware of, creates need for more government infrastructure and maintenance. 2. Why the rush? It sure smells bad for commissioners who vote on the amendments during the pandemic. Is this another situation like the Scott Maddox deals? 3. Environmental devastation will be a guaranteed effect to these 2700 acres. Just look at the tree slaughter and environmental damages that occurred at Canopy at Welaunee. Fines are inconsequential to the damage wrought. Does anybody care that we are disrupting the habitat of animals, birds, flora and fauna? Pretty soon you will have to leave Tallahassee to see the beauty of nature, instead of cookie cutter landscaping of nonnative plants. Another crepe myrtleville? Also look at the construction of the expensive housing developments currently going on at Ox Bottom and Bannerman Roads---wholesale cutting and leveling of every piece of vegetation. I voted for the original BluePrint tax and thought it good way to speed-up financing road improvements but than the real estate cartel got into Blue Print money. Silly me.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Ann Macmillan - Today's Comprehensive Plan amendment vote
Date: Tuesday, May 26, 2020 11:04:21 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:15 AM
To: AnnMacmillan@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Ann Macmillan - Today's Comprehensive Plan amendment vote

Greetings Ms. Macmillan,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:07 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Today's Comprehensive Plan amendment vote

From: AnnMacmillan@yahoo.com <AnnMacmillan@yahoo.com>
Sent: Tuesday, May 26, 2020 8:57 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Today's Comprehensive Plan amendment vote

FROM: AnnMacmillan@yahoo.com

DATE: 05/26/2020 08:57:03 AM

SUBJECT: Today's Comprehensive Plan amendment vote

Dear Local Leadership: I'm distressed by the latest attempt to amend our already-approved Comprehensive Plan without in-person input from the citizens who elected you and helped develop the Plan in the first place. Instead of violating (County) procedural rules to push this amendment through quickly, in these uncertain times it seems wise to slow the process down to address the issue with appropriate input heard, considered, and acted upon - from all concerned citizens. Even better would be to go ahead and vote NO to this ill-begotten amendment. The northeast acreage seeking local government funds from inclusion in our

Urban Services Area isn't urban, it is SUBurban. Our urban area desperately needs the funds for vital projects here. The northeast proposal, on the other hand, benefits the developers of that formerly-beautiful woodlands, not our city proper. In keeping with zero-fossil-fuel goals, we need to focus on infill, rather than suburban sprawl that encourages driving. We also must pay attention to increased segregation and economic disparity, as well as a lack of affordable housing, none of which are addressed by this amendment. Please y'all, either vote NO to this proposed amendment right now or TABLE / DELAY the vote until input can be safely presented in person. Please be fair to the many, many involved, affected citizens of Tallahassee/Leon County. Thank you. Ann Macmillan 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment
Date: Tuesday, May 26, 2020 11:02:14 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:49 AM
To: White, Artie <Artie.White@talgov.com>
Subject: FW: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment

From: Whitaker, Angie
Sent: Tuesday, May 26, 2020 10:01 AM
To: bdquig1@comcast.net
Subject: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Wewaunee Arch/Service Area Amendment

From: bdquig1@comcast.net <bdquig1@comcast.net>
Sent: Monday, May 25, 2020 3:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Wewaunee Arch/Service Area Amendment

FROM: bdquig1@comcast.net

DATE: 05/25/2020 03:16:00 PM

SUBJECT: Wewaunee Arch/Service Area Amendment

1. The substantial expansion of the Urban Service Area to the northeast conflicts with the Comp Plan's directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. 2. The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe. 3. The Master Plan for Welaunee perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and to create a walkable, livable city. 4. The Master Plan inadequately addresses affordable housing. 5. The County Commission's reversal of its decision to delay the May 26th public hearing, violated Leon County's procedural rules. Chairman Desloge made a motion to reconsider to alter the date of the meeting, and a motion to reconsider can only be made the same day of a meeting. Further, the principle of speeding up this meeting is a slap in the face to the public. City and county commissioners have voiced their commitment to restoring trust, transparency, and public participation in government. The virtual meeting scheduled for May 26th fails on all three counts. 6. The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City. 7. We face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Cara Fleischer, Leon Soil & Water Conversation District Supervisor - Please delay the Walunee decision
Date: Tuesday, May 26, 2020 11:06:59 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:08 AM
To: caraannfleishcher@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Cara Fleischer, Leon Soil & Water Conversation District Supervisor - Please delay the Walunee decision

Greetings Ms. Fleischer,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:57 AM
To: Whitaker, Angie <angela.whitaker@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay the Walunee decision

From: Caraannfleischer@gmail.com <Caraannfleischer@gmail.com>
Sent: Tuesday, May 26, 2020 12:56 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please delay the Walunee decision

FROM: Caraannfleischer@gmail.com

DATE: 05/26/2020 12:55:45 AM

SUBJECT: Please delay the Walunee decision

Dear Commissioner Bryant, As long time residents of Killearn Estates off Centerville Road, my family is deeply concerned that this amendment will greatly reduce our quality of life from the traffic, air pollution, and loss of habitat for wildlife caused by more development. We gave Canopy a chance but have been disgusted by the clear cutting and poor planning that ended in flooding and removal of protected canopy road trees. This builder doesn't seem to care about aesthetics either, because the development is unattractive and crammed with buildings without

any flow. It is heartbreaking for those of us who have lived here for a long time to see such a beautiful property be misused in this way, especially with the ironic name of Canopy. We are angry that more oversight wasn't used to create a better space and have lost trust that anything going forward by this builder will be any better. Why would we want to use millions of tax dollars here when what has been produced is such an eye sore? Not allowing us to share these concerns in person is not right and will only cause more hurt feelings with the community. Please vote no or to delay until the public has a chance to engage properly. This is not just a fringe group who wants to speak out and people who call this area home are very dissapointed in this development. Thank you for your consideration and all you do for Tallahassee. All my best, Cara Fleischer Leon Soil & Water Conservation District Supervisor 4706 Inisheer Court, Tallahassee, FL 32309

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Damon Victor, Owner/Lab Director Victor Technologies, LLC - No Walaunee Now
Date: Tuesday, May 26, 2020 11:06:09 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:11 AM
To: damon@victortec.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Damon Victor, Owner/Lab Director Victor Technologies, LLC - No Walaunee Now

Greetings Mr. Victor,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:04 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - No Walaunee Now

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Tuesday, May 26, 2020 8:22 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - No Walaunee Now

FROM: damon@victortec.com

DATE: 05/26/2020 08:21:52 AM

SUBJECT: No Walaunee Now

Thank you commissioners. Here's what seems to be a reoccurring pattern in our City and County; the public is left out of the process regarding major development. I appreciate your consideration to Stop the Welaunee development- we must, at least slow the process down, so the public can have its say to decide its own future. If you vote now for approval of expansion of services to the development, the timing is both obscene and reckless. Especially now. We should be conservative with taxpayers funds and take care of the citizens and their immediate

needs. Although, in my 30 year experience in Tally, this appears to be a done deal. Our local government's current systems of notices and public relations campaigns, as it relates to major development, are a failure. As it plays out now, anemic attempts at public awareness are seemingly, purposefully kept low and quiet. To a point when a small amount of the public is finally aware- it's too late to stop the project, alter it, or re-examine it. And they are labeled tree-huggers or agitators or anti-growth. It's not fair. A timely public awareness campaign and input regarding major development activities is a minimum requirement of local leadership and represents a basic component of civic trust in it's government's integrity. Damon Victor Owner/Lab Director Victor Technologies, LLC damon@victortec.com www.victortec.com (850) 570-2594 2212 Joyner Drive Tallahassee. Florida 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Danielle Irwin Re: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:13:21 AM

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 8:13 AM
To: White, Artie <Artie.White@talgov.com>
Cc: Tedder, Wayne <Wayne.Tedder@talgov.com>
Subject: Danielle Irwin Re: Welaunee Arch and USA Comp Plan Amendments

Hi Artie, documentation of receipt.

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Sent: Tuesday, May 26, 2020 7:51 AM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Goad, Reese <Reese.Goad@talgov.com>
Subject: Welaunee Arch and USA Comp Plan Amendments

Good Morning, Commissioners.

The proposed amendments to the Comprehensive Plan related to the Urban Services Area (USA) and the Welaunee Arch land use change with its Planned Development Master Plan should be delayed until additional public participation can be incorporated. The amendments may be based on a 30-year agreement with the land owners but the proposed future land use map and Master Plan have only been around for six months, three of which have been filled with pandemic distractions and lack of real-time public participation in local government. Furthermore, these plans have been updated within the last couple of weeks, further compressing the public participation's feedback opportunity. While the USA has been expanded ten times since 1997 according to the planning staff's analysis, the total area included in those expansions is significantly less than the 2,800 acres to be included in the currently proposed USA expansion. These comp plan amendments represent a milestone in the future development and land use of our city and county, as well as a chance to envision what sustainability looks like starting with a blank canvas. Since the City is the applicant rather than a developer, the Welaunee Arch Master Plan should be a representation of a shared community vision of what future development in Leon and Tallahassee looks like. To push these large-scale comp plan amendments through to a vote during a time when public participation in decision-making meetings is more limited than before the pandemic erodes public trust and confidence.

There has been local outcry at the thought of the sizable public investment in infrastructure that will accompany the comp plan amendment related to the USA expansion over an additional 2800 acres when that investment is so sorely needed within the existing USA – sidewalks, lighting, stormwater

improvements, parks, transit, sewer, and greater incentives for infill development. With infill-driven priorities comes compromise on the part of existing neighborhoods. Infill helps increase residential densities in the urban core so that greater mass transit options are justified but it should be done in a manner that reflects the surrounding neighborhoods, possibly through architectural controls. Public investment within the USA and the southside needs to be prioritized to achieve the enhanced quality of life our elected leaders should be seeking for the current Leon county residents. This should be prioritized regardless of the outcome of the USA expansion.

Thirty years ago, the thought of planning new developments in a climate-resilient and sustainable way based around alternative transportation, renewable energy, and walkability was not on anyone's radar. The first environmental degree programs didn't even exist at universities yet. At present, the City is proposing a Master Plan, as required by the proposed land use change from Rural to Planned Development. The Planned Development category has the potential to be the most sustainable land use district in our local government comp plan. The Welaunee Arch Master Plan further describes the planned development. Yet, there is lacking a robust analysis of how the Master Plan will move the City closer to 100% dependence on renewable energy and what the cost of supplying water, sewer and other essential services including fire and police will be. Will a new fire station be needed? Who will fund that? The land owner has repeatedly said they are not developers and have no plans to develop the site but are only pursuing this land use amendment because the local government is engineering a major road through their land. I accept that they are not developers but I encourage them, along with the City, to be visionaries. The City, as the applicant for the Arch map/text amendment to the comp plan, has a rare opportunity to provide direction for the future development in the Arch that embraces concepts of sustainability more holistically, to truly be a leader. The proposed Master Plan is a good start but it should be strengthened with further public feedback and a sustainability analysis.

I believe it is reasonable to be planning for future large-scale developments that will occur in the east/northeast part of our City given the environmental constraints in other directions such as the springs protection zone in the southeast and the lake protection area to the west. Good sustainable planning begins years before shovels hit soil. We don't often get the chance to work on a blank canvas; rather we have had to accommodate the more expensive retrofit and after-the-fact infrastructure changes that plague many cities in Florida and across the country. The City's proposed Welaunee Arch Master Plan has many sustainable elements incorporated into it. The Master Plan requires a focus on pedestrian and transit oriented design, walkable, connected neighborhoods that support a range of housing options for all socioeconomic groups, complete streets, bicycle facilities, a greenway, and many other land use intentions that support this focus. An additional level of equity protections should be included such as requiring 10-20% of residential units to be affordable housing for the lowest socioeconomic groups in every phase of development. Affordable housing should be focused closest to transit routes to support those who do not drive such as the elderly, teens, non-car owners, etc. If we are to be a genuinely age-friendly community, our neighborhoods will offer places to live and ways to get around that are affordable on low or fixed incomes.

How can we make sure that the good intentions of the Master Plan are actualized? One of the most recent planned developments, Canopy, comes to mind – did that development have similar intentions in planning documents that were not realized once construction occurred? Why didn't

the City provide the optional Sustainable Development Pattern Survey as part of their Welaunee Arch amendment application? Where is the emphasis on low impact development stormwater techniques and energy efficient buildings? What forward-thinking transit and renewable energy infrastructure elements can we bake into the Master Plan recipe? Mass transit is a critical part of the transportation system and needs to be planned together with major roadways far in advance of the more discrete details in PUD site planning and layout. Since roads are already being planned, an estimate of the greenhouse gases that will be emitted should be included in the analysis so the City can balance their accounting as we all move toward reducing our collective carbon footprint. When we will start adding green building requirements into our development project plans? Behind transportation, buildings are the second largest emitter of greenhouse gases.

My request today is that the City and County Commissioners delay the vote on the Welaunee Arch and Urban Services Area so that additional discussions with the public can occur and additional staff sustainability analysis can be performed. Both the County and the City are signatories in the Capital Area Sustainability Compact. The County joined in May 2018 and the City in January 2019. Furthermore, the City passed a resolution in February 2019 to go 100% renewable energy community-wide by 2050 but has yet to provide a plan detailing how to get there. The plan must include existing and proposed new developments. A routine part of the staff analysis of all large-scale comprehensive plan amendments should be dedicated to addressing how the amendment is responsive to these sustainability initiatives. Sustainability should be brought into the analysis of all major land developments, infrastructure, and other capital improvement projects. When public money is being spent, the public deserves to know how their money will bring our City and County closer to sustainability. The Welaunee Arch and USA amendments are not ready for a vote until this analysis can be done, additional sustainability features can be included in the Master Plan, and the public can be directly engaged in real-time participation.

Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Doug Martin - Welaunee changes to Blueprint/Comprehensive Plan
Date: Tuesday, May 26, 2020 11:02:26 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:48 AM
To: martin.douglas.s@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Doug Martin - Welaunee changes to Blueprint/Comprehensive Plan

Greetings Mr. Martin,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:46 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

From: martin.douglas.w@gmail.com <martin.douglas.w@gmail.com>
Sent: Tuesday, May 26, 2020 10:43 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

FROM: martin.douglas.w@gmail.com

DATE: 05/26/2020 10:42:39 AM

SUBJECT: Welaunee changes to Blueprint/Comprehensive Plan

Dear Commissioners, As a resident and lifelong proponent of Florida Open Meetings laws, I am writing with alarm about the joint City/County meeting to expand the Urban Services Boundary to north of I-10 and building a new interchange. I followed the Blueprint 2020 process and don't remember this coming up, but instead recall an emphasis on urban infill and affordable housing. Few people I know could afford a house in the current Welaunee Plan.

How much are we the taxpayers going to fund? On the southside, we lack sidewalks and basic traffic controls. Our schools are some of the most segregated in the country. Allowing upscale sprawl development exacerbates the chasm between the two Tallahasseees. The traffic on the eastside of Tallahassee is already horrendous, and the schools are at or above capacity. Are we to fund schools that will increase educational and housing segregation? Even worse, this meeting is held during a pandemic emergency in which neither commission can meet with each other or the public. Florida's open meetings and growth management laws came about because local elected officials were approving sprawling developments without regard to the impacts on roads and schools, destroying natural areas and degrading quality of life — all on the taxpayers dime. In Florida, elected officials have to look their constituents in the eye and hear their voices before voting on changes of this magnitude. That will not be the case today. Former Gov. Rick Scott and his enablers in the Legislature gutted Florida's once nation-leading Growth Management Act. There is no longer meaningful state oversight. That means our city and county leaders must plan wisely. The Welaunee plan may or may not have merit, but I would like to know a lot more and the opportunity to exercise my rights under Florida's law and constitution to speak and be present in person. At this time, I would ask that the joint meeting table this proposal in favor of thorough study, discussion and amendment as needed before vast expansion of the Urban Services Boundary. Most respectfully, Doug Martin
Quarantined at his home at 1312 Nancy Dr. Tallahassee, FL 32301 (850) 212-7447

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: elizabethh@embarqmail.com - Welaunee Comprehensive Plan Amendments
Date: Tuesday, May 26, 2020 11:05:39 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:13 AM
To: elizabethh@embarqmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: elizabethh@embarqmail.com - Welaunee Comprehensive Plan Amendments

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments

From: elizabethh@embarqmail.com <elizabethh@embarqmail.com>
Sent: Tuesday, May 26, 2020 8:47 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments

FROM: elizabethh@embarqmail.com

DATE: 05/26/2020 08:47:17 AM

SUBJECT: Welaunee Comprehensive Plan Amendments

I am urging you to vote no on the upcoming Welaunee Comprehensive Plan Amendments. A virtual meeting, with no citizen comments allowed, is unconscionable during this COVID-19 pandemic. There are many areas inside the current Urban Services Area which are deserving of central water, sewer, sidewalks, etc. which should be our priority now. Expanding the USA

by 2,800 acres is premature; there is currently enough land to accommodate the projected population growth. The Master Plan for Welaunee does NOT adequately address affordable housing. The amendments do nothing to fulfill a hope for a walkable, livable heart in the center of our beautiful Tallahassee. Your virtual meeting today DOES NOT mirror your commitment to restore trust, transparency, and public participation in our government.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Gloria Colvin - Vote on amending Comprehensive Plan
Date: Tuesday, May 26, 2020 11:01:56 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:49 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Gloria Colvin - Vote on amending Comprehensive Plan

From: Whitaker, Angie
Sent: Tuesday, May 26, 2020 10:00 AM
To: gpcolvin@comcast.net
Subject: Gloria Colvin - Vote on amending Comprehensive Plan

Greetings Ms. Colvin,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote on amending Comprehensive Plan

From: gpcolvin@comcast.net <gpcolvin@comcast.net>
Sent: Monday, May 25, 2020 3:02 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Vote on amending Comprehensive Plan

FROM: gpcolvin@comcast.net

DATE: 05/25/2020 03:02:02 PM

SUBJECT: Vote on amending Comprehensive Plan

Dear City Commissioners, I am deeply disturbed by your refusal to allow public comment

before voting on amendments to the Comprehensive Plan. A large development like this additional section of Welaunee will require significant amounts of public funds over time and hearing from constituents should be part of the decision-making process. Whether intentional or not, the appearance of this rush to vote without citizen input is bad, and leads one to question whether something underhanded is going on here. Why the hurry and especially during the crisis we are currently facing? We've had to divert Blueprint dollars to help organizations weather this financial crisis caused by the Coronavirus shutdown. Unemployment is at an all-time high. There is a great need for affordable housing in Tallahassee and Leon County, a need made even more critical with the economic effects of the Coronavirus pandemic. With the poorest zip code in the state of Florida located in our county, there are clearly pressing needs in our community. I question whether another high-end neighborhood in the Northeast is really needed when these other needs are so substantial. In addition, as a resident of this area of the county I'm concerned that such a large development will overwhelm the current infrastructure. Roads in the Northeast already have heavy traffic and adding a large number of houses will only make this problem worse. Without new schools, will our current schools have the capacity to accommodate numerous new students? Please take a slower, more deliberate approach to this issue and allow for citizen input in the process. Sincerely, Gloria Colvin

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: goldman@hep.fsu.edu - Welaunee amendments--Talla Real Estate Cartel Rules
Date: Tuesday, May 26, 2020 11:11:38 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:45 AM
To: goldman@hep.fsu.edu
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: goldman@hep.fsu.edu - Welaunee amendments--Talla Real Estate Cartel Rules

Greetings goldman@hep.fsu.edu,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

From: goldman@hep.fsu.edu <goldman@hep.fsu.edu>
Sent: Sunday, May 24, 2020 2:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FROM: goldman@hep.fsu.edu

DATE: 05/24/2020 02:40:40 PM

SUBJECT: Welaunee amendments--Talla Real Estate Cartel Rules

1. You should be pausing on further development and passing the Welaunee amendments until the economic affects of the Pandemic play out. Development anticipates the use of tax dollars for government services, which revenues are vulnerable to the pandemic. Expanding Tallahassee's development when there are empty malls and stores, with the possibility of many business failures due to the pandemic, thus many more empty places which can be used, is premature. Development is a pyramid scheme, which you, as commissioners, should be aware of, creates need for more government infrastructure and maintenance. 2. Why the rush? It sure

smells bad for commissioners who vote on the amendments during the pandemic. Is this another situation like the Scott Maddox deals? 3. Environmental devastation will be a guaranteed effect to these 2700 acres. Just look at the tree slaughter and environmental damages that occurred at Canopy at Welaunee. Fines are inconsequential to the damage wrought. Does anybody care that we are disrupting the habitat of animals, birds, flora and fauna? Pretty soon you will have to leave Tallahassee to see the beauty of nature, instead of cookie cutter landscaping of nonnative plants. Another crepe myrtleville? Also look at the construction of the expensive housing developments currently going on at Ox Bottom and Bannerman Roads---wholesale cutting and leveling of every piece of vegetation. I voted for the original BluePrint tax and thought it good way to speed-up financing road improvements but than the real estate cartel got into Blue Print money. Silly me.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Haley Davis - Welaunee Expansion Project
Date: Tuesday, May 26, 2020 11:08:56 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:04 AM
To: haleydavis18@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Haley Davis - Welaunee Expansion Project

Greetings Haley Davis,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Expansion Project

From: Haleydavis18@yahoo.com <Haleydavis18@yahoo.com>
Sent: Monday, May 25, 2020 4:38 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Expansion Project

FROM: Haleydavis18@yahoo.com

DATE: 05/25/2020 04:37:39 PM

SUBJECT: Welaunee Expansion Project

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: jolleyj@jolleygood.comcastbiz.net - 2,800 acres of rural land into the Urban Services Area
Date: Tuesday, May 26, 2020 11:11:50 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:44 AM
To: jolleyj@jolleygood.comcastbiz.net
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: jolleyj@jolleygood.comcastbiz.net - 2,800 acres of rural land into the Urban Services Area

Greetings jolleyj@jolleygood.comcastbiz.net,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:39 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

From: jolleyj@jolleygood.comcastbiz.net <jolleyj@jolleygood.comcastbiz.net>
Sent: Monday, May 25, 2020 6:41 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FROM: jolleyj@jolleygood.comcastbiz.net

DATE: 05/25/2020 06:40:51 AM

SUBJECT: 2,800 acres of rural land into the Urban Services Area

3605 Houston Road Tallahassee, FL 32304 I oppose Welaunee Plantation expansion. We shouldn't consider the proposed amendments until we hear directly from constituents.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Karen Kimel - TMA2020012/ TTA2020013 Welaunee Amendments
Date: Tuesday, May 26, 2020 11:05:54 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:12 AM
To: karenkimel@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: Karen Kimel - TMA2020012/ TTA2020013 Welaunee Amendments

Greetings Ms. Kimel,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - TMA2020012/ TTA2020013 Welaunee Amendments

From: karenkimel@comcast.net <karenkimel@comcast.net>
Sent: Tuesday, May 26, 2020 8:47 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - TMA2020012/ TTA2020013 Welaunee Amendments

FROM: karenkimel@comcast.net

DATE: 05/26/2020 08:47:01 AM

SUBJECT: TMA2020012/ TTA2020013 Welaunee Amendments

Dear Commissioners, I reside at 1904 Greenwood Drive and am a lifelong resident of Tallahassee. I am writing to voice my opposition to the proposed, unsustainable Welaunee Comprehensive Plan amendments (TMA202012 Welaunee Arch map amendment and

TTA2020013 Welaunee Arch/Urban Service Area text amendment). In considering the Welaunee Comprehensive Plan amendments, I would encourage the commission to review the vision statement of our city's comprehensive plan in its entirety. Here is a relevant excerpt: "The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection." This is yet another example, in a long string of examples, of developers enacting their own will upon the city in conflict with both the letter and spirit of our existing comprehensive plan. In addition, this project diverts funds which are desperately needed to improve existing city neighborhoods. I am equally concerned by the planning commission allowing this important vote when there is not an opportunity for public comment. In absence of community input, I feel it is essential that our commissioners remain true to our shared community vision outlined in our comprehensive plan and keep the best interests of the whole community in mind. I ask that you vote NO on the proposed Welaunee amendments. Thank you, Karen Kimel

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Kathy McGuire - Welaunee Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:09:21 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:02 AM
To: kathyi.mcguire@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Kathy McGuire - Welaunee Comp Plan Amendments

Greetings Ms. McGuire,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

From: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>
Sent: Monday, May 25, 2020 4:29 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FROM: kathyi.mcguire@gmail.com

DATE: 05/25/2020 04:29:03 PM

SUBJECT: Welaunee Comp Plan Amendments

I am exhausted with the Welaunee Comp Plan amendments. You must be too. It is very frustrating to spend so much time trying to understand these big policy issues and their ramifications, only to have four commission say that they will not let the public participate in the meeting. I can't tell you how disappointed I am in that. As a member of ATN, I have participated in a detailed response describing our concerns for the amendments. But regarding the exclusion of citizen participation at the meeting, I had expected better of you.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: knox007@comcast.net - Comp Plan Change Welaunee
Date: Tuesday, May 26, 2020 11:09:50 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: knox007@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: knox007@comcast.net - Comp Plan Change Welaunee

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:51 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Change Welaunee

From: knox007@comcast.net <knox007@comcast.net>
Sent: Monday, May 25, 2020 7:46 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan Change Welaunee

FROM: knox007@comcast.net

DATE: 05/25/2020 07:46:21 PM

SUBJECT: Comp Plan Change Welaunee

Dear Commissioners, The vote scheduled for April 26, on whether to bring 2,800 acres of rural land into the Urban Services Area, threatens to permanently alter the face of Tallahassee, leaving us to subsidize expensive suburban development for decades to come. The Welaunee development is located north of I-10, bringing it in to the Urban Service area sets up future costs both financial and environmental that could be at least minimized if more citizen engagement were allowed. The meeting will be entirely virtual, and no citizen comments will be allowed during the meeting. In addition, this decision was initially put off because the

county commission thought it best to postpone such a significant change to the comp plan until public input could be heard. Then in a surprise move, that vote was reversed, and the vote is scheduled to be taken on April 26. There was no explanation for the reversal except that the project has been underway for 30 years. While that may be the case the area has had to wait until the population of Tallahassee has grown to create demand, which I'm not sure really exists. This move did not inspire confidence in government transparency. The substantial expansion of the Urban Service Area to the northeast conflicts with the Comp Plan's directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City. What we need is more affordable housing and all that gets built is either student housing or more high-end housing. During the Covid-19 pandemic, is it really a good idea to commit to something that could require city and county funding before we know what the response to the virus will generate in costs? Will we have that many students returning to town? Why not slow down to see how the impacts of the virus play out? Today we had our highest count of new covid-19 cases, predictions are that a second wave will come this summer given the rush to open up. What could it hurt to wait? Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments or at least delay the vote on the Welaunee amendments until the public can truly be heard.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Lucia Sommer Re: Please oppose the Welaunee Comprehensive Plan amendments
Date: Tuesday, May 26, 2020 11:13:11 AM

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 8:14 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Lucia Sommer Re: Please oppose the Welaunee Comprehensive Plan amendments

Hi Artie, documentation of receipt.

From: Lucia Sommer <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:12 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>
Subject: Please oppose the Welaunee Comprehensive Plan amendments

Dear Commissioner Bryant,

I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments. They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan.

According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon.

Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area.

Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth.

Sincerely,
Lucia Sommer
1611 Milton Street
Tallahassee, FL 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Max Epstein Re: Welaunee amendments missed deadline + lack of public input
Date: Tuesday, May 26, 2020 11:10:49 AM
Attachments: [2 - 11-14-17 BOCC Agenda Item.pdf](#)

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 9:55 AM
To: max.epstein@gmail.com; White, Artie <Artie.White@talgov.com>
Subject: Max Epstein Re: Welaunee amendments missed deadline + lack of public input

Greetings Mr. Epstein,

Acknowledging receipt. Thank you.

Commissioner Bryant

From: Max Epstein <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:51 AM
To: Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>
Cc: Jackson, Cassandra <Cassandra.Jackson@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>
Subject: Welaunee amendments missed deadline + lack of public input

Dear Commissioners,

I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019.

This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline.

According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation:

"COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle."

Nothing in the record indicates that the City Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past.

Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here.

The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments.

In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments:

Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.—

- (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end.
- (2) During consideration of the proposed plan or amendments thereto by the local planning

agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments."

"CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report."

This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments.

City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments.

Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan.

Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle.

Sincerely,
Max Epstein

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From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: mrsglisson@gmail.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments
Date: Tuesday, May 26, 2020 11:08:30 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:07 AM
To: mrsglisson@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: mrsglisson@gmail.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

Greetings Mrs. Glisson,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:56 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

From: mrsglisson@gmail.com <mrsglisson@gmail.com>
Sent: Monday, May 25, 2020 11:20 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

FROM: mrsglisson@gmail.com

DATE: 05/25/2020 11:20:22 PM

SUBJECT: Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments. The

appalling economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: nolesjustin@gmail.com - Welaunee Comprehensive Plan Amendments Comment
Date: Tuesday, May 26, 2020 11:10:02 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:56 AM
To: nolesjustin@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: nolesjustin@gmail.com - Welaunee Comprehensive Plan Amendments Comment

Greetings nolesjustin@gmail.com,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:52 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments Comment

From: nolesjustin@gmail.com <nolesjustin@gmail.com>
Sent: Monday, May 25, 2020 9:26 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments Comment

FROM: nolesjustin@gmail.com

DATE: 05/25/2020 09:26:18 PM

SUBJECT: Welaunee Comprehensive Plan Amendments Comment

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments. It is unethical and unprecedented that you are even voting on such an issue with full participation from the community. Without public comment, you do not represent your constituents. You need to be proactive in incorporating the Clean Energy Plan that will soon be established. This is a dealbreaker issue for me and I will not vote for any commissioner that votes to allow development at this time.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: PlaneHUDSON@yahoo.com- Welaunee— Blueprint
Date: Tuesday, May 26, 2020 11:04:00 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:16 AM
To: PlaneHUDSON@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: PlaneHUDSON@yahoo.com- Welaunee— Blueprint

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:12 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee— Blueprint

From: PlaneHUDSON@yahoo.com <PlaneHUDSON@yahoo.com>
Sent: Tuesday, May 26, 2020 10:03 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee— Blueprint

FROM: PlaneHUDSON@yahoo.com

DATE: 05/26/2020 10:02:30 AM

SUBJECT: Welaunee— Blueprint

While plans have been in process for 30 years, plans change and we the citizens of Tallahassee/Leon County have the right to have a say in the changes as well as be Fully informed of what is going on. To cut us out of the process sets a bad precedence. Please slow your roll to include us as well otherwise the only thing you are doing is undercutting your authority and our trust in you. Is that what your intention is? Then keep pushing ahead. If not, take a few extra months and include us in the plans and change of plans. Thanks.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: rmjones@fsu.edu Re: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:11:12 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: rmjones@fsu.edu
Cc: White, Artie <Artie.White@talgov.com>
Subject: rmjones@fsu.edu Re: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

Greetings rmjones@fsu.edu,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:47 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

From: rmjones@fsu.edu <rmjones@fsu.edu>
Sent: Monday, May 25, 2020 2:51 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

FROM: rmjones@fsu.edu

DATE: 05/25/2020 02:51:12 PM

SUBJECT: Welaunee Arch Comp Plan Amendments

We urge you to vote no, even if you support the Welaunee Arch Comprehensive Plan amendments (TMA 2020-012 and TTA 2020-013), and instead make and/or support a motion to direct staff to develop a plan and schedule for meaningful public participation and engagement, with opportunities for discussion, questions and answers, evaluation of alternatives, and revision of the Welaunee Arch Master Plan consistent with the requirements of Goal 6 of the Plan by providing direction for the development of the Arch, and with a time

certain for the amendments to be considered for transmittal during a public hearing later in 2020. This short delay that will not impact the landowner's plans, but will provide them with certainty regarding implementation of the Urban Services Development Agreement and transmittal of the Comprehensive Plan amendments. In addition, the public will have been provided with opportunities to provide meaningful feedback in the development of the Welaunee Arch Master Plan and the Comprehensive Plan amendments before they are essentially finalized.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: rrp Parsons@comcast.net - Welaunee Comp Plan for USA addition into the Welaunee arch
Date: Tuesday, May 26, 2020 11:09:39 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:59 AM
To: rrp Parsons@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: rrp Parsons@comcast.net - Welaunee Comp Plan for USA addition into the Welaunee arch

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan for USA addition into the Welaunee arch

From: rrparsons@comcast.net <rrparsons@comcast.net>
Sent: Monday, May 25, 2020 5:32 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan for USA addition into the Welaunee arch

FROM: rrparsons@comcast.net

DATE: 05/25/2020 05:31:31 PM

SUBJECT: Welaunee Comp Plan for USA addition into the Welaunee arch

I am opposed to the Welaunee Comprehensive Plan amendment that will expand the Urban Services Area into the Welaunee arch. Thirty years ago our commissions made some excellent planning decisions for the future, based upon known facts and projections at that time, and I do believe the Northeast Gateway will be an important part of those future plans, just not until we have addressed other needs. Thirty years ago the coming impact of climate disruption, the

push for renewable energy, the public demand for walkable bikeable communities, and the need to revitalize our southside and southwest communities were not on our radar. Thirty years ago the automobile was king – and although that is still the case, there is a growing shift in how our residents view transportation. I believe our resources are best focused in our inner city, southside, and southwest communities. I believe the public has different growth priorities than thirty years ago. I believe that climate disruption will bring us many south Florida residents who will not have the financial resources to live in the northeast sections of our community. Today’s projections for the future are different from our projections thirty years ago. Please accept that times change, and those changes bring new needs and new challenges. Please do not bring the Welaunee arch into the USA at this time.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Steve Been - Welaunee comp plan amendments
Date: Tuesday, May 26, 2020 11:09:08 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:03 AM
To: stevebeen@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Steve Been - Welaunee comp plan amendments

Greetings Mr. Been,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee comp plan amendments

From: stevebeen@gmail.com <stevebeen@gmail.com>
Sent: Monday, May 25, 2020 4:34 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee comp plan amendments

FROM: stevebeen@gmail.com

DATE: 05/25/2020 04:33:33 PM

SUBJECT: Welaunee comp plan amendments

There's been a lot said on this issue, by many people, including my My View in the Democrat. I just want to add that while I'm no expert in planning, and I don't know enough about this issue to know if the commissioners are free to do what's in the best interest of the city, I do know that there is no requirement to make this decision without taking live comment from the public, and I think that doing that, when there's obviously a lot of controversy, is wrong and it goes against the way you've all said you want to run this city. I ask you to put this decision off

and deal with it when you can follow the usual process. Thanks. Steve Been

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Sudi Hartung Scott RE: WELAUNEE COMP PLAN
Date: Tuesday, May 26, 2020 11:11:26 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: Sudi <sudi.sscs@comcast.net>
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: Sudi Hartung Scott RE: WELAUNEE COMP PLAN

Greetings Sudi Hartung Scott,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: Sudi <sudi.sscs@comcast.net>
Sent: Tuesday, May 26, 2020 9:19 AM
To: Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>
Subject: WELAUNEE COMP PLAN

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments.

Today's Comprehensive Plan amendment vote

Dear Local Leadership:

I'm distressed by the latest attempt to amend our already-approved Comprehensive Plan without in-person input from the citizens who elected you and helped develop the Plan in the first place. Instead of

violating (County) procedural rules to push this amendment through quickly, in these uncertain times it seems wise to slow the process down to address the issue with appropriate input heard, considered, and acted upon - from all concerned citizens.

Even better would be to go ahead and vote NO to this ill-begotten amendment. The northeast acreage seeking local government funds from inclusion in our Urban Services Area isn't urban, it is SUBurban. Our urban area desperately needs the funds for vital projects here. The northeast proposal, on the other hand, benefits the developers of that formerly-beautiful woodlands, not our city proper. In keeping with zero-fossil-fuel goals, we need to focus on infill, rather than suburban sprawl that encourages driving. We also must pay attention to increased segregation and economic disparity, as well as a lack of affordable housing, none of which are addressed by this amendment.

Please y'all, either vote NO to this proposed amendment right now or TABLE / DELAY the vote until input can be safely presented in person. Please be fair to the many, many involved, affected citizens of Tallahassee/Leon County. Thank you.

SUDI HARTUNG SCOTT

Creative Director | Business Development

DesignsTakeFlight, LLC

www.DesignsTakeFlight.com

850.251.7389

.....

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Timothy Stadlmueller - In reference to the Welaunee Extension
Date: Tuesday, May 26, 2020 11:08:41 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: tstadlmueller@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Timothy Stadlmueller - In reference to the Welaunee Extension

Greetings Mr. Stadlmueller,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:55 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - In reference to the Welaunee Extension

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Monday, May 25, 2020 11:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - In reference to the Welaunee Extension

FROM: tstadlmueller@gmail.com

DATE: 05/25/2020 11:15:41 PM

SUBJECT: In reference to the Welaunee Extension

Hi, Please don't support the Welaunee Development, as I believe it represents a further investment in the exact type of low density unaffordable housing that is damaging to the community at large. Tallahassee should be developing historically disenfranchised communities, focusing on affordable housing and the kind of public infrastructure that will allow our city to flourish in the long term. Please delay the vote to allow for proper input from the public, I believe this process is being rushed. Thank you. -Timothy Stadlmueller

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:12:47 AM

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Sent: Tuesday, May 26, 2020 8:29 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: Welaunee Arch and USA Comp Plan Amendments

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

FYI. Sent to County, too.

----- Forwarded message -----

From: **Danielle Irwin** <danielle.h.irwin@gmail.com>
Date: Tue, May 26, 2020 at 7:50 AM
Subject: Welaunee Arch and USA Comp Plan Amendments
To: Elaine.Bryant@talgov.com <Elaine.Bryant@talgov.com>, Jeremy Matlow <jeremy.matlow@talgov.com>, John Dailey <John.Dailey@talgov.com>, Richardson, Curtis <curtis.richardson@talgov.com>, Williams-Cox, Dianne <dianne.Williams-Cox@talgov.com>, reese.goad@talgov.com <reese.goad@talgov.com>

Good Morning, Commissioners.

The proposed amendments to the Comprehensive Plan related to the Urban Services Area (USA) and the Welaunee Arch land use change with its Planned Development Master Plan should be delayed until additional public participation can be incorporated. The amendments may be based on a 30-year agreement with the land owners but the proposed future land use map and Master Plan have only been around for six months, three of which have been filled with pandemic distractions and lack of real-time public participation in local government. Furthermore, these plans have been updated within the last couple of weeks, further compressing the public participation's feedback opportunity. While the USA has been expanded ten times since 1997 according to the planning staff's analysis, the total area included in those expansions is significantly less than the 2,800 acres to be included in the currently proposed USA expansion. These comp plan amendments represent a milestone in the future development and land use of our city and county, as well as a chance to envision what sustainability looks like starting with a blank canvas. Since the City is the applicant rather than a developer, the Welaunee Arch Master Plan should be a representation of a shared community vision of what future development in Leon and Tallahassee looks like. To push these large-scale comp plan amendments through to a vote during a time when public participation in decision-making meetings is more limited than before the pandemic erodes public trust and confidence.

There has been local outcry at the thought of the sizable public investment in infrastructure that will accompany the comp plan amendment related to the USA expansion over an additional 2800 acres when that investment is so sorely needed within the existing USA – sidewalks, lighting, stormwater improvements, parks, transit, sewer, and greater incentives for infill development. With infill-driven priorities comes compromise on the part of existing neighborhoods. Infill helps increase residential densities in the urban core so that greater mass transit options are justified but it should be done in a manner that reflects the surrounding neighborhoods, possibly through architectural controls. Public investment within the USA and the southside needs to be prioritized to achieve the enhanced quality of life our elected leaders should be seeking for the current Leon county residents. This should be prioritized regardless of the outcome of the USA expansion.

Thirty years ago, the thought of planning new developments in a climate-resilient and sustainable way based around alternative transportation, renewable energy, and walkability was not on anyone's radar. The first environmental degree programs didn't even exist at universities yet. At present, the City is proposing a Master Plan, as required by the proposed land use change from Rural to Planned Development. The Planned Development category has the potential to be the most sustainable land use district in our local government comp plan. The Welaunee Arch Master Plan further describes the planned development. Yet, there is lacking a robust analysis of how the Master Plan will move the City closer to 100% dependence on renewable energy and what the cost of supplying water, sewer and other essential services including fire and police will be. Will a new fire station be needed? Who will fund that? The land owner has repeatedly said they are not developers and have no plans to develop the site but are only pursuing this land use amendment because the local government is engineering a major road through their land. I accept that they are not developers but I encourage them, along with the City, to be visionaries. The City, as the applicant for the Arch map/text amendment to the comp plan, has a rare opportunity to provide direction for the future development in the Arch that embraces concepts of sustainability more holistically, to truly be a leader. The proposed Master Plan is a good start but it should be strengthened with further public feedback and a sustainability analysis.

I believe it is reasonable to be planning for future large-scale developments that will occur in the east/northeast part of our City given the environmental constraints in other directions such as the springs protection zone in the southeast and the lake protection area to the west. Good sustainable planning begins years before shovels hit soil. We don't often get the chance to work on a blank canvas; rather we have had to accommodate the more expensive retrofit and after-the-fact infrastructure changes that plague many cities in Florida and across the country. The City's proposed Welaunee Arch Master Plan has many sustainable elements incorporated into it. The Master Plan requires a focus on pedestrian and transit oriented design, walkable, connected neighborhoods that support a range of housing options for all socioeconomic groups, complete streets, bicycle facilities, a greenway, and many other land use intentions that support this focus. An additional level of equity protections should be included such as requiring 10-20% of residential units to be affordable housing for the lowest socioeconomic groups in every phase of development. Affordable housing should be focused closest to transit routes to support those who do not drive such as the elderly, teens, non-car owners, etc. If we are to be a genuinely age-friendly community, our neighborhoods will offer places to live and ways to get around that are affordable on low or fixed incomes.

How can we make sure that the good intentions of the Master Plan are actualized? One of the most recent planned developments, Canopy, comes to mind – did that development have similar intentions in planning documents that were not realized once construction occurred? Why didn't the City provide the optional Sustainable Development Pattern Survey as part of their Welaunee Arch amendment application? Where is the emphasis on low impact development stormwater techniques and energy efficient buildings? What forward-thinking transit and renewable energy infrastructure elements can we bake into the Master Plan recipe? Mass transit is a critical part of the transportation system and needs to be planned together with major roadways far in advance of the more discrete details in PUD site planning and layout. Since roads are already being planned, an estimate of the greenhouse gases that will be emitted should be included in the analysis so the City can balance their accounting as we all move toward reducing our collective carbon footprint. When we will start adding green building requirements into our development project plans? Behind transportation, buildings are the second largest emitter of greenhouse gases.

My request today is that the City and County Commissioners delay the vote on the Welaunee Arch and Urban Services Area so that additional discussions with the public can occur and additional staff sustainability analysis can be performed. Both the County and the City are signatories in the Capital Area Sustainability Compact. The County joined in May 2018 and the City in January 2019. Furthermore, the City passed a resolution in February 2019 to go 100% renewable energy community-wide by 2050 but has yet to provide a plan detailing how to get there. The plan must include existing and proposed new developments. A routine part of the staff analysis of all large-scale comprehensive plan amendments should be dedicated to addressing how the amendment is responsive to these sustainability initiatives. Sustainability should be brought into the analysis of all major land developments, infrastructure, and other capital improvement projects. When public money is being spent, the public deserves to know how their money will bring our City and County closer to sustainability. The Welaunee Arch and USA amendments are not ready for a vote until this analysis can be done, additional sustainability features can be included in the Master Plan, and the public can be directly engaged in real-time participation.

Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:13:49 AM

From: Goad, Reese <Reese.Goad@talgov.com>
Sent: Tuesday, May 26, 2020 8:02 AM
To: Tedder, Wayne <Wayne.Tedder@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: Fwd: Welaunee Arch and USA Comp Plan Amendments

Begin forwarded message:

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Date: May 26, 2020 at 7:51:08 AM EDT
To: "Bryant, Elaine" <Elaine.Bryant@talgov.com>, "Matlow, Jeremy" <Jeremy.Matlow@talgov.com>, "Dailey, John" <John.Dailey@talgov.com>, "Richardson, Curtis" <Curtis.Richardson@talgov.com>, "Williams-Cox, Dianne" <Dianne.Williams-Cox@talgov.com>, "Goad, Reese" <Reese.Goad@talgov.com>
Subject: Welaunee Arch and USA Comp Plan Amendments

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Good Morning, Commissioners.

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that plague many cities in Florida and across the country. The City's proposed Welaunee Arch Master Plan has many sustainable elements incorporated into it. The Master Plan requires a focus on pedestrian and transit oriented design, walkable, connected neighborhoods that support a range of housing options for all socioeconomic groups, complete streets, bicycle facilities, a greenway, and many other land use intentions that support this focus. An additional level of equity protections should be included such as requiring 10-20% of residential units to be affordable housing for the lowest socioeconomic groups in every phase of development. Affordable housing should be focused closest to transit routes to support those who do not drive such as the elderly, teens, non-car owners, etc. If we are to be a genuinely age-friendly community, our neighborhoods will offer places to live and ways to get around that are affordable on low or fixed incomes.

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My request today is that the City and County Commissioners delay the vote on the Welaunee Arch and Urban Services Area so that additional discussions with the public can occur and additional staff sustainability analysis can be performed. Both the County and the City are signatories in the Capital Area Sustainability Compact. The County joined in May 2018 and the City in January 2019. Furthermore, the City passed a resolution in February 2019 to go 100% renewable energy community-wide by 2050 but has yet to provide a plan detailing how to get there. The plan must include existing and proposed new developments. A routine part of the staff analysis of all large-scale comprehensive plan amendments should be dedicated to addressing how the amendment is responsive to these sustainability initiatives. Sustainability should be brought into the analysis of all major land developments, infrastructure, and other capital improvement projects. When public money is being spent, the public deserves to know how their money will bring our City and County closer to sustainability. The Welaunee Arch and USA amendments are not ready for a vote until this analysis can be done, additional sustainability features can be included in the Master Plan, and the public can be directly engaged in real-time participation.

Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: winchestereliz@yahoo.com - Vote NO on Welaunee
Date: Tuesday, May 26, 2020 11:06:46 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:10 AM
To: winchestereliz@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: winchestereliz@yahoo.com - Vote NO on Welaunee

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote NO on Welaunee

From: winchestereliz@yahoo.com <winchestereliz@yahoo.com>
Sent: Tuesday, May 26, 2020 6:43 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Vote NO on Welaunee

FROM: winchestereliz@yahoo.com

DATE: 05/26/2020 06:42:32 AM

SUBJECT: Vote NO on Welaunee

I am writing to demand that the commission DELAY this vote, as my right to speak, be heard publicly, and to hear and see other residents speak publicly on this issue is being obstructed. The majority of Tallahassee residents are unaware that this matter is even before the commission and are pre-occupied with dealing with unemployment, child-care, financial stressors and are still trying to protect their health and safety as well. To attempt to hold a meeting and a vote on such an important and far-reaching issue during a pandemic and then, to

make it accessible only through “Zoom”, AND to not even allow residents to speak or participate in this meeting, other than virtually and passively while on “mute”, SCREAMS of steam-rolling had with a Tallahassee good ol’ boy/gal wink that we, as its frustrated citizens recognize all too well. For the commission to use the current pandemic as a means to “ZOOM” this vote through swiftly, in order to award yet another private developer Tallahassee’s precious land, trees, wildlife and formerly peaceful, serene way of life would, at this time, appear highly suspect and unethical. Tallahassee has already been the focus of one criminal investigation by the FBI . . . what’s the rush?

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Jon Hinkle Re: Welaunee
Date: Tuesday, May 26, 2020 1:51:31 PM

Hi Artie, documenting receipt.

From: Jon Hinkle <JonHinkle45@hotmail.com>
Sent: Tuesday, May 26, 2020 1:12 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee

I have tried to look carefully at both sides of the Welaunee issue, and I just cannot find a good reason to expand the USA. Please vote "NO."

Jon Hinkle

Sent from [Mail](#) for Windows 10

From: [Doug Martin](#)
To: [Whitaker, Angie](#)
Cc: [White, Artie](#)
Subject: Re: Douglas W. Martin - Welaunee changes to Blueprint/Comprehensive Plan
Date: Tuesday, May 26, 2020 1:06:32 PM

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Thank you, Angie! I hope you and your family are safe and well in this difficult time.

On Tue, May 26, 2020 at 11:28 AM Whitaker, Angie <angela.whitaker@talgov.com> wrote:

Greetings Mr. Martin,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant.
Thank you for your feedback.

Angela G. Whitaker

Aide to City Commissioner Elaine W. Bryant

City of Tallahassee, City Commission Office

Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:46 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

From: martin.douglas.w@gmail.com <martin.douglas.w@gmail.com>
Sent: Tuesday, May 26, 2020 10:43 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

FROM: martin.douglas.w@gmail.com

DATE: 05/26/2020 10:42:39 AM

SUBJECT: Welaunee changes to Blueprint/Comprehensive Plan

Dear Commissioners, As a resident and lifelong proponent of Florida Open Meetings laws, I am writing with alarm about the joint City/County meeting to expand the Urban Services Boundary to north of I-10 and building a new interchange. I followed the Blueprint 2020 process and don't remember this coming up, but instead recall an emphasis on urban infill and affordable housing. Few people I know could afford a house in the current Welaunee Plan. How much are we the taxpayers going to fund? On the southside, we lack sidewalks and basic traffic controls. Our schools are some of the most segregated in the country. Allowing upscale sprawl development exacerbates the chasm between the two Tallahassee. The traffic on the eastside of Tallahassee is already horrendous, and the schools are at or above capacity. Are we to fund schools that will increase educational and housing segregation? Even worse, this meeting is held during a pandemic emergency in which neither commission can meet with each other or the public. Florida's open meetings and growth management laws came about because local elected officials were approving sprawling developments without regard to the impacts on roads and schools, destroying natural areas and degrading quality of life — all on the taxpayers dime. In Florida, elected officials have to look their constituents in the eye and hear their voices before voting on changes of this magnitude. That will not be the case today. Former Gov. Rick Scott and his enablers in the Legislature gutted Florida's once nation-leading Growth Management Act. There is no longer meaningful state oversight. That means our city and county leaders must plan wisely. The Welaunee plan may or may not have merit, but I would like to know a lot more and the opportunity to exercise my rights under Florida's law and constitution to speak and be present in person. At this time, I would ask that the joint meeting table this proposal in favor of thorough study, discussion and amendment as needed before vast expansion of the Urban Services Boundary. Most respectfully, Doug Martin Quarantined at his home at 1312 Nancy Dr. Tallahassee, FL 32301 (850) 212-7447

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Andrea Jones Re: Comp Plan; Welaunee
Date: Tuesday, May 26, 2020 12:30:25 PM

Documentation of receipt.

From: Am Jones <amjones.harkness@gmail.com>
Sent: Tuesday, May 26, 2020 12:23 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Comp Plan; Welaunee

Dear Commisioner Elaine Bryant,

I can't tell you that I agree or disagree with any of the major changes in the Comp Plan. Through the years I've kept informed about the Comp Plan, but lately my existence has been focused on navigating me, my family and friends through this pandemic.

If the Commission makes any significant changes while the public is unable to present their perspective to our leaders it will undoubtably be viewed with suspicion and is not how this community should be run.

Please hold on any major changes until there is a way for public discussion to be heard.

I trust and hope your family is healthy and safe.

Best Regards,

Andrea Jones

From: [Whitaker, Angie](#)
To: [WILLIAM PHELAN](#)
Cc: [White, Artie](#)
Subject: William Phelan - Expanding Urban Services Area--Welaunee Arch
Date: Tuesday, May 26, 2020 12:22:31 PM

Greetings Mr. Phelan,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:02 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

From: wmjphelan@comcast.net <wmjphelan@comcast.net>
Sent: Saturday, May 23, 2020 2:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

FROM: wmjphelan@comcast.net

DATE: 05/23/2020 02:05:24 PM

SUBJECT: Expanding Urban Services Area--Welaunee Arch

I strongly oppose amending Comprehensive Plan to extend the Urban Services Area to include the Welaunee Arch. 1. It would contribute to suburban sprawl, that is contrary to critical goals of the Comp. Plan. 2. It is not justified economically or demographically based on growth projections and projected housing needs. 3. It would take in a large area into the Urban Service Area at the same time that some parts of the USA are not receiving urban services--e.g. some Southwest neighborhoods have no sewer service, even though they border Munson Slough and the Wakulla Springs basin. 4. It is unfair and inequitable to direct capital investments, paid for by all taxpayers, to benefit higher income individuals who are the only ones who could afford to live in the Arch. Note the housing prices in Canopy. 5. Affordable housing is a major problem in Leon. This expansion does nothing to address that, and it would take resources away from that issue. 6. Welaunee Arch would require \$47 million on roads alone. The I-10 interchange would cost \$40 million. This is a tremendous expenditure of public funds to benefit relatively few people of means. Surely there are projects that would benefit many more people than this project, and at much lower cost. 7. We don't need another I-10 interchange,

especially one that would serve such a small, exclusive population. The interchange at Mahan/Hwy 90 is quite serviceable and is underused at present. There is no reason to build a new one so close-by and to serve such a small population. 8. In this pandemic, workers are losing jobs; businesses are closing, for good; tax revenues will plummet. Our world, our community will be different in 2021 in ways that we cannot imagine. Now is not the time to take on a hugely expensive long-term project that would serve a small, exclusive population at best, and could be a foolish, disastrous endeavor. What's the rush? Let's take a deep breath, and wait until next year, at the earliest, to make long-term decisions.

From: [Whitaker, Angie](#)
To: kristin.brown.77@gmail.com
Cc: [White, Artie](#)
Subject: Dr. Kristin Brown Re: Please consider a NO vote on Welaunee amendments
Date: Tuesday, May 26, 2020 4:21:39 PM

Greetings Dr. Brown,

Acknowledging receipt. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
Angela.Whitaker@talgov.com

Sent from my iPad

Begin forwarded message:

From: ContactUs <Contactus@talgov.com>
Date: May 26, 2020 at 4:11:29 PM EDT
To: "Whitaker, Angie" <angela.whitaker@talgov.com>
Subject: **FW: A Citizen Inquiry from Talgov.com - Please consider a NO vote on Welaunee amendments**

From: kristin.brown.77@gmail.com <kristin.brown.77@gmail.com>
Sent: Tuesday, May 26, 2020 3:42 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please consider a NO vote on Welaunee amendments

FROM: kristin.brown.77@gmail.com

DATE: 05/26/2020 03:42:26 PM

SUBJECT: Please consider a NO vote on Welaunee amendments

Dear Commissioner Bryant: Thank you for your leadership for Tallahassee, and speaking during the Wednesday women event at Railroad Square. I feel we can not afford Welaunee expansion in the northeast during this economic downturn. I would like the amendments for Welaunee to NOT be passed. Respectfully, Dr. Brown

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments
Date: Tuesday, May 26, 2020 6:06:58 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020 3:29 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 3:03 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

From: marneyrichards370@gmail.com <marneyrichards370@gmail.com>
Sent: Tuesday, May 26, 2020 2:50 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

FROM: marneyrichards370@gmail.com

DATE: 05/26/2020 02:50:20 PM

SUBJECT: Welaunee expansion Amendments

I strongly oppose both of the Amendments relating to Welaunee expansion. I have submitted comments to be entered into public record so I'll summarize here. This would be a very expensive infrastructure project, with many existing needs in the city still unmet. There is no data that shows need for this extensive expansion. It does not support commitments to wise growth and sustainability. It would contribute to urban sprawl. We look to our elected local leaders for wise growth management and a commitment to working for an improved quality of life for our whole community. I don't believe any of the Commissioners could sit across from me - if this was possible - and tell me how this amendment supports these things that are essential to our community. We are in an emergency that we will be dealing with for the foreseeable future. We should not move ahead with this project at this time.

Transmittal Hearing on TMA 2020 012 - Welaunee Arch

From: ahnapeace03@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:36:06 PM

Citizen Information

Full First and Last Name: Ahna Peace

Home Street Address: 9614 Miccosukee Rd

Email: ahnapeace03@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: To whom this may concern, I live near this area of forest and fields and would be devastated to see it turned into urban development. It is healthy for me to be able to look out on vast swaths of nature and to feel that we have some respect for the natural world. This area is a necessary home for wildlife. The Miccosukee Greenway is a place I cherish along with many other residents and tourist. I know people need to make money by developing, however, leaving this area as it is can be a win for everyone. It is and can continue to be an oasis of nature among surrounding neighborhoods and areas of development. Please do not change the Use Landscape Map for this area. It is important to keep some areas natural. Thank you for your time and consideration of this matter, of this area, the people and the wildlife. Ahna V Peace

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: alex.kallinger@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 12:31:19 AM

Citizen Information

Full First and Last Name: Alex Kallinger

Home Street Address: 1408 Pullen Road

Email: alex.kallinger@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Growing up in Tallahassee most of my life, I have always been amazed by the beauty that the trees and nature of the area provide. However, over the past few years, I have been troubled by the rapid development that has occurred left and right, stripping Tallahassee of it's very identity. I moved from Orlando and was glad to get away from the never-ending destruction of rural areas and natural lands. I thought Tallahassee was different. But Tallahassee can still be different. It doesn't have to lose its charm and beauty that has been around for hundreds of years. Although I am concerned about the destruction of the rural and natural land (which has already occurred in the first Welaunee development), I am also concerned about certain inconsistencies and other factors. For example, there is already enough housing available in Tallahassee for the projected population in the coming years. The development would produce more fossil fuels because of traffic in the area, which is the opposite of the goal to create a more walker-friendly city and be fossil fuel free by 2050. The plan is also supposed to be using the existing infrastructure within the current Urban Service Area and addressing those needs, not expanding the USA. Additionally, this plan does not address affordable housing issues. Finally, the decision to rush and not delay the May 26th hearing goes against Leon County procedural rules and is unfair for citizens, especially during this pandemic. There is no need to rush. The interests, needs, desires, thoughts and opinions of the citizens of Tallahassee need to be heard by their elected officials thoroughly before any decision is made. Especially a decision that could alter the face of Tallahassee forever.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: beau@beaubeery.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 2:15:09 PM

Citizen Information

Full First and Last Name: Beau Beery

Home Street Address: 7218 NW 14th Avenue

Email: beau@beaubeery.com

Best Daytime Phone Number: 3528718324

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: I'm definitely all for growth in the Welaunee community. It is an excellent location in Tally that could spark further businesses to move there, residents, and eventually parks and other public places. College towns in Florida are becoming more and more sought after, particularly from states like NY, CA, Boston, and Texas due to their high costs of living, difficult tax structure, and government restrictions on real estate. Tallahassee can be a great new destination for those residents. It is already happening for Miami, Orlando, and Gainesville. Thank you,

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: webmaster@talgov.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 12:28:59 PM

Citizen Information

Full First and Last Name: Ben graybar

Home Street Address: 6308 Count Fleet Trail

Email: bengraybar@gmail.com

Best Daytime Phone Number: 8505560771

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: As a resident who resides off Centerville Rd, I am in support of the Welaunee expansion. Although it adds residences to my area, it adds traffic flow options. It also enhances business options in the area. I perceive this designed growth with access to I-10 and connecting to other roads as net positive.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: caseyrychlik@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 7:00:52 PM

Citizen Information

Full First and Last Name: Casey Rychlik

Home Street Address: 613 Dent Street

Email: caseyrychlik@gmail.com

Best Daytime Phone Number: 8505594909

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: I am writing to urge the City, County and Blueprint to reconsider its approach to the Welaunee Arch Amendment. Amending the comp plan and committing large amounts of public resources to expand urban services in this time of uncertainty is irresponsible. Pushing this decision through while the public cannot be physically present to make its voice heard is not the kind of transparent, democratic leadership the people of this community deserve, especially right now. If anything, recent scandals should have instilled in our local leaders a resolve to go above and beyond to conduct city business openly, what has transpired the last couple months with respect to Welaunee is quite the opposite. This is shaking the confidence of many community activists in our current leadership. In the past, public dialog and advocacy has lead to compromise and concessions from developers that ultimately created a better result for the community. These are reasonable people who don't expect to get everything they ask for, but they should be heard, do have valuable input to offer and many will be impacted deeply by the expanse of Welaunee Arch in the years to come.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: LAWSON.DEBORAH.E@GMAIL.COM
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 2:01:55 PM

Citizen Information

Full First and Last Name: Deborah Lawson

Home Street Address: 1011 Shalimar Drive

Email: LAWSON.DEBORAH.E@GMAIL.COM

Best Daytime Phone Number: 8505700033

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Commissioners, As a long-time resident of Tallahassee whose children and grandchildren were born and live here, I urge you NOT TO TRANSMIT tomorrow, in this time of the Covid-19 pandemic, the comp plan amendments for the Welaunee Arch. I believe it is realistic to say that we know this development has been in the long-range planning stage for 30 years and that it will happen. Your legacy will be HOW IT HAPPENS and potentially WHAT IT LOOKS LIKE when it does. We know the landowners are anxious, the City planners believe this is ready to occur, and that there has been pressure to get it done. BUT I AM ASKING ONE MORE TIME, please find a way to allow open dialogue between the owners, planners, commissioners and concerned citizenry. Often changes are made to land use plans through this kind of open dialogue that have long-term benefits for all involved. I am not asking you to vote against these comp plan amendments, I am asking you to take a breath, VOTE NO to transmittal tomorrow (May 26, 2020), and find a creative way to allow public input into this process so that the issues of concern can be properly addressed. Sincerely, Deborah Lawson

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: gelewis2@embarqmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 8:22:42 PM

Citizen Information

Full First and Last Name: George E LEWIS II

Home Street Address: 2143 MILLER LANDING RD

Email: gelewis2@embarqmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Mr. Chairman, Mr. Mayor, and City and County Commissioners: Friday morning I heard that the Welaunee Comp Plan amendments represent the progression of over 30 years of planning for a major portion of our community. Look back over the last 30 years up to last New Year's Day, Commissioners. Do you see any pandemics that extensively affected our lifestyles? The development scheme that some of you want to approve on May 26th does not have any data and analysis from even one day of looking forward, including the potential for changes that are almost certain to evolve from the impacts of the coronavirus pandemic that hit several months ago. Ask yourselves whether it is prudent to take actions designed to guide a major development in our community for another 30 years without the benefit of at least some consideration of what that future may hold. You are not under the type pressure that you are dealing with in combating the coronavirus in our community. There is no present shortage of land to cover the likely residential needs for years to come, unlike the shortage we saw for PPE items. All pressures that you may feel to proceed with the Welaunee amendments have a safety valve of a full and vigorous public hearing, which is not being achieved under present conditions. The coronavirus pandemic has thrown up a giant STOP SIGN across our paths, and all who can read it should benefit if they proceed only after seeing that the fog has lifted over the road beyond that sign. To ignore that sign will be extremely irresponsible. Please table further consideration of and do not transmit Comp Plan Amendments TMA2020012 and TTA2020013 on May 26.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: wgthames@icloud.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 12:37:07 PM

Citizen Information

Full First and Last Name: Gordon Thames

Home Street Address: 215 Rosehill Lane

Email: wgthames@icloud.com

Best Daytime Phone Number: 8506567667

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: I would echo the points made about planning in the very fine “My View” article on this item written by Gary Hunter , Esq. , who is a respected and road tested local land use attorney. In addition , please consider the critical need in this community for more jobs , money and opportunities - especially during a pandemic , with so many lost jobs . I would submit the choice comes down to whether the community wants to grow , or begin the inevitable decline that occurs when jobs , money and opportunity are no longer available to younger people in a City. Environmental assertions are inevitably made by closet no- growth and NIMBY advocates , as it is a proxy for their agenda - which is to stop growth through delays , hearings , lawsuits , etc. . Generally it has been my experience that many of those shouting the loudest tend to have a lot of gray hair, as well as a home and perhaps a government funded retirement, so they believe they are not affected when growth and opportunity goes elsewhere. In conclusion , growth can be , and should be ‘ responsible ‘ (planned) , which Gary Hunter, Esq.’s article indicates has now been going on for almost 30 years ! (I cannot remember what I was doing on this date 30 years ago , can you ?) Please listen to the noise , consider that Welaunee is the last part of town that has not yet been infilled , as the landowners maintained ownership of large plantation tracts longer than those in other areas of the City , then separate the wheat from the chaff and keep our community moving forward and growing - as opposed to the alternative of slowly dying on the vine . Thank you for your time and public service! Gordon Thames

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: gregkaufmann@hotmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Saturday, May 23, 2020 9:10:57 PM

Citizen Information

Full First and Last Name: Greg Kaufmann

Home Street Address: 4494 argyle lane Tallahassee Fl 32309

Email: gregkaufmann@hotmail.com

Best Daytime Phone Number: 8505622742

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, I want to express my extreme disappointment related to the procedural decision-making process surrounding the proposed Welaunee project. I was under the impression that you valued stakeholder and constituent feedback, transparency in decision making, and responsiveness to your citizens. The decision to move forward with voting on a project as impactful as moving the urban services boundary on the scale of Welaunee Plantation is contrary to basic responsive governance principles. Citizens should expect and deserve the right to be heard and participate in all phases of a project of this scale. To hold a meeting without public attendance in the shadows of a global pandemic is at best disingenuous if not irresponsible. For those people (including myself) that have participated in meetings, charettes, and provided public comment over the years on this project, it sure feels like this major decision is pushed through during a time when citizens have limited opportunity to stay engaged. I am disappointed with your decision from a procedural process. For background, my wife and I moved to Leon County in 2007 to escape the unplanned and poorly planned growth patterns of South Florida. As part as our due diligence we searched for a year to settle down and buy a home. We evaluated the Killearn area, we looked at the Southwood area, neighborhoods in the NW portion of the county, and we looked in Wakulla County. We reviewed zoning and future land uses, school zones, etc. We finally settled on the Northeast side of town in Miccosukee Meadows. We felt that this area was consistent with what we value including a rural character, canopy roads, connected greenspace, lower housing densities, dark skies, and within distance of urban culture. We had been informed about Welaunee at the time and immediately began following the public planning process to ensure that we could help shape the future of our community. Throughout this process, I don't believe elected officials have been responsive to the comments from those that may be most impacted by this project. I feel that the Welaunee project significantly jeopardizes what we bought into. I am disturbed that public dollars are being used to pave the way for irresponsible growth patterns and I would much rather see these dollars go towards redevelopment of blighted areas, in-fill projects, and projects that provide a net positive benefit to the community. While clustered development at higher densities has its place, I don't believe it is appropriate in this

area at this time and certainly should not be subsidized with public tax dollars. While I understand the landowners have implied there is no intent to develop at this time, moving the urban services boundary sure seems like it lays the groundwork for it. I am not antidevelopment; I favor smart planning, controlled and compatible growth. I oppose the proposal to extend the Urban Services boundary currently. I have many more points I could discuss but would prefer the opportunity to discuss them in a public forum under different circumstances. I hope to be able to stay in Leon County and enjoy what we have with appropriate planned growth and hope that we do not have to start our home search again in neighboring counties.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: facilitatedsolutionsjb@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:25:55 PM

Citizen Information

Full First and Last Name: Jeff Blair

Home Street Address: 1803 Old Fort Drive

Email: facilitatedsolutionsjb@gmail.com

Best Daytime Phone Number: 850.694.1209

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, We urge you to vote no, even if you support the Welaunee Arch Comprehensive Plan amendments (TMA 2020-012 and TTA 2020-013), and instead make and/or support a motion to direct staff to develop a plan and schedule for meaningful public participation and engagement, with opportunities for discussion, questions and answers, evaluation of alternatives, and revision of the Welaunee Arch Master Plan consistent with the requirements of Goal 6 of the Plan by providing direction for the development of the Arch, and with a time certain for the amendments to be considered for transmittal during a public hearing later in 2020. This is a short delay that will not impact the landowner's plans, and provides them with certainty regarding implementation of the Urban Services Development Agreement and transmittal of the Comprehensive Plan amendments. In addition, the public will have been provided with opportunities to provide meaningful feedback in the development of the Welaunee Arch Master Plan and the Comprehensive Plan amendments before they are essentially finalized. Thank You, Jeff A. Blair, President, Keep It Rural, Inc.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: jsblyons@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 9:56:10 AM

Citizen Information

Full First and Last Name: Judith Lyons

Home Street Address: 3829 Long and Winding Rd.

Email: jsblyons@gmail.com

Best Daytime Phone Number: 850-264-1990

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: As my neighbor so aptly put it: What a terrible time for long-term planning decisions--especially for something that has been controversial for decades. Workers losing jobs in unprecedented numbers. Countless businesses closing for good. Tax revenues plunging. The national, state and local economy in 2021 will be very different than it is today. And who knows what 2030 will look like? It is crazy to commit \$87 million of public money into road and interchange construction/planning for a future high-end housing development when so many people are hurting now. And the future is so cloudy. There are Southside neighborhoods in the Urban Services Area now that do not have urban services--like sewer service. And they are very close to Munson Slough and the Wakulla Springs drainage basin. Let's provide urban services to urban dwellers. Let's not extend urban services into undeveloped land that may never be developed. Let's put off decisions on Urban Services Areas until a time when we know what is going on. William J Phelan My words: Now is not the time to put developers before the people. I am not a resident of the city of Tallahassee, but I am a resident of Leon County. This is not a wise or equitable use of public funds.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: Jughazvini@teampcg.com
To: citizeninput; [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Sunday, May 24, 2020 8:58:08 PM

Citizen Information

Full First and Last Name: Justin Ghazvini

Home Street Address: 2515 capstone drive

Email: Jughazvini@teampcg.com

Best Daytime Phone Number: 8505458210

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: As a young professional residing in NE Tallahassee I think the growth of Welaunee plantation is crucial for the future of our town. Please make the logical decision and pass the amendment. On behalf of the 4 member household at 2515 capstone dr. Tallahassee, FL 32312.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: facilitatedsolutionsjb@gmail.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 4:06:46 PM

Citizen Information

Full First and Last Name: Keep It Rural, Inc

Home Street Address: 1803 Old Fort Drive

Email: facilitatedsolutionsjb@gmail.com

Best Daytime Phone Number: 850.694.1209

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012. We believe it is premature to adopt the amendment at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbates inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings. Inconsistent with Comprehensive Plan Policies 1. The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies. (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings. 2. There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk. This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L]) 3. Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy. 4. The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans. It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned

Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein. 5. Section 163.3177, Florida Statutes, provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.” No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below. 6. One important way the Southern Strategy goal can be achieved is through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. “Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.” Goal 11[L]. 7. In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased. Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited. 8. The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community. New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. These amendments will exacerbate this inequity. Poorly Conceived Master Plan and Exacerbation of Inequities 1. The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L] and the proposed one for the Arch, will result in over 14,000 dwelling units. This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045. This is a huge commitment of development activity to only one location in the County. 2. A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large developments. This type of monolithic development does not support our local construction business. 3. The Welaunee Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate. 4. The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses. Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used. 5. Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars. 6. The median household income in Tallahassee is \$44,000 The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee

homeowners. 7. Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met. The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse. 8. Redevelopment has played a significant role in providing new housing in the last 20 years. The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community. The Process 1. The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered. At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment. 2. These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments. 3. Fundamentally – the Comprehensive Plan is LAW. Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated. 4. The pandemic is going to change local government revenue and expenditure for years. There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession. Public Participation In the Comprehensive Planning Process The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation. We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation. Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section 286.0114, F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more. As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section 163.3181 (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section 163.3181 (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information

services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic. There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings. Government bodies should not opportunistically take advantage of the public’s inability to attend large gatherings to make critical decisions affecting the public’s interest if those decisions can reasonably postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements. The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee’s Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person. Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings fly’s in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement. We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they has been properly vetted with real participation from the pubic, and at a minimum with opportunity for real-time comment. Sincerely, Jeff Blair on Behalf of Keep It Rural ,Inc.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: lmiklowitz@aol.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Saturday, May 23, 2020 12:18:34 AM

Citizen Information

Full First and Last Name: Linda Miklowitz

Home Street Address: 2542 Arthur's Court

Email: lmiklowitz@aol.com

Best Daytime Phone Number: 8505591312

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Please delay a vote scheduled for May 26 to enlarge the massive Welaunee development until after the quarantine when the public can attend and give input in real time. We learned this week that staff has created new documents we must study. What is the rush to decide now when the Pandemic has radically changed our future? We may need Blueprint funds to ensure basic government services for all citizens rather than to subsidize infrastructure for developers of more suburban sprawl in the northeast with expensive houses. Who will be able to afford them with massive unemployment and bankruptcies? Where are the requirements for more affordable housing that will be needed more than ever? The City has committed to sustainable energy use by 2050. Where are the provisions to prevent all the additional trips by single cars to and from suburban Welaunee? Where is the commitment to the "Southern Strategy" to strive for more amenities on the south side? We citizens won't be able to discuss these questions with you Tuesday as there will be no public participation at this virtual meeting although it could be done. Please delay this meeting, or, better, vote no on this Comprehensive Plan Amendment.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: marycfrederick@aol.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 3:09:31 PM

Citizen Information

Full First and Last Name: Mary Frederick

Home Street Address: 805 Circle Dr

Email: marycfrederick@aol.com

Best Daytime Phone Number: 850 933 9998

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Woodland Drives Neighborhood Association Tallahassee FL May 25, 2020
Tallahassee City & Leon County Commissioners Re: Welaunee Arch Comprehensive Plan amendment Dear Commissioners, As its president, I am writing on behalf of the Woodland Drives Neighborhood Association, an in-town neighborhood more than 450 homes, with our concerns about the proposed Welaunee Arch Comprehensive Plan amendment. First, in our view, the County Commission's reversal of its decision to delay the May 26th public hearing, and both commissions' decision to proceed without public comment at the meeting, are, at best, regrettable. However, given that you will be voting on the amendment at this meeting, we urge you to vote against it for a variety of reasons. Here are some of them: (1) The substantial expansion of the Urban Service Area to the northeast conflicts with the Comprehensive Plan's directive to make better use of the available resources to the south, while lessening development pressure in the north and east. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, and sidewalks, and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. (2) The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe, and the proposal perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability. (3) The Master Plan inadequately addresses affordable housing. (4) The Master Plan, intended to provide direction for the review of subsequent incremental development plans, is inadequate due to the lack of a phasing plan and the absence of design guidelines to address, among other things, energy efficiency, pedestrian access, and crime prevention. (5) The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the southern parts of the city and county. Finally, we face a pandemic that will have long term economic impacts; this is not the

time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development. Sincerely, Mary Frederick, President Greg Youchock, Vice President Tom Walden, Secretary Tom Berger, Treasurer Zach Teders, Board Member Rob Borger, Board Member Kathy Figley, Board Member

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: popsrock@comcast.net
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Sunday, May 24, 2020 5:11:15 PM

Citizen Information

Full First and Last Name: Mike Rychlik

Home Street Address: 9601-68 Miccosukee Rd.

Email: popsrock@comcast.net

Best Daytime Phone Number: 850-877-5084

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners and the Mayor, Five years ago Keep It Rural battled the county regarding the threat of a gas station and convenience store proposal in the rural zone near the corner of Crump and Miccosukee Road. We raised \$70,000 for legal fees and lobbied the County Commissioners in a movement that not only kept the gas station from being built but also ended up with Keep it Rural leaders—Dr. Pamela Hall and Jeff Blair—helping rewrite the County’s Comprehensive Plan with County Staff members to protect rural zones countywide from egregious growth and sprawl. In 2019 county planners reached out to Keep It Rural because power companies were expressing interest in building solar farms in the rural zone. In the rewritten Comp Plan which we had helped shape, only “agriculture, silvaculture and eco-tourism” were acceptable businesses. Rather than repudiate or contest this exception, Keep it Rural worked together with staff and local power company representatives to reshape the policy to include solar farms. When it appeared that a solution was within reach, Pamela Hall, Neil Fleckenstein, my wife and I were involved in these negotiations, working closely with Ryan Culpepper and others to make these unattractive farms less onerous to the naked eye. That’s what democracy looks like—citizens and government officials working together. That’s why this process regarding the Welaunee Arch has been so disheartening. The citizenry has been shunned and feels shafted. We have been watching you and this issue closely. Many comments from Commissioners at a previous meeting regarding the allowance of virtual or pre-recorded public comments chafed the spirit of free speech. Commissioners Minor, Proctor and Dozier were the only ones who seemed to understand that you were all elected by and for the People. Here is a sampling of what We the People heard from the other commissioners during that meeting... “I’d rather just read their emails” “When people speak they’re nervous and spend time apologizing for it...” “I don’t want to hear emails read out loud, the meetings are already too long...” “We can’t just have people get on zoom, we don’t know who they really are or what they might say...” In essence what We the People heard from the majority of Commissioners is what you do or don’t like about the job we elected you to do—Serve the People. At yesterday’s meeting the public heard more disheartening remarks from the “majority” of the Commissioners regarding putting a hold on the transmittal meeting until the

public could fully participate. This is what We the People heard. “I’ve got over a hundred emails and I’ve read them all... Truthfully, they are all repeating what one or two were saying.” “I can’t imagine how much more information we would get in a face to face meeting with these people.” “I’ve heard from both sides. I spoke to Pam Hall. I spoke to Jeff Blair. I read all the emails...I spoke to the county attorney and the county administrator.” Believe me, these are not the only examples of flagrant disrespect of public opinion during that meeting. May I remind you, the public is not your enemy, it’s your employer. What the public have not heard from a single one of our City or County representatives was any reference to a body of favorable support you’ve received from the public regarding this Amendment and how it will impact the future of the Welaunee Arch. As a patriotic duty on this Memorial Weekend, I implore each of you to watch Jeremy Matlow’s Virtual Town Hall on Facebook. Listen carefully to former Commissioner Lightsey and former Mayor Dot Inman and consider what they say about the history of this Welaunee Agreement. Listen to the community activists, including Keep it Rural’s Pam Hall and Jeff Blair about the process and the plan. Listen to Commissioner Matlow’s engagement with the issues and the people of Leon County. Listen to city staff members, Artie White and Wayne Tedder’s defense of their plan. Listen to Gary Hunter an attorney for Powerhouse Five defend his clients. As you listen, please read the comments of citizens weighing in on the issues in real time during the meeting with almost 500 comments. What you will be seeing and hearing is Democracy in action. Finally, I implore you to remember the role Keep it Rural has played in this community for the last six years. Think about Pam Hall’s tireless work for the last 25 years in both Leon and Wakulla County. We are not paid employees for anybody. We are stewards of the land with good hearts and intentions. No doubt, much of the groundswell support that you’re hearing and the flood of emails and calls you are hearing come from people whose hearts were stirred by Keep it Rural’s message. Pam and Jeff and all the Keep it Rural board members have been working tirelessly for the last six months to bring the city and county to the realization that you should slow this process down. Instead it’s been sped up and manipulated during the most devastating period in modern American history. Now is not the time to trivialize or demean the importance of listening to your constituency. We the People matter. Respectfully, Mike Rychlik Keep it Rural

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: phall@curg.org
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:48:26 PM

Citizen Information

Full First and Last Name: Pamela Hall

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Best Daytime Phone Number: 850-445-6007

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Submittal 1 of 3 pages Dear Mayor, City Commissioners, Chairman and County Commissioners: I ask that you to vote “NO” on both Welaunee amendments AND direct staff to revise the Welaunee Arch Master Plan so that it will provide the direction needed for the development of the Arch in the years ahead. What’s being proposed is immensely inadequate given that the Arch is proposed to support 50,000 people – the vast majority of population growth in Leon County for the next 25 years. There needs to be a sincere dialog with the community about HOW and WHEN Welaunee may develop. The tool for this is to include public and Commission participation while doing the analyses and planning that a GREAT Master Plan requires. Revision of the Welaunee Master Plan: The Welaunee Arch Master Plan is supposed to be the document that will shepherd the full development of the 4700 acres of the Arch. Please, please, take a look at that document and compare it to Objective 13.1[L], the Welaunee Toe & Heel Master Plan. The Arch Master Plan claims it “satisfies the requirements of Policies 6.1.1 and 6.1.2 for a planned development master plan.” Stating it doesn’t make it so. Heck, it starts by not even requiring development to meet the basic criteria of mixed uses. The portion of the Welaunee Critical Planning Area north of Interstate 10 (the “Arch”) may develop with a development pattern that creates a community with a wide range of land uses. Yes, there are policies with the appropriate titles but there is little content. There is no stormwater plan, just the promise to make one at a later date. There is no plan for schools, for parks and recreation. There is no mechanism for how a stepwise PUD development process will end up with the required 20% trip capture. The simple designation of “Open Space” on a map does not describe HOW the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed. Inclusionary housing is mentioned, but is easily elided by using small PUDs. No mention of affordable housing. A phasing plan was devised at the last minute, 1 week before transmittal, without any analysis to demonstrate why this is an adequate value. It took 25 years to get even 500 acres of the Toe to develop, why provide only 15 years for the Arch? The development “trigger” is only one third of what’s allowed. What’s the evidence this is sufficient? And there is no consideration of phasing the Arch relative to the undeveloped 1300 acres of Toe and

Heel.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: phall@curg.org
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:49:25 PM

Citizen Information

Full First and Last Name: Pamela Hall

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Best Daytime Phone Number: 850-445-6007

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Submittal 2 of 3 pages The entire topic of how the expansion of the urban services area (USA) is justified at this time, instead of being phased into the development of all of Welaunee has been eluded. The role of the USA is well defined in Objective 1[L]. How to do calculations that HELP in the assessment of it's condition and need for change in location or size is well described. I have no idea why Planning staff is throwing their arms up and saying they can't tell what to do. Population accommodation analyses have been done by the Planning Department a number of times – realistic ones, not the 2007 EAR FLU technique. A realistic one needs to quantify (as much as possible) the role of re-development in creating capacity. The last discussion of whether there is sufficient development capacity in the USA was done in 2017. There's also a presentation in 2014. Heck, there was even one about the Urban Fringe and it's role in USA expansion or not. There have also been analyses of infrastructure deficit in the USA. The COT Master and Water Sewer Plan provides this for the unincorporated area of the USA every 5 years, including the cost of providing services to vacant land. Analysis of other urban services deficits would serve this community well. We need to understand the inequities that have been generated over decades in order to address them as best as local government tools and strategies can provide. These two analyses are necessary for determining when and where to expand the USA, but they are not sufficient. There are other considerations, but it is just silly to pretend we cannot know. When did we get so scared? The other major failing of the current Arch Master Plan is how it has been changed in just the months since it was introduced without analysis to support these changes. It's like throwing spaghetti at the wall and seeing what will stick! The density allowance has changed from a maximum of 4,500 dwelling units to nearly 22,000, without analysis of whether this is appropriate, or how it affects the rest of the Community. Think about this, the Arch alone can now become so large it could capture ALL of the population for the entire County for the next 25 years (projected 56,000 people to 2045: 22,000 DU will support 50,6000 people). Add in the capacity of the Toe and the Heel, and ALL 5,6000 people can live in Welaunee. Reconsider the structure of the Amendments: 1. The Master Plan is NOT supposed to be part of the Comprehensive Plan. It is to be written CONCURRENTLY with the amendment that

creates the Planned Development. It is supposed to contain significant amounts of detail so as to be able to direct further development via PUD, this amount of detail is inappropriate for the CP. BUT it must exist exactly at the same time the Planned Development gets created so that development is well regulated. Objective 6.1[L] was amended after the Master Plan for the Welaunee Toe & Heel were adopted in order to allow much greater specificity in the Master

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: phall@curg.org
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Monday, May 25, 2020 1:50:20 PM

Citizen Information

Full First and Last Name: Pamela Hall

Home Street Address: 5051 Quail Valley Road, Tallahassee 32309

Email: phall@curg.org

Best Daytime Phone Number: 850-445-6007

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Plan. Note that Policy 6.1.2[L] also contains the list of 15 items and issues the Master Plan is supposed to address. Policy 6.1.2[L] Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. 2. The Urban Services Area is depicted on the Future Land Use map by a line. Therefore to change it's location requires a MAP amendment. Note that the Pine Cone Wood amendment #5 is asking for USA expansion and consolidation of parcels with others already inside the USA and re-designating them as Planned Development. This is what staff is trying to accomplish for the Welaunee Arch. The expansion of the USA as a text amendment is incorrect. (This amendment is for less than 200 acres so a concurrent Master Plan is not required). Objective 1.1[L]...The location and size of the USA shall be depicted on the Future Land Use Map... Please, create a REAL Master Plan for the Arch. It is 4700 acres and apparently you want it to be the future of residential development in Leon County. Data collection, planning analysis and public outreach will take time and resources. The review time of a conventional CP amendment has clearly not been adequate, due to lack of public hearings and lack of staff time since they have been amending it at the last minute. Include the public along the way, as was done for the Toe & Heel. And include yourselves with workshops. Write it well, BEFORE submitting it again. With COVID to deal with, a road still years from construction and the Toe and Heel just sitting there still vacant, nothing will "break" while a great plan is written. If you transmit the Master Plan as written, it will never get properly revised and the end product will look like developments from 1990, the date that seems to be driving this "car crash" – expensive enclaves, nothing but cars, an interstate interchange with warehouses and failing department stores, massive congestion on Capital Circle, and increasing inequities and poverty in more of the County. Come on – do this right, or don't do it at all. Sincerely, My last salvo, because I care deeply about my back yard – ALL

OF LEON COUNTY – and Wakulla to boot. Pamela Hall

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: Rmoore@moorebass.com
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 10:42:30 AM

Citizen Information

Full First and Last Name: Rick Moore

Home Street Address: 2644 Arendell Way

Email: Rmoore@moorebass.com

Best Daytime Phone Number: 850-321-4225

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Moore Bass has previously represented this applicant. We are not currently representing the applicant on this matter. The property is situated in one of the best locations for smart and responsible growth in our community. We have a unique opportunity to continue a cooperative comprehensive planning effort with a single property owner. For many years steady planning progress has been advanced in good faith by all parties. I encourage local government to stay this course. I support approval of this amendment. Thank you. Rick Moore

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: engstrom@bio.fsu.edu
To: [citizeninput](#); [White, Artie](#)
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Friday, May 22, 2020 4:08:25 PM

Citizen Information

Full First and Last Name: Todd Engstrom

Home Street Address: 309 Carr Lane

Email: engstrom@bio.fsu.edu

Best Daytime Phone Number: 8505592192

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch for the following reasons: (1) Amending the Comp Plan during this public health emergency and economic disruption is unacceptable. First, a change to the Comp Plan that would permit urban sprawl of this magnitude needs to be discussed in a public forum or, at the very least, given more time for public engagement. Second, it's crazy to set the course for backward-looking urban development that will affect Tallahassee for many decades when we are facing a wildly uncertain economic future. (2) The proposed Amendment violates the spirit and letter of the Comp Plan. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Why aren't we building sidewalks and converting septic tanks to sewers in the south and west parts of town instead of spending our tax dollars to support another development in the northeast far from the center of the city? (3) Visionary growth would increase density within the USA and protect the rural character outside the USA. This would improve the economics of mass transportation and recognize the remarkable natural areas (Apalachicola National Forest and the Red Hills hunting plantation landscape) that create a unique setting for Tallahassee. Thank you for your consideration. Todd Engstrom, 309 Carr Lane, Tallahassee, Florida 32312; engstrom@bio.fsu.edu

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Dr. Pamela Hall Re: Welaunee Amendments - Last Salvo
Date: Monday, May 25, 2020 3:33:39 PM
Attachments: [Welaunee Amendments Last Salvo PHall.pdf](#)

Hi Artie, documenting receipt of this email.

From: Pamela Hall <phall@curg.org>
Sent: Monday, May 25, 2020 1:46 PM
To: Richardson, Curtis <Curtis.Richardson@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Amendments - Last Salvo

Hello Mayor and Commissioners;

Please find some time to read this email and the attached letter. It's not (too much) of a tired about what's wrong with the two Welaunee amendments. In fact, I offer a third way. Nothing with "break" if a GOOD Master Plan is written instead of transmitting the very poor one that is on the table on Tuesday. As a community we have always been able to do much better when we put minds and hearts together and talk (and analyze) it out.

In just this last week, Welaunee Arch has gone from being about 4,500 Dwelling units - about the same size at the Toe & Heel, to a proposal of nearly 22,000. This would make all of Welaunee big enough to absorb ALL of Leon County's population growth for the next 25 years. This means it will be a HUGE focus of private and public investment.

Surely something this big should have had deliberate, data informed, public involved, discussion to create a Master Plan that will survive those 20-30-40 years of development and produce what our community needs and wants - all of the community.

It's only been since 2016 that development has even begun to occur in Welaunee, there's 1300 vacant acres still in the Toe and Heel. Spending time, resources and educating all of us, will not harm anything. Not doing so, could.

Your constituents who are "opposed" to the current amendments, as they are written, and there are many of us from all over the County and the City - it's not just me or KIR - are asking for a third way. Please, be fair.

-ph

May 25, 2020

Dear Mayor, City Commissioners, Chairman and County Commissioners:

I ask that you to vote “NO” on both Welaunee amendments AND direct staff to revise the Welaunee Arch Master Plan so that it will provide the direction needed for the development of the Arch in the years ahead. What’s being proposed is immensely inadequate given that the Arch is proposed to support 50,000 people – the vast majority of population growth in Leon County for the next 25 years. There needs to be a sincere dialog with the community about HOW and WHEN Welaunee may develop. The tool for this is to include public and Commission participation while doing the analyses and planning that a GREAT Master Plan requires.

Revision of the Welaunee Master Plan:

The Welaunee Arch Master Plan is supposed to be the document that will shepherd the full development of the 4700 acres of the Arch. Please, please, take a look at that document and compare it to Objective 13.1[L], the Welaunee Toe & Heel Master Plan.

The Arch Master Plan claims it “satisfies the requirements of Policies 6.1.1 and 6.1.2 for a planned development master plan.” Stating it doesn’t make it so. Heck, it starts by not even requiring development to meet the basic criteria of mixed uses.

*The portion of the Welaunee Critical Planning Area north of Interstate 10 (the “Arch”) **may** develop with a development pattern that creates a community with a wide range of land uses*

Yes, there are policies with the appropriate titles but there is little content. There is no stormwater plan, just the promise to make one at a later date. There is no plan for schools, for parks and recreation. There is no mechanism for how a stepwise PUD development process will end up with the required 20% trip capture. The simple designation of “Open Space” on a map does not describe HOW the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed. Inclusionary housing is mentioned, but is easily elided by using small PUDs. No mention of affordable housing. A phasing plan was devised at the last minute, 1 week before transmittal, without any analysis to demonstrate why this is an adequate value. It took 25 years to get even 500 acres of the Toe to develop, why provide only 15 years for the Arch? The development “trigger” is only one third of what’s allowed. What’s the evidence this is sufficient? And there is no consideration of phasing the Arch relative to the undeveloped 1300 acres of Toe and Heel.

The entire topic of how the expansion of the urban services area (USA) is justified at this time, instead of being phased into the development of all of Welaunee has been eluded. The role of the USA is well defined in Objective 1[L]. How to do calculations that HELP in the assessment of it's condition and need for change in location or size is well described. I have no idea why Planning staff is throwing their arms up and saying they can't tell what to do. Population accommodation analyses have been done by the Planning Department a number of times – realistic ones, not the 2007 EAR FLU technique. A realistic one needs to quantify (as much as possible) the role of re-development in creating capacity. The last discussion of whether there is sufficient development capacity in the USA was done in 2017. There's also a presentation in 2014. Heck, there was even one about the Urban Fringe and it's role in USA expansion or not.

There have also been analyses of infrastructure deficit in the USA. The COT Master and Water Sewer Plan provides this for the unincorporated area of the USA every 5 years, including the cost of providing services to vacant land. Analysis of other urban services deficits would serve this community well. We need to understand the inequities that have been generated over decades in order to address them as best as local government tools and strategies can provide.

These two analyses are necessary for determining when and where to expand the USA, but they are not sufficient. There are other considerations, but it is just silly to pretend we cannot know. When did we get so scared?

The other major failing of the current Arch Master Plan is how it has been changed in just the months since it was introduced without analysis to support these changes. It's like throwing spaghetti at the wall and seeing what will stick! The density allowance has changed from a maximum of 4,500 dwelling units to nearly 22,000, without analysis of whether this is appropriate, or how it affects the rest of the Community. **Think about this, the Arch alone can now become so large it could capture ALL of the population for the entire County for the next 25 years (projected 56,000 people to 2045: 22,000 DU will support 50,6000 people).** Add in the capacity of the Toe and the Heel, and ALL 5,6000 people can live in Welaunee.

Reconsider the structure of the Amendments:

- 1. The Master Plan is NOT supposed to be part of the Comprehensive Plan. It is to be written CONCURRENTLY with the amendment that creates the Planned Development.** It is supposed to contain significant amounts of detail so as to be able to direct further development via PUD, this amount of detail is inappropriate for the CP. BUT it must exist exactly at the same time the Planned Development gets created so that development is well regulated. Objective 6.1[L] was amended after the Master Plan for the Welaunee Toe & Heel were adopted in order to allow much greater specificity in the Master

Plan. Note that Policy 6.1.2[L] also contains the list of 15 items and issues the Master Plan is supposed to address.

*Policy 6.1.2[L] Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, **a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently** with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses.*

2. **The Urban Services Area is a depicted on the Future Land Use map by a line. Therefore to change it's location requires a MAP amendment.** Note that the Pine Cone Wood amendment #5 is asking for USA expansion and consolidation of parcels with others already inside the USA and re-designating them as Planned Development. This is what staff is trying to accomplish for the Welaunee Arch. The expansion of the USA as a text amendment is incorrect. (This amendment is for less than 200 acres so a concurrent Master Plan is not required).

Objective 1.1[L]...The location and size of the USA shall be depicted on the Future Land Use Map...

Please, create a REAL Master Plan for the Arch. It is 4700 acres and apparently you want it to be the future of residential development in Leon County. Data collection, planning analysis and public outreach will take time and resources. The review time of a conventional CP amendment has clearly not been adequate, due to lack of public hearings and lack of staff time since they have been amending it at the last minute. Include the public along the way, as was done for the Toe & Heel. And include yourselves with workshops. Write it well, BEFORE submitting it again. **With COVID to deal with, a road still years from construction and the Toe and Heel just sitting there still vacant, nothing will "break" while a great plan is written.**

If you transmit the Master Plan as written, it will never get properly revised and the end product will look like developments from 1990, the date that seems to be driving this "car crash" – expensive enclaves, nothing but cars, an interstate interchange with warehouses and failing department stores, massive congestion on Capital Circle, and increasing inequities and poverty in more of the County. Come on – do this right, or don't do it at all.

Sincerely,
My last salvo, because I care deeply about my back yard – ALL OF LEON COUNTY – and Wakulla to boot.

Pamela Hall

Emails received related to Welaunee Arch Comp Plan Amendment

From	Email
<p>Agnes R. McMurray</p>	<p>-----Original Message----- From: Agnes McMurray <amrose@embarqmail.com> Sent: Saturday, May 23, 2020 5:21 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com> Subject: Input on Amendments to the Comprehensive Plan regarding the Welaunee Area</p> <p>Dear Mayor and Commissioners,</p> <p>I am writing to register my objection to the commission moving forward with the proposed large expansion of the USA in the Welaunee area which is inconsistent with many Comprehensive Plan goals, objectives and policies, including the SouthernStrategy, and does not comply with statutory requirements for amendments.</p> <p>The reasons for my objections are:</p> <ul style="list-style-type: none"> • The amendment, as required by statute, does not prevent suburban sprawl, and does not focus growth and development on infill within the existing USA. • The City’s proposed expansion of the USA is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Our population growth is decelerating (BEBR 2019). • This is unprecedented, the City is not holding themselves to the same standards as applied to all other Comp Plan amendments. <p>In addition there is no demonstrated community need to move forward immediately with the proposed amendments. Our community is focused on staying well and limiting economic devastation while dealing with the threat of the Corona Virus. As a result citizens are not afforded the opportunity to address their concerns to the commission in a public meeting. To push forward such impactful amendments during this time reflects a lack of respect for your constituents rights to participate in the governance process.</p> <p>I ask you once again to delay any further action on these amendments until we are again able to conduct public meetings in which all citizens have the opportunity to participate in the sunshine. I can conceive of no honest reason that these actions must be taken immediately.</p> <p>Thank you for your consideration of my concerns. Agnes McMurray</p> <p>From: Agnes McMurray <amrose@embarqmail.com> Sent: Thursday, May 14, 2020 9:43 AM</p>

	<p>To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Citizen Comments on Welaunee Arch Development Amendments</p> <p>Commissioner Bryant,</p> <p>I am writing to request that the City commission not take any vote on the two comprehensive plan amendments regarding the Welaunee “Arch” at your 5/26 meeting. Such action would be a denial of citizen’s right to have input into significant actions like these that will affect the future of our community for many years. At this time, due to the pandemic, citizens are only able to submit email comments and are being denied a full public hearing. The commission is denying the right to be heard to citizens - both those who support and those who oppose these amendments.</p> <p>I am also writing to register my opposition to the two amendments concerning the Welaunee “Arch”, bounded by Centerville, Miccosukee, Roberts, Crump and I-10. These two amendments would re-designate 2800 rural acres rural to urban development. This will significantly change the rural nature of this entire area of our community.</p> <p>The amendments propose appear to be trading off over \$80,000,000 in road and highway infrastructure for the return of \$2,000,000 from the landowners who will directly benefit financially from these changes. This is not an appropriate use of city and county resources and this is not the sector of our community most in need of road investment.</p> <p>There are currently 2000 acres of Welaunee under development. Why is the commission proposing to spend so much of our public resources to support expanding suburban development? Other areas of our community are in much greater need and this development will not benefit our community overall. As a 40 year resident of the area directly bordering on the area proposed for re-designation I am totally opposed to this inappropriate and ill considered use of our public funds.</p> <p>I repeat my strong request that the commission not act on these two amendments until our citizens can be present and participate a public meeting where decisions of this weight should appropriately be made. To do otherwise would be a failure of your responsibilities to us, the citizens who elected you and depend on your commitment to fair and open governance.</p> <p>Thank you, Agnes R McMurray</p>
Cliff Thaell	<p>From: Cliff Thaell <cthaell@gmail.com> Sent: Tuesday, May 19, 2020 10:12 AM To: Bryan Desloge <DeslogeB@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov> Cc: Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>;</p>

Bryant, Elaine <Elaine.Bryant@talgov.com>; Dianne Williams-Cox <dwmscox@gmail.com>

Subject: Welaunee Comprehensive Plan Amendments

Dear Commissioners:

I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. The proposal represents the worst kind of urban sprawl, is a terrible deal for taxpayers and contributes greatly to our community's carbon footprint. Moreover, it has the potential to exacerbate already severe economic inequalities in Tallahassee.

I was disheartened to learn that a majority of county commissioners voted to allow these amendments to move forward without granting citizens the opportunity to be physically present to speak directly with decision makers.

Meeting in public as opposed to ZOOMING in might allow people to share their opinions, sometimes a messy prospect when government has its' mind set. Chairman Desloge's surprise motion and the subsequent 4-3 vote has caused consternation in the community, a clear signal "public participation" itself may be falling victim to this insidious pandemic in which we find ourselves.

The issue under consideration now is a step to expand the Urban Services Area adding 2,800 acres of rural land on the northeast "Arch" of the Welaunee Plantation. Is it likely there are potential violations of the Comp Plan inherent in taking this action? More lawsuits on the horizon?

Small local home builders are likely to be left out of the opportunity as large parcels typically end up in the hands of a cadre of larger developers. The largess that occurs when government creates huge land use rights seldom spreads equitably in the development business!

Indeed, Welaunee was "planned" during the 90's but only the western segments known as the "Toe" and the "Heel" actually have master plans. There are still 1,400 acres left in those sections for new growth. This isn't a plan for 21st Century development!

Good planning responds to the actual needs of the community. The land for roads and an interstate exchange has already been planned inside the Urban Service Boundary. That's nearly 2,000 acres where the Boulevard and I-10 exchange is proposed!

Heck, it could take 30 more years to develop given the fact it's been that long just to get development going in the "Toe", a neighborhood ironically known as "Canopy".

This proposal anticipates 25,000 people about half the population projection for the county over the next 25 years. All of it for Welaunee? And, these projections may well decelerate as an outcome of COVID-19 and the current sharp economic downturn. Where is the fairness in that? I was happy to hear that, by his vote against the motion, Commissioner Bill Proctor signaled understanding that the people in his district will be shortchanged by this bad proposition. Whatever happened to the

	<p>“Southern Strategy” commissioners were fond of discussing? In a county where twenty percent are considered “food insecure”!</p> <p>The proposed Welaunee Boulevard will cost taxpayers close to 50 million dollars! It could have the unintended outcome of moving traffic from Thomasville Road even further east. In exchange, local governments’ will be “given” \$2 million in right away the public will build for the developers. Is this a great deal? Building more roads for commuters in single occupancy vehicles is not a solution. No transit options? Housing unaffordable to most? An auto-oriented retro bow to planning models from the 50’s?</p> <p>Headlines may not be “in vogue” at the moment to mention “Climate Change” but the crisis persists and may be worsening, summer and hurricane season approaches!</p> <p>A critical lesson I took away from sixteen years serving as commissioner was that government too frequently found itself at the short end of the stick when it came to facing up to obligations.</p> <p>Recall, for example, the pain Tallahassee suffered in the 90’s when commissioners deliberately failed to abide by the strict guidelines of the Comp Plan requiring Leon County to adopt a “Bradfordville Stormwater Management Study”. The study was needed to protect pristine waters and property rights of owners around Lake McBride.</p> <p>Developers, aghast they might be prevented from paving every inch of property, fought valiantly. A majority of commissioners denied paying for it leading the Bradfordville Citizens Coalition to take the county to court. Judge Davey subsequently ruled for the plaintiffs, initiating the “Bradfordville Moratorium” and the county’s economy took a massive hit to the tune of about a quarter billion dollars. It could happen again!</p> <p>Sincerely yours, Cliff Thael 9601-59 Miccosukee Road Tallahassee, Florida 32309 cthael@gmail.com (850) 545-8866</p>
Darwin Gamble	<p>From: Darwin Gamble <darwingamble@yahoo.com> Sent: Sunday, May 17, 2020 5:37 PM To: Lakey Love <butterflylake@gmail.com> Cc: edward holifield <ewholifield@yahoo.com>; Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmscox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz Joyner <liz@villagesquare.us> Subject: Re: Public participation during County Commission Meetings</p>

	<p>To Ed's point, the City Commission the very next day was ready to vote on its consent agenda when the treasurer-clerk reminded them that there were 29 comments on Item 7.05 that would put about three-and-a-half acres of wooded city property up for sale to developers. Some want the city to retain it for park land or simply maintain it as open space. Not one member of the commission pulled the item for discussion or expressed any interest in what the comments said. They just voted to pass the whole consent agenda as if the comments didn't matter.</p> <p>The law is clear. Section 286.0114, Florida Statutes, says "Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission." An "opportunity to be heard" means they get to speak. Other local governments, such as St. Cloud and Pasco County provide for real-time meeting comments by Zoom and/or by telephone or they read emails aloud during the meetings. If they can do it, Leon County and Tallahassee can do it.</p> <p>Darwin</p> <p>On Sunday, May 17, 2020, 02:51:29 PM EDT, Lakey Love <butterflylake@gmail.com> wrote:</p> <p>Agree Darwin and Ed. This is crap.</p> <p>On Fri, May 15, 2020 at 9:38 AM Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>We definitely need some new blood on both commissions.</p> <p>On Friday, May 15, 2020, 09:20:56 AM EDT, edward holifield <ewholifield@yahoo.com> wrote:</p> <p>Disappointed in Proctor's vote. The others are simply political hacks who don't want public participation. Surprised by Dozier's vote. Her only real concerns are herself and Mad Dog construction. Don't forget the City. They are just as bad.</p> <p>Sent from my iPhone</p> <p>On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item.</p> <p>https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020</p> <p>Darwin</p>
<p>David & Jeanne Lebow</p>	<p>From: Jeanne Lebow <jglebow@comcast.net> Sent: Wednesday, May 20, 2020 2:47 PM</p>

	<p>To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: WELAUNEE COMP PLAN AMENDMENTS</p> <p>WE URGE THE COMMISSIONERS to DELAY the vote on the Welaunee amendments until the public can truly be heard.</p> <p>David and Jeanne Lebow 1918 Wahalaw Ct Tallahassee, FL 32301</p>
<p>David Kemmer</p>	<p>From: David Kemmer <davidanddeke@yahoo.com> Sent: Thursday, May 14, 2020 1:28 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Comp Plan Arch</p> <p>This plan for the Miccosukee , Centerville, Proctor Road should be put before your public. In person. To put something this large through without the public presence is unacceptable.</p> <p>We are in a Pandemic. Your people are desperately trying to navigate a broken unemployment system to get paid so they can pay rent and eat. Your small businesses will need shoring up. Many will not return. More needful than 2600 more acres of land in the NE will be in-fill as businesses close and people lose their homes. We do not need more sprawl. Canopy is sitting there as is Fallschase. Why should we continue to spread when those needs are so great and they land is already developed, available and waiting.</p> <p>I hope you vote to table this discussion until the public can attend these meetings. Deitra Kemmer</p>
<p>Debbie Lightsey</p>	<p>-----Original Message----- From: Debbie Lightsey <deblite@comcast.net> Sent: Tuesday, May 19, 2020 1:44 PM To: Goad, Reese <Reese.Goad@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>; Jackson, Cassandra <Cassandra.Jackson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com> Cc: Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov> Subject: Welaunee Comp Plan Amendments</p> <p>City Manager and City Attorney: Just heard you are scheduling a last minute Web meeting on Thursday morning to take public input. Another irregular process to try and establish that you care what the public thinks. How will you get real involvement, how do you intend to let the public know with less than two days to go. Additionally I understand the owners rep is submitting last minute changes to the development plan.</p>

	<p>This is outrageous. What is the rush? Are you afraid opposition may have a chance to build unless you continue to rush this through? What is the compelling public interest served by all this haste and pretense? This looks and smells worse by the minute.</p> <p>Stop!! Follow regular public meeting Notice and scheduling protocols. Slow down this train before it destroys any remaining public confidence in this City Government. Debbie Lightsey</p> <p>-----Original Message----- From: Debbie Lightsey <deblite@comcast.net> Sent: Tuesday, May 12, 2020 3:04 PM To: Dianne Williams-Cox <Dwmscox@gmail.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Dailey, John <John.Dailey@talgov.com> Subject: Welaunee Comp Plan Amendments</p> <p>Please delay this vote until full public input is possible. These amendments will alter the developments patterns in our community for the next 25 years. Let the public be engaged and not at some virtual meeting/— But face to face with their elected officials .</p> <p>There is no current data and analysis to support this huge expansion of the USA and the Critical Area Plan is a mere concept plan with insufficient detail or phasing timelines and very low density sprawled development. Many legitimate, essential questions have not been answered by staff. Allow time for answers.</p> <p>What is the hurry? What compelling public purpose is being served by pushing for a vote on May 26th. If this is all about the ROW — then buy it, but don't make terrible planning and infrastructure decisions that will reverberate for years based on a potential land donation.</p> <p>Debbie Lightsey</p>
Deborah Lawson	<p>From: Deborah Lawson <deborah.e.lawson@outlook.com> Sent: Monday, May 25, 2020 2:24 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Cc: Whitaker, Angie <angela.whitaker@talgov.com> Subject: Proposed Comprehensive Plan Amendments to the Welaunee Arch</p> <p>Commissioner Bryant: As a long-time resident of Tallahassee whose children and grandchildren were born and live here, I urge you NOT TO TRANSMIT tomorrow, in this time of the Covid-19 pandemic, the comp plan amendments for the Welaunee Arch. I believe it is realistic to say that we know this development has been in the long-range planning stage for 30 years and that it will happen. Your legacy will be HOW IT HAPPENS and potentially WHAT IT LOOKS LIKE when it does. We know the landowners are anxious, the City planners believe this is ready to occur, and that there has been pressure to get it done. BUT I AM ASKING ONE MORE TIME, please find a way to allow open dialogue between the owners, planners,</p>

commissioners and concerned citizenry. Often changes are made to land use plans through this kind of open dialogue that have long-term benefits for all involved. I am not asking you to vote against these comp plan amendments, I am asking you to take a breath, VOTE NO to transmittal tomorrow (May 26, 2020), and find a creative way to allow public input into this process so that the issues of concern can be properly addressed.

Sincerely,



Deborah E. Lawson
1011 Shalimar Drive
Tallahassee, FL 32312
(850)570-0033

Dehryl &
Ashli McCall

From: ashli mccall <teachnewsletter@yahoo.com>
Sent: Saturday, May 16, 2020 10:37 AM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Arch

We realize the following is a cut and paste message, but it says everything we are feeling, so why reinvent the wheel? Please put us down for a NO along with the others. We don't want the expansion.

Dehryl & Ashli McCall

"I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.

Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.

We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.

We should retain the rural countryside we love and depend on for their ecosystems services.


We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.

The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.

	<p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.”</p>
Dot Inman-Johnson	<p>From: dotinman-johnson@hotmail.com <dotinman-johnson@hotmail.com> Sent: Wednesday, May 13, 2020 10:46 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda FROM: dotinman-johnson@hotmail.com DATE: 05/13/2020 10:45:34 AM SUBJECT: Comp Plan amendments on May 26, 2020 agenda</p> <p>2121 Trescott Drive Request to delay action on Comp Plan amendments, as Leon County is doing, to allow for a real public hearing, not a virtual hearing. I and many other residents have serious concerns about the impacts of these amendments on smart growth, affordable housing, and economic development in other parts of the community besides the Northeast. I know all of you have voiced your commitment to investments and policies that build a strong economic base in every segment of our community. I hope you will demonstrate that commitment by delaying action on these amendments that will benefit the Northeast, while undercutting other areas of our community in greater need of attention. Thank you for your consideration.</p>
E. Edward Murray, Jr.	<p>From: E. Edward Murray, Jr. <murray@talcor.com> Sent: Friday, May 22, 2020 10:33 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Welaunee Project</p> <p>Dear Elaine: Below is an article I posted on Urban Tallahassee yesterday in regards to the Welaunee Project. http://urbantallahassee.com/welaunee-amendment-allows-us-to-plan-our-future-growth-opinion/?fbclid=IwAR2Qw0TMjyGroVIX0u_ityr3NxYVob-EZ4Wt77teClSBGVSnZXK64hnf10KU Hope you and your family have a happy Memorial Day weekend. EEM</p> <p>E. Edward Murray, Jr., SIOR, CCIM President / Broker Principal</p> <p>NAI TALCOR 1018 Thomasville Road, Suite 200A Tallahassee, Florida 32303 TALCOR.COM Main +1 850 224 2300 murray@talcor.com</p>
Edward Holifield, Ph.D.	<p>From: edward holifield <ewholifield@yahoo.com> Sent: Friday, May 15, 2020 9:21 AM To: Darwin Gamble <darwingamble@yahoo.com> Cc: Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Lakey Love <butterflylake@gmail.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>;</p>

	<p>Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmscox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz Joyner <liz@villagesquare.us></p> <p>Subject: Re: Public participation during County Commission Meetings</p> <p>Disappointed in Proctor’s vote. The others are simply political hacks who don’t want public participation. Surprised by Dozier’s vote. Her only real concerns are herself and Mad Dog construction. Don’t forget the City. They are just as bad.</p> <p>Sent from my iPhone</p> <p>On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item.</p> <p>https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020</p> <p>Darwin</p>
<p>Greg Kaufmann & Misty Alderman</p>	<p>From: greg kaufmann <gregkaufmann@hotmail.com> Sent: Saturday, May 23, 2020 9:28 PM Subject: Oppose Welaunee Comp Plan Amendment</p> <p>Dear Commissioners,</p> <p>I want to express my extreme disappointment related to the procedural decision-making process surrounding the proposed Welaunee project. I was under the impression that you valued stakeholder and constituent feedback, transparency in decision making, and responsiveness to your citizens. The decision to move forward with voting on a project as impactful as moving the urban services boundary on the scale of Welaunee Plantation is contrary to basic responsive governance principles. Citizens should expect and deserve the right to be heard and participate in all phases of a project of this scale. To hold a meeting without public attendance in the shadows of a global pandemic is at best disingenuous if not irresponsible.</p> <p>For those people (including myself) that have participated in meetings, charettes, and provided public comment over the years on this project, it sure feels like this major decision is pushed through during a time when citizens have limited opportunity to stay engaged. I am disappointed with your decision from a procedural process.</p>

	<p>For background, my wife and I moved to Leon County in 2007 to escape the unplanned and poorly planned growth patterns of South Florida. As part as our due diligence we searched for a year to settle down and buy a home. We evaluated the Killlearn area, we looked at the Southwood area, neighborhoods in the NW portion of the county, and we looked in Wakulla County. We reviewed zoning and future land uses, school zones, etc. We finally settled on the Northeast side of town in Miccosukee Meadows. We felt that this area was consistent with what we value including a rural character, canopy roads, connected greenspace, lower housing densities, dark skies, and within distance of urban culture. We had been informed about Welaunee at the time and immediately began following the public planning process to ensure that we could help shape the future of our community.</p> <p>I feel that the Welaunee project significantly jeopardizes what we bought into. I am disturbed that public dollars are being used to pave the way for irresponsible growth patterns and I would much rather see these dollars go towards redevelopment of blighted areas, in-fill projects, and projects that provide a net positive benefit to the community. While clustered development at higher densities has its place, I don't believe it is appropriate in this area at this time and certainly should not be subsidized with public tax dollars. While I understand the landowners have implied there is no intent to develop at this time, moving the urban services boundary sure seems like it lays the groundwork for it. I am not antidevelopment; I favor smart planning, controlled and compatible growth.</p> <p>I oppose the proposal to extend the Urban Services boundary currently. I have many more points I could discuss but would prefer the opportunity to discuss them in a public forum under different circumstances. I hope to be able to stay in Leon County and enjoy what we have with appropriate planned growth and hope that we do not have to start our home search again in neighboring counties.</p> <p>Greg Kaufmann & Misty Alderman 4494 Argyle Lane Miccosukee Meadows</p>
Jack Quine	<p>-----Original Message----- From: quine <quine@math.fsu.edu> Sent: Thursday, May 21, 2020 4:57 PM To: quine Math <quine@math.fsu.edu> Subject: Comprehensive plan amendment</p> <p>Tallahassee City Commissioners,</p> <p>I am concerned about the proposed Comprehensive Plan amendment. From the information I have, I am opposed to it, but what is most concerning to me is the attempt to use the pandemic to shut down discussion of the amendment. This seems another example of the rich and powerful trying to hijack the democratic process. It does not seem to be in any way comprehensive planning, which would take into account the long time effects of this amendment, and its effects on what was previously decided about the priorities for long term development. I had though that the city had decided on a goal of encouraged improvements and developments in all sections of Tallahassee, and the reduction of urban sprawl, and an effort to move</p>

	<p>towards environmentally friendly and energy efficient policies. I urge the commissions to postpone meeting on this until the public has a better chance to offer input.</p> <p>Jack Quine</p>
<p>Jeff Blair Dr. Pam Hall Jerrie Lindsey</p>	<p>From: Jerrie Lindsey <jeleli939@gmail.com> Sent: Saturday, May 23, 2020 1:57 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013</p> <div data-bbox="634 533 1183 693" style="text-align: center;">  </div> <p>May 20, 2020</p> <p>Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013, to expand the Urban Services Area (USA) to encompass 2,800 acres of rural land and to combine this with 1900 acres to create the Welaunee Arch planned development.</p> <p>We believe it is premature to adopt both of them at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbates inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings.</p> <p><u>Inconsistent with Comprehensive Plan Policies</u> The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies. (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years. Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings. There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk. This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L])</p>

Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy.

The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans. It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein.

Section 163.3177, Florida Statutes, provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and **requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.”** No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below.

One important way the Southern Strategy goal can be achieved is through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. **“Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.”** Goal 11[L].

In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased. Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited.

The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community. New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. **These amendments will exacerbate this inequity.**

Poorly Conceived Master Plan and Exacerbation of Inequities

The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L] and the proposed one for the Arch, will result in over 14,000 dwelling units. **This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045.** This is a huge commitment of development activity to only one location in the County.

A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large

developments. This type of monolithic development does not support our local construction business.

The Welaunne Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate.

The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses. Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used.

Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars.

The median household income in Tallahassee is \$44,000 **The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee homeowners.**

Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met.The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse.

Redevelopment has played a significant role in providing new housing in the last 20 years. **The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community.**

The Process

The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered. At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment.

These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. **The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments.**

Fundamentally – the Comprehensive Plan is LAW. Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated.

The pandemic is going to change local government revenue and expenditure for years. There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession.

Public Participation In the Comprehensive Planning Process

The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation.

We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation.

Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section [286.0114](#), F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more.

As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section [163.3181](#) (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section [163.3181](#) (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic.

There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings.

Government bodies should not opportunistically take advantage of the public's inability to attend large gatherings to make critical decisions affecting the public's interest if those decisions can reasonably be postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements.

The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee's Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person.

Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings flies in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement.

We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time comment.

Thank You,



On Behalf of Keep It Rural Inc.
Jeff A. Blair, President, and Dr. Pam Hall Board Member

Jeff Gilbert	<p>From: Jeff Gilbert <jfglbrt@gmail.com> Sent: Monday, May 25, 2020 9:36 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Opposed to the Welaunee Comprehensive Plan Amendments</p> <p>Dear Commissioner Bryant,</p> <p>I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. There is a global pandemic occurring where people are dying, and also quarantined, and can't gather together to voice their opinions. The basis of community is trust, listening to each other, and collaboration. Forcing something like this through over zoom during a quarantine is in opposition to most of what Chilian economist Max-Neef sees as basic needs, protection, understanding, participation, and freedom. It sets a precedence, and if society continues to move in that direction things could get very bleak.</p> <p>I'm a member of different communities, and I have yet to hear one person in favor of this, and most are up in arms about it. These are people who are active in their communities and also vote.</p> <p>Here's a further clarification of why I'm opposed to this plan, as outlined from a friend:</p> <p>As you know, the proposed huge expansion of Urban Service Area into Welaunee is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing for the rich.</p> <p>Please continue to oppose this huge, unnecessary, costly suburban sprawl.</p> <p>Sincerely, Jeff Gilbert, LCPC, CST</p>
John Hedrick	<p>From: John Hedrick <johnhedrick13@gmail.com> Sent: Saturday, May 23, 2020 4:15 PM To: Kristin Dozier <DozierK@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Rick Minor <MinorR@leoncountyfl.gov>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov></p>

Cc: john hedrick <johnhedrick13@gmail.com>
Subject: Please delay the Comprehensive Plan Amendments on Welaunee

Dear Mayor, City Commissioners and County Commissioners:

We feel that these Comprehensive Plan Amendments that can have long term impacts on our community need to be delayed until face to face public meetings can be held. The vast bulk of the public commentary from individuals and organizations received by the governments and shown publicly indicate a strong desire to delay considering these amendments. There is no reason to have to proceed now. Currently there is enough land to accommodate projected population growth through the existing Comprehensive Plan timeframe. With the City embarking on a Clean Energy Plan, proceeding now would perpetuate low density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability. The amendments also inadequately address affordable housing. There are also other concerns, notably where public investment should go in the future and where development should be directed in the community

A virtual meeting without real time public comment does not foster transparency and public participation in government. *For all these reasons, we urge you to delay the vote on the proposed Welaunee amendments until the public can truly be heard and have a real impact on your decision making.*

Sincerely,

*Leon County Democratic Executive Committee
By: John Hedrick, Chair*

From: john hedrick <johnhedrick13@yahoo.com>
Sent: Wednesday, May 13, 2020 10:04 AM
To: Dailey, John <John.Dailey@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>
Cc: john hedrick <johnhedrick13@gmail.com>
Subject: Postponement of Comp. Plan Amendments on today's/Wednesday's City Commission Agenda

Dear Mayor and City Commissioners:

There are various economic considerations around COVID-19 that have not been fully addressed. Additional changes that impact the economic situation of the City should not be made until until we as a community have a more comprehensive understanding of the impacts and how the City needs to respond to them. The concerns of citizens are first and foremost around the pandemic.

The County has already postponed consideration of Comp. Plan amendments until in-person meetings can be held. By moving forward with these type of agenda items, the City Commission runs the risk of looking like they are trying to 'get one by' the citizens. In addition, currently public hearings are not truly 'public'-we do not have the same level of dialogue that Tallahasseeans have come to expect within a public hearing. There is no excellent reason to push this through at this time under these conditions.

	<p>Any development that is continued should do so under a new paradigm that recognizes the need to shift to 100% renewable energy. Changes that support further expanding the road structure to accommodate additional cars fails to recognize a need to move people-not cars-around and therefore falls outside of the City's commitment.</p> <p>So therefore we would ask that the comprehensive plan amendments be postponed until in-person meeting can be held.</p> <p>Respectfully submitted, /s/ John Hedrick, Chair Leon County Democratic Environmental Caucus</p>
<p>Judith Rainbrook</p>	<p>From: Judith Rainbrook <dragonpc@earthlink.net> Sent: Thursday, May 21, 2020 3:11 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; diane.williams-cox@talgov.com; Richardson, Curtis <Curtis.Richardson@talgov.com> Subject: DO NOT amend the Comprehensive Plan without more significant citizen input</p> <p>Dear Commissioners,</p> <p>I am DEEPLY opposed to next Tuesday's plan to amend the Comprehensive Plan to designate 2700 acres in northeast Tallahassee for development.</p> <p>a) The current Waulanee Development is already an ugly, environmental disaster and the idea of giving this irresponsible developer more land to ruin is a crime.</p> <p>b) What Tallahassee needs is MUCH more decent, affordable housing, not more giant mansions. I drive for Eldercare Services and have seen what absolutely decrepit homes and trailers our elders and poor are currently using for housing. We have more than 800 homeless people who are desperate for decent, low-cost housing. It is unconscionable to be considering any other kind of housing at this time, especially during a COVID-19 crisis that is driving people into the street. Tax dollars are finite and right now, they should not be put toward resources for the rich.</p> <p>c) The current process has been whipped together in a big hurry to bypass any significant input by the community due to the COVID-19 crisis. There is no current data and analysis to support these amendments. This alone should call a halt to the process. There is no urgent need for more giant houses right now. You can take time to set up a process that enables input from a wide range of citizens when COVID-19 is under control.</p> <p>Please put a stop to this boondoggle.</p> <p>Sincerely, Judy Rainbrook 1525 Heechee Nene Tallahassee, FL 32301 850-274-4699</p>

<p>Judye McCalman</p>	<p>From: Judye McCalman <judye76@gmail.com> Sent: Monday, May 18, 2020 8:01 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov> Subject: Comprehensive Plan Amendment</p> <p>City and County Commissioners:</p> <p>I am writing to urge you to vote <i>against</i> the proposed Comprehensive Plan Amendment to expand the Urban Service Area (USA) to include 2,800 acres of land in northeast Tallahassee described as the Welaunee Arch. This action will not only promote urban sprawl but will also compound the existing inequalities between north and south Tallahassee.</p> <p>Our taxes would be much better used to revitalize the south and southeast by providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the existing disparities. Many neighborhoods in Tallahassee are without adequate housing, sidewalks, public transit, and central water and/or sewer.</p> <p>In addition, we are in the middle of a horrible pandemic and severe economic upheaval. Now is not the time to make such a drastic commitment of public funds and the private funds that will follow.</p> <p>Thank you, Judye McCalman 2019 Country Club Drive</p>
<p>Kathy McGuire</p>	<p>From: kathy.mcguire@gmail.com <kathy.mcguire@gmail.com> Sent: Tuesday, May 12, 2020 12:16 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments FROM: kathy.mcguire@gmail.com DATE: 05/12/2020 12:16:24 PM SUBJECT: Welaunee Comp Plan Amendments</p> <p>This Commission has done an excellent job since it first sat down together of giving the public fair opportunities for input. Please continue to do so by joining the County in delaying action on the Welaunee proposed Comp Plan Amendments until the public can meet with you. This is a big decision and many people would like to speak on this topic. Thank you for your consideration. Kathy McGuire</p>
<p>Kathy Mick</p>	<p>From: Kathy Mick <kathy@kathymick.com> Sent: Saturday, May 23, 2020 3:44 PM To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; daileyj@leoncountyfl.gov; Bryan Desloge</p>

	<p><DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com></p> <p>Subject: Welaunee</p> <p>Dear Commissioners:</p> <p>I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area.</p> <p>My family owns property on Centerville Road and we and our neighbors highly value the protected canopy road. The degree to which Welaunee has already been developed has overloaded that beautiful Tallahassee treasure.</p> <p>I was surprised and disappointed to learn that a majority of county commissioners voted to allow these amendments at a time when people are generally distracted by COVID 19 and not able to be physically present to speak directly with decision makers. This decision is not urgent, therefore it should be postponed until physical gatherings are safe so that people can be present and speak their minds. Zooming works well for some meetings, but is too controlled for the type of interchange needed for this important topic.</p> <p>The proposal would add 25,000 people to this sensitive area, which is half of the population growth expected for Leon county over the next 25 years. It can't make sense that all of this would go to Welaunee.</p> <p>The proposal is an example of urban sprawl, putting an inordinate burden on taxpayers and contributing heavily to our carbon footprint.</p> <p>I urge each of you to put this decision on hold until it can be given the full consideration that it deserves.</p> <p>Kathy Mick Executive Coach Kathy Mick, LLC Cell Phone: 407-230-3654 Email: kathy@kathymick.com <i>Business is Personal</i></p>
Lakey Love	<p>From: Lakey Love <butterflylake@gmail.com> Sent: Sunday, May 17, 2020 2:51 PM To: Darwin Gamble <darwingamble@yahoo.com> Cc: edward holifield <ewholifield@yahoo.com>; Satya Stark-Bejnar <tallycac@gmail.com>; Edward Holifield <ewholifield@gmail.com>; Barry Munroe <munroe.barry@icloud.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; First Amendment Foundation <rachel@floridafaf.org>; daileyj@leoncountyfl.gov; Dianne Cox <dwmsox@gmail.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Zachary Schultz <schultzzachary@gmail.com>; Liz</p>

	<p>Joyner <liz@villagesquare.us> Subject: Re: Public participation during County Commission Meetings</p> <p>Agree Darwin and Ed. This is crap.</p> <p>On Fri, May 15, 2020 at 9:38 AM Darwin Gamble <darwingamble@yahoo.com> wrote: We definitely need some new blood on both commissions.</p> <p>On Friday, May 15, 2020, 09:20:56 AM EDT, edward holifield <ewholifield@yahoo.com> wrote: Disappointed in Proctor's vote. The others are simply political hacks who don't want public participation. Surprised by Dozier's vote. Her only real concerns are herself and Mad Dog construction. Don't forget the City. They are just as bad.</p> <p>Sent from my iPhone On May 12, 2020, at 5:35 PM, Darwin Gamble <darwingamble@yahoo.com> wrote:</p> <p>The commission just voted down a proposal by Dozier to allow real-time electronic public comment during virtual commission meetings. That was 4-3 with Desloge, Proctor, Maddox and Jackson voting no. They also were against reading emails out loud currently submitted for virtual meetings, complaining that it would make the meetings too long. They finally did vote to continue accepting email comments when they go back to in-person meetings. Only Lindley voted against that one. Here's a link to the agenda item. https://www2.leoncountyfl.gov/coadmin/agenda/view.asp?item_no=%2722%27&meeting_date=5/12/2020 Darwin</p>
<p>Lindacuz / Lindamdeaton</p>	<p>-----Original Message----- From: lindacuz <lindamdeaton@gmail.com> Sent: Monday, May 25, 2020 2:29 PM To: Kristin Dozier <DozierK@leoncountyfl.gov> Subject: Welaunee Arch</p> <p>I request that you:</p> <ol style="list-style-type: none"> 1) Vote NO to Welaunee Arch map amendment. 2) Vote NO to the expansion of the Urban Services Area for Welaunee Arch. <p>Blueprint dollars should not be used to provide roads and other infrastructure for the Welaunee sprawl development.</p> <p>Keep the rural parts of our county rural.</p> <p>Linda</p>
<p>Mary Frederick</p>	<p>From: Mary Frederick <marycfrederick@aol.com> Sent: Monday, May 25, 2020 3:18 PM To: Dailey, John <John.Dailey@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>;</p>

Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>
Subject: Woodland Drives says NO to Welaunee

Woodland Drives Neighborhood Association
Tallahassee FL

May 25, 2020

Tallahassee City & Leon County Commissioners

Re: Welaunee Arch Comprehensive Plan amendment

Dear Commissioners,

We are writing on behalf of the Woodland Drives Neighborhood Association, an in-town neighborhood more than 450 homes, with our concerns about the proposed Welaunee Arch Comprehensive Plan amendment.

First, in our view, the County Commission's reversal of its decision to delay the May 26th public hearing, and both commissions' decision to proceed without public comment at the meeting, are, at best, regrettable. However, given that you will be voting on the amendment at this meeting, we urge you to vote against it for a variety of reasons. Here are some of them:

(1) The substantial expansion of the Urban Service Area to the northeast conflicts with the Comprehension Plan's directive to make better use of the available resources to the south, while lessening development pressure in the north and east. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, and sidewalks, and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area.

(2) The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe, and the proposal perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and the County's commitment to sustainability.

(3) The Master Plan inadequately addresses affordable housing.

(4) The Master Plan, intended to provide direction for the review of subsequent incremental development plans, is inadequate due to the lack of a phasing plan and the absence of design guidelines to address, among other things, energy efficiency, pedestrian access, and crime prevention.

(5) The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the southern parts of the city and county.

Finally, we face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.

Sincerely,

Mary Frederick, President
Greg Youchock, Vice President
Tom Walden, Secretary
Tom Berger, Treasurer
Zach Teders, Board Member
Rob Borger, Board Member
Kathy Figley, Board Member

From: Mary Frederick <marycfrederick@aol.com>
Sent: Friday, May 15, 2020 12:40 PM
To: Mary Frederick <marycfrederick@aol.com>
Subject: Welaunee

Good afternoon,

When you ran for election, you promised SMART GROWTH. The Welaunee project is anything but.

If the Welaunee developers want dumb growth, that's their prerogative. But taxpayer money should not be used to promote dumb growth that increases urban sprawl, especially when there are underserved areas of the USA in desperate need of USA resources.

There are 549 other reasons to vote this stinky issue down, but I'm sure you'll hear from others about those.

Please vote this issue DOWN. If you plan on voting for it, I'm most interested in WHY. Please advise.

--Mary Frederick
805 Circle Dr.

<p>Melanie Simmons, Ph.D.</p>	<p>From: melaniesimmonsphd@gmail.com <melaniesimmonsphd@gmail.com> Sent: Thursday, May 21, 2020 8:29 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com – Welaunee</p> <p>FROM: melaniesimmonsphd@gmail.com DATE: 05/21/2020 08:28:46 AM SUBJECT: Welaunee</p> <p>Commissioner Bryant, Please delay Comprehensive plan amendment changes and approval of the Welaunee Plantation development Until you've had for public opinion and participation. We should follow the comprehensive plan and focus our resources in the urban core, the southside and limit sprawl. Thank you, Melanie Simmons</p>
<p>Michael A. Bell</p>	<p>From: tallabell@aol.com <tallabell@aol.com> Sent: Sunday, May 17, 2020 9:39 AM To: Kristin Dozier <DozierK@leoncountyfl.gov> Subject: Welaunee</p> <p>Dear Commissioners:</p> <p>I strongly oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.</p> <p>Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.</p> <p>We should revitalize and support south Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.</p> <p>We should retain the rural countryside we love and depend on for their ecosystems services.</p> <p>We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.</p> <p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan. We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>This is your opportunity to choose between what is the right thing to do (and most pressing), and, making a decision that is not in the best interest of our fellow citizens. I pray you will choose the right thing to do.</p> <p>Sincerely, Michael A. Bell 1918 Benjamin Chaires Road Tallahassee, FL 32317</p>

Michael
Brezin

From: Michael Brezin <mbrezin@comcast.net>
Sent: Monday, May 25, 2020 11:42 AM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Cc: Whitaker, Angie <angela.whitaker@talgov.com>
Subject: A Plea re: Welaunee

Hello Commissioner Bryant,

I imagine you are facing a very difficult decision on the Welaunee Comp Plan amendments. You as a public official and I as a citizen activist are among the conscience-bearers of Tallahassee. It is that bond that compels my conscience to tell me what to say to your conscience. I hope you will bear with me in that regard. I'll try to keep it brief.

I've worked in a number of organizations and served on enough boards to recognize the difficulties of representing a minority position. You have to figure out a give and take approach that gets you at least some of what you know are the important needs of those you represent. The status quo, the power structure, doesn't willingly share power. You need to build coalitions to be at least somewhat successful some of the times.

The status quo has spoken on the Welaunee amendments . . . and their decision is to keep on doing what they've always done. I could give counterarguments to their claims. As one example, they talk about Welaunee being in process for 30 years. In a stop and go fashion, yes. But, the northeast also gobbled up the vast majority of public and private investment in those same 30 years. And, more importantly, the persistent poverty and economic segregation of Tallahassee has been going on unabated since at least the mid-70's (45 years) and one could argue it's been maintained by status quo city government policies for longer than that.

In sum, over the past 30 years, the status quo has given lip service to funding projects and programs that demonstrably uplift the lives of many of our citizens that need it most. If it were otherwise, we wouldn't be seeing the lack of jobs, housing, decent schools, and health care we do.

That's what makes this moment so unique . . . maybe the chance of a lifetime. But, as we've seen from every social movement in our lifetimes, it takes a special individual courage and a committed community's support to press the opportunity. I believe that committed community's support is there for redirecting the city development focus from the northeast to the south and west. It's there in the churches, neighborhood associations, universities, and more. I believe it is there, too, in the consciences of a majority of the city commissioners.

This is the moment we've been waiting and hoping for so long! There is a majority on the city commission that has expressed the courage to trust the heretofore forgotten people of this city and to work to make them more healthy, prosperous, and safe. A **majority** of the city commission . . . think of the possibilities!!

I know, Commissioner, you want to do the right thing by you, Tallahassee as a whole, and especially the people who are struggling day by day to put food on the table, keep a roof over their heads, and raise their children to be safe and respectful. I know it won't be easy to stand against the status quo. Draw courage from the committed communities that stand with you. In this rare and precious moment, rise to the trumpet calls of history and a brighter future!

Sincerely,
Mike Brezin

<p>Michael Rychlik</p>	<p>From: popsrock@comcast.net <popsrock@comcast.net> Sent: Tuesday, May 12, 2020 10:03 AM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Non-Agenda Item regarding April 8th Meeting FROM: popsrock@comcast.net DATE: 05/12/2020 10:02:45 AM SUBJECT: Non-Agenda Item regarding April 8th Meeting</p> <p>Dear Commissioner Bryant, I was very disheartened by your April 8th virtual “public” meeting without any virtual public speakers, regarding the motion to amend the agreement with Welaunee Plantation owners to convert over 2,800 acres of Rural Zoned Land to an Urban Services Area. I was particularly concerned about Part 3 of this Amended Agreement which states: “The Owners are not required to dedicate land for any right-of-way prior to adoption of an amendment to the Comprehensive Plan providing a long-term land use plan for their property and bringing the property within the Urban Services Area.” Before this virtual meeting both City and County Commissions (along with Blueprint 2020) publicly agreed to spend \$47 million on Welaunee Boulevard and the Shamrock extension, along with about \$40 million of public money for an I-10 interchange. All along city planners and city government officials never gave the impression to the public that the Walaunee plantation owners had any issues with providing the Right-of-Way land that would invariably increase the value of their property. In addition, the Roads and Interchange in question are both in the existing USA, so the 2800 acres of the Arch had no bearing on Right of Way accessibility even though this amended agreement implies that these two issues are connected. As a result, your Amended Agreement with Powerhouse seems like a power play to force the County Commissioners into rubberstamping your plan during a time when the public is highly distracted by the corona virus. This does not reflect well on City Government or Staff. You should rescind this decision and wait until it is vetted by the public and the County Commission. I do not believe that the City Commission has the jurisdiction to Amend Leon County’s Comprehensive Plan on Your Own, and coupling this decision with Rural Zoned land is not only underhanded but possibly illegal. As a citizen with a right to be heard at public hearing meetings, I believe that this letter should be read aloud during the non-agenda item portion of your virtual meeting this week. I was very perturbed that Dr. Pamela’s Hall’s letter regarding the “Amended Agreement” agenda was not heard by the citizens before this issue came up for discussion during your April 8th virtual meeting. This is not what democracy should look like. Sincerely, Michael Rychlik Keep it Rural Board Member</p>
<p>Millie Schroeder</p>	<p>From: Millie Schroeder <millies56@gmail.com> Sent: Sunday, May 17, 2020 9:31 AM To: DeselogeB@LeonCountyFl.gov; Kristin Dozier <DozierK@leoncountyfl.gov>; JacksonJ@LeonCoubtyFl.gov; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; Rick Minor <MinorR@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; dianne.williams_cox@talgov.com; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com> Subject: Comp Plan Amendment Proposal for Welaunee Arch</p> <p>We have lived in the Miccosukee Meadows neighborhood since 1987. Because this Welaunee property is directly across Miccosukee Road from our neighborhood the</p>

proposed changes to the Comprehensive plan will directly impact us. We are very worried about the proposed amendments to the Plan that will allow 2800 acres of the Welaunee Plantation to be developed into an "Urban Area". And this without any face to face public meetings or input. This gives us little faith that our input will be taken into consideration. It also makes us wonder if our elected official are truly concerned about how these decisions will impact the citizens whom they serve.

We are especially concerned that this decision will be made without ANY face to face public input for the entire community to express their opinion. To fast track this extremely important decision is irresponsible and unnecessary. Nothing is going to happen to this property before we are allowed our input unless you let it happen. This is not acceptable.

For you, as a governing body, to force a vote on these amendments before hearing face to face what the citizens want, is unconscionable. Going back to a meeting held on Jan11, 2011 we were told that NOTHING outside of I-10 would be developed until EVERYTHING inside of I-10 would be finished. This is not what we are no being told now. We feel left out of the process.

I know the city/county want to go forward because they want the property to build a road. That is not a good reason to railroad this proposal. PLEASE give us a chance to present our side and to talk over all the ramifications that this huge project will present.

There is NO HURRY to make these decisions now!!

Please wait to discuss this with all the citizens that want a chance to speak their mind and for all the information to be considered.

We oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.

Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.

We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.

We should retain the rural countryside we love and depend on for their ecosystems services.

We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.

	<p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.</p> <p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>I sincerely hope that you will hear our voices and reconsider this Comp Plan Amendment.</p>
Neil Jones	<p>From: Neil Jones <njones@gtcom.net> Sent: Sunday, May 24, 2020 5:10 PM To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov> Subject: opposition to TTA 2020 013 - Welaunee Arch Urban Services Area and Critical Area Plan</p> <p>Dear Commissioners,</p> <p>I oppose TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan.</p> <p>The old man used to say, “work hard and save your money”. I have an updated version of that proverb for you: “work smart and save your money”. I think you should hold onto all that money, the tens of millions it would take to build urban infrastructure in a rural area, and do the smart, hard work of really thinking about how best to use it to benefit a lot more people.</p> <p>The proposed huge expansion of the Welaunee Arch Urban Services Area is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>Sincerely, Neil Jones</p>

	<p>Neil Jones 9507 MT EVEREST LN Tallahassee, FL 32309 Email: njones@gtcom.net Mobile: 850-558-5114</p>
<p>Peter Butzin</p>	<p>From: pbutzin@gmail.com <pbutzin@gmail.com> Sent: Tuesday, May 12, 2020 2:26 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi FROM: pbutzin@gmail.com DATE: 05/12/2020 02:25:42 PM SUBJECT: avoid controversial issues during the pandemic</p> <p>These are challenging times for all of us, including local government. While I understand that matters of public policy must go on, I wish to suggest that the Commission avoid obviously controversial issues until such time as public hearings can be resumed. There is nothing more important than citizens having the opportunity to meet their representatives face-to-face and in public hearings. Meaningful citizen input should not be sacrificed to efficiency. Specifically matters relating to Canopy Development amendments and changes to the Comprehensive Plan should not be made hastily, with public input limited to submitting comments on line. I urge you to join the County in its decision to postpone such important, and controversial issues.</p>
<p>Ramona Abernathy-Paine</p>	<p>From: Ramona Abernathy-Paine <Rapweaver@embarqmail.com> Sent: Tuesday, May 19, 2020 12:03 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Public input</p> <p>Commissioner Bryant, Conducting meetings via telecommuting software has been very effective in allowing the public to view meetings while you each remain safe and keep the public safe. Thank you for adapting to that technology. However, please do not lose sight of the limitations of the technology as it is being used.</p> <p>You have repeatedly confirmed your willingness to listen to your neighbors and constituents. The current use of technology is not allowing the public to be heard. Collection of written comments, even when distributed with the meeting agenda, does not allow the public to be heard. Isn't there a better way to use the technology to allow true public involvement? At the very least, public comments can be read into the record during the meetings.</p> <p>The upcoming Blueprint IA and Comp Plan amendment meetings on May 26 address issues that will draw many comments from both sides of the issues. Please delay any vote at either meeting until such time as the public can be truly heard on the proposed Comprehensive Plan amendments.</p> <p>Thank you, Ramona Abernathy-Paine 2006 E. Indianhead Drive Tallahassee</p>

<p>Robby</p>	<p>From: robby gmail <robbyh999@gmail.com> Sent: Thursday, May 21, 2020 11:56 AM Subject: TMA202012 Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment</p> <p>I oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.</p> <p>Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.</p> <p>We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.</p> <p>We should retain the rural countryside we love and depend on for their ecosystems services.</p> <p>We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.</p> <p>The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.</p> <p>We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.</p> <p>Population growth to 2045 is expected to be 56,200 people, and at a decreasing rate over time. We are currently growing at a rate of about 0.8% per year. By the 2045, the rate will be about 0.5% or less. Our growth rate is decelerating. And our community is getting older.</p> <p>Welaunee will capture a HUGE amount of the future “need” for housing, to the exclusion of other parts of town</p> <p>The whole Welaunee Arch, Toe and Heel are “planned” to create 12,000 residences, that room for 27,600 people. This would be 50% of all residential development for the next 25 years! ALL OF IT TO WELAUNEE!!!</p> <p>This also means that small local developers and home builders are apt to be left out. These large parcels end up in the hands of a small cadre of developers so the largess of such huge development rights don’t even get spread equitable around the development businesses! Not to mention getting spread around geographically for the residents!</p> <p>The Toe and Heel have Master Plans that bear some resemblance to 21st century</p>
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	<p>design - though still auto-oriented. So missing the transit component of a real 21st community.</p> <p>The proposed Master Plan for the Arch is a 1990s style development with and gross density of only 1.5 residences/acre (which is < the Comp Plan requirement of a MINIMUM of 2.0 (Policy 1.1.9[L])). There is more than 1000 acres of 1 house/acre development!!! That's suburban sprawl at its worse. The cost of providing urban services, such as sewer, water, emergency services, to such low density development is hugely expensive and the folks who live at much higher densities - ie deeper inside COT, the southside for instance, will be subsidizing these costs.</p> <p>The property taxes that homes pay, even when we think they are high and our homes of great value, do NOT pay for all the services our local govt provides. Commercial development property taxes support a lot of residential development. Remember local govt budgets get \$\$ from other levels of govt to balance out their local needs.</p> <p>There's still 1400 acres to develop in the Toe and the Heel. Canopy Community is the only one under construction.</p> <p>And there's 1900 acres inside the USA where Welaunee Blvd and Shamrock extension and new interstate exchange is going.</p> <p>That's 3400 acres inside the existing USA - that could take 30 years to develop given that it has taken 30 years to just get the 400 acres of Canopy Community going.</p> <p>Why so long - BECAUSE THERE IS NO DEMAND OF THIS MAGNITUDE IN OUR SLOWLY GROWING COMMUNITY</p> <p>And...</p>
<p>Robert Bell</p>	<p>From: Robert Bell <rqlbell@gmail.com> Sent: Friday, May 15, 2020 4:45 PM To: Kristin Dozier <DozierK@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; maddoxn@leoncounty.gov; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>; curtisrichardson@talgov.com; dianne.william-cox@talgov.com; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; jacksonj@leoncounty.gov; minorr@leoncounty.gov Subject: Comprehensive Plan changes proposal for the Welaunee Arch</p> <p>We have lived in the Miccosukee Meadows neighborhood since 1988. Because this Welaunee property is directly across Miccosukee Road from our neighborhood the proposed changes to the Comprehensive plan will directly impact us. We are very worried about the proposed amendments to the Plan that will allow 2800 acres of the Welaunee Plantation to be developed into an "Urban Area". And this without any face to face public meetings or input. This gives us little faith that our input will be taken into consideration. It also makes us wonder if our elected official are truly concerned about how these decisions will impact the citizens whom they serve.</p> <p>We are especially concerned that this decision will be made without ANY face to face public input for the entire community to express their opinion. To fast track this extremely important decision is irresponsible and unnecessary. Nothing is going to</p>

happen to this property before we are allowed our input unless you let it happen. This is not acceptable.

I have been going to all the Comp Plan meetings and for you to force a vote on these amendments before hearing face to face what the citizens want, is unconscionable. Going back to a meeting held on Jan 11, 2011 we were told that NOTHING outside of I-10 would be developed until EVERYTHING inside of I-10 would be finished. This is not what we are no being told now. We feel left out of the process.

I know the city/county want to go forward because they want the property to build a road. That is not a good reason to railroad this proposal. PLEASE give us a chance to present our side and to talk over all the ramifications that this huge project will present.

There is NO HURRY to make these decisions now!!

Please wait to discuss this with all the citizens that want a chance to speak their mind and for all the information to be considered.

We oppose the proposed Tallahassee-Leon County Comprehensive Plan Amendment to expand the Urban Services Area to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch.

Designating this large area of land as urban services in the northeast will create urban sprawl and will make the inequity between the north and south of Tallahassee more extreme.

We should revitalize and support south and southeast Tallahassee, providing opportunity and choice for housing and employment throughout the city and county instead of reinforcing the disparities that already exist.

We should retain the rural countryside we love and depend on for their ecosystems services.

We should acknowledge the environmental impact that rural lands provide, such as clean water and less flooding.

The comprehensive plan is undergoing revision to meet the demands of the 21st century. We need resilience for the entire community, not just the northeast. This amendment defies the vision and the practical application of the comprehensive plan.

We are in the middle of a pandemic and economic upheaval. This is not the time to making such a drastic commitment of public funds and the private funds that will follow.

Robin Colson	<p>From: Robin Colson <rcolson120@gmail.com> Sent: Saturday, May 23, 2020 4:45 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Oppose Amendments TTA 2020 012 and 013</p> <p>Dear Commissioner Bryant,</p> <p>Please oppose amendments TTA 2020 013 and Amendment TMA 2020 012. Development of the Welaunee Arch and expansion of its USA:</p> <ol style="list-style-type: none"> 1. are not justified economically or demographically based on growth projections. 2. increase urban sprawl which is in direct conflict with a critical goal of the Comprehensive Plan to prevent sprawl. 3. will seriously exacerbate the traffic problems on the middle east portions of Capital Circle which are already disproportionately congested compared to other sections of the Circle. 4. are unfair and inequitable. They direct capital investments away from sorely needed infrastructure improvements and affordable residential housing development in the West and South sides in the urban core for the primary purpose of delivering profit to its developers and increasing already-too-high property values in Leon County. <p>Welaunee Arch is exactly the kind of project that creates greater disparities in wealth, education, and opportunities for social mobility among Leon County residents. And I feel certain that you understand how such disparities, in turn, drive unrest, crime, and violence. Please do the right thing and oppose this amendment.</p> <p>Thank you for your consideration, Robin Colson</p>
Robin Hamilton	<p>From: Robin Hamilton <hamilr91@gmail.com> Sent: Monday, May 18, 2020 11:14 AM To: ContactUs <Contactus@talgov.com> Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Plantation</p> <p>This was to be sent to ALL of the city commissioners. Thank you.</p> <p>From: hamilr91@gmail.com <hamilr91@gmail.com> Sent: Saturday, May 16, 2020 11:27 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Plantation</p> <p>FROM: hamilr91@gmail.com DATE: 05/16/2020 11:27:22 PM SUBJECT: Welaunee Plantation</p>

	<p>I want to express my dismay at the idea of adding another 2800 acres into the Welaunee Plantation. Tallahassee's beauty is linked to our beautiful forests and this would be a travesty. We cannot depend on this developer to follow the rules; i.e., look at how they clear cut the woods next to Centerville Road - their philosophy is "better to ask forgiveness than permission."</p>
<p>Ruth Godfrey</p>	<p>From: Ruth Godfrey <godfreyrw@outlook.com> Sent: Monday, May 18, 2020 9:55 AM To: Jimenez, Tammy <Tammy.Jimenez@talgov.com> Subject: RE: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>It would be helpful if you had a link like the county does that addresses all the commissioners at one time. The message was for commmisisoners, not staff. Thank you.</p> <p>From: ContactUs Sent: Monday, May 18, 2020 9:20 AM To: City Commission Aides <ccaides@talgov.com> Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>From: Godfreyrw@outlook.com <Godfreyrw@outlook.com> Sent: Saturday, May 16, 2020 2:52 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion</p> <p>FROM: Godfreyrw@outlook.com DATE: 05/16/2020 02:51:47 PM SUBJECT: Oppose Welaunee Arch Urban Services Area expansion</p> <p>I oppose the proposed amendment to the Comprehensive Plan to expand the Urban Services Area to include land in NE Tallahassee described as the Welaunee Arch. This expansion will promote urban sprawl and reinforce disparities between north and south Tallahassee. Put public money where it will serve neighborhoods that lack adequate infrastructure and provide opportunity, housing, and employment throughout the county.</p>
<p>Sally Butzin, Ph.D.</p>	<p>From: Sally Butzin <sally.butzin@gmail.com> Sent: Saturday, May 16, 2020 9:02 AM To: Jimenez, Tammy <Tammy.Jimenez@talgov.com> Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan</p> <p>This message was intended to go to each City Commissioner. Please be sure they receive it. Thank you.</p> <p>Dr. Sally Butzin (850) 728-1097 (cell); (850) 778-3795 (home) Sent from my iPad</p> <p>From: ContactUs Sent: Friday, May 15, 2020 3:26 PM</p>

	<p>To: City Commission Aides <ccaides@talgov.com> Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan From: sally.butzin@gmail.com <sally.butzin@gmail.com> Sent: Friday, May 15, 2020 2:28 PM To: ContactUs <Contactus@talgov.com> Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan FROM: sally.butzin@gmail.com DATE: 05/15/2020 02:28:24 PM SUBJECT: Welaunee Comp Plan</p> <p>Hold your horses! Please delay decisions on changing the Comp Plan until Commission meetings are open again. Trust and transparency are the most important elements in a healthy democracy. When citizens cannot trust that their representatives are acting fairly and honestly, they will believe that decisions are rigged for the powerful and well-connected. They lose hope in government to represent and care for them. The decision to change the Comp Plan regarding the Welaunee development needs to be handled transparently with full public input. It is neither fair nor wise to proceed with decisions of such magnitude during the Pandemic crisis when commission meetings are closed to the public. Hold your horses.</p>
Sarah Cawthon	<p>From: sarah.cawthon@yahoo.com <sarah.cawthon@yahoo.com> Sent: Monday, May 25, 2020 11:18 AM To: Dailey, John <John.Dailey@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov> Subject: DELAY the vote on the Welaunee amendments</p> <p>DELAY the vote on the Welaunee amendments until the public can truly be heard.</p> <p>The County Commission's reversal of its decision to delay the May 26th public hearing, violated Leon County's procedural rules. Chairman Desloge made a motion to reconsider to alter the date of the meeting, and a motion to reconsider can only be made the same day of a meeting. Further, the principle of speeding up this meeting is a slap in the face to the public. City and county commissioners have voiced their commitment to restoring trust, transparency, and public participation in government. The virtual meeting scheduled for May 26th fails on all three counts.</p>

	<p>The substantial expansion of the Service Area to the northeast conflicts with the Comp Plan’s directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area.</p> <p>The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe.</p> <p>The Master Plan for Welaunee perpetuates low-density, auto oriented development despite the City’s commitment to eliminate the use of fossil fuels by 2050 and to create a walkable, livable city.</p> <p>The Master Plan inadequately addresses affordable housing.</p> <p>The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City.</p> <p>We face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.</p>
Sarah Rychlik	<p>From: Sarah Rychlik <smrychlik52@gmail.com> Sent: Saturday, May 23, 2020 4:54 PM Subject: May 26 Joint City/County Commissions Meeting</p> <p>Commissioners: (The final paragraph does not apply to Commissioners Dozier, Minor, Matlow or Proctor.)</p> <p>I write in opposition to adoption of TMA2020012 and TTA2020013. These two amendments will create urban sprawl. Why do I say this? Among other reasons, because there are more than 3000 acres of undeveloped land in Welaunee that are ALREADY in the Urban Services Area. This existing amount of available acreage plus other qualified properties inside the USA give ample room for growth in Tallahassee for many, many years ahead. Our Comp Plan <u>requires</u> that urban sprawl be discouraged through our future land use policies.</p> <p>Bringing 2800 more acres into the Urban Services Area with a future land use designation of Planned Development is not warranted or justifiable. Shouldn’t the whole of Tallahassee share the bounty of a good life, with good schools and safe streets. Shouldn’t some of the shiny new neighborhoods occur in the west and the south? I know there are efforts being made to Southside Improvement, but the inequality in the south and west of Tallahassee is so great, that much more investment and improvement is desperately needed. Why not leave the 2800 acres undisturbed until that distant (if ever) time comes when we need (not just want..) additional residential space. Changing the description of the 2800 acres from Rural to Planned</p>

	<p>Development does not prevent Urban Sprawl, it enables Urban Sprawl. Seriously, the public does not benefit from expansion of the USA at this time.</p> <p>In addition, and perhaps more important, our lives and lifestyles will be changed by the Pandemic. We do not yet know how long it will take to reassemble our economy or what changes will occur. We do know that local and state tax revenues will be significantly reduced and that locally our budgets will need to include funding to respond to the financial impact on thousands of our citizens and hundreds of our businesses. There will be multiple layers of need as we trudge onward through the Pandemic and hopefully we will all work together on recovery. Our very best decision at this time may be to pause unnecessary decisions until our new normal can be evaluated and our fiscal condition analyzed.</p> <p>It grieves me that, to date, the City and County Commissions have taken unexplainable steps away from our historically typical real time public comment opportunities. City and County residents, notwithstanding recent comments by Commissioners, have made many contributions to the successful execution of large community projects in the past, even if it was done from a stance of opposition. And now, with a pandemic in our midst and a huge future land use decision in the making, the commissions have seen fit to close the door on real time comment. Why on earth could that be?</p> <p>Last but not least, I have to say that since February it has been a very disappointing experience to listen to meeting after meeting of our local government, during which I hear example after example of public interest and inclusion of public opinion being either low on the list of priorities, or not on the list at all. It is apparent from the meeting records that the majority of commissioners find the public to be tiresome.... I hope that future commissions recognize the needless damage that has been done to public trust at this very fragile time and will be committed to supporting and motivating public involvement.</p> <p>Thank you for your time. - Sarah Rychlik</p>
<p>Thelma Crump</p>	<p>From: Thelma Crump <thelma.crump@yahoo.com> Sent: Friday, May 22, 2020 8:52 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Letter in opposition to the Welaunee Arch Development</p> <p>Dear Commissioner Bryant,</p> <p>The purpose of this email is to voice my opposition to the Welaunee Arch Development. You will be voting on this issue next week and I am asking that you vote in opposition to the development. I live in the Northeast portion of the county, and see this development as a disaster (and for the residents that live in the area) waiting to happen. The beauty of this area will be destroyed, and residents and citizens in all parts of our county love the Miccosukee Greenway and enjoy the scenic atmosphere. There are many factors to consider, and I will highlight a few:</p> <ol style="list-style-type: none"> 1. Social inequity for providing incentives for development and investment in Northeast, and siphoning resources from where they are needed - Southside, urban core, and west. I believe the Southside and areas around it aren't getting its fair share

	<p>of economic impact. Here's your opportunity to help this area by using resources for this development to assist with Southside growth and infrastructure.</p> <p>2. Racing ahead during the COVID-19 pandemic when citizens can't participate in real-time meetings. Citizens and residents of this city and county deserve the opportunity. The citizens and residents deserve an equitable hearing.</p> <p>Please vote no, even if you support the amendments, which you should not, until the public can participate and comment real-time.</p> <p>Thank you for the opportunity.</p> <p>Sincerely, Thelma Crump</p>
<p>Thomas L. Jackson</p>	<p>From: Tom and Lisa Jackson <tandljxn@yahoo.com> Sent: Thursday, May 14, 2020 8:24 AM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Arch Amendments</p> <p>I am adamantly opposed to the Arch amendments to the comp plan. At the very least delay review until the pandemic has stabilized and full public participation can be achieved. Thank you. Thomas L. Jackson</p>
<p>William Phelan</p>	<p>From: WILLIAM PHELAN <wmjphelan@comcast.net> Sent: Monday, May 18, 2020 8:41 PM To: Bryant, Elaine <Elaine.Bryant@talgov.com> Subject: Please Oppose the huge expansion of the Urban Service Area into Welaunee</p> <p>Dear Commisioner Bryant:</p> <p>The proposed huge expansion of Urban Service Area into Welaunee is unjustified by the data and will contribute to suburban sprawl.</p> <ol style="list-style-type: none"> 1. It is not justified economically or demographically based on growth projections. 2. A critical goal of the Comprehensive Plan is to prevent suburban sprawl. This proposal will cause that sprawl and traffic congestion. 3. It is unfair and inequitable. It directs capital investments, paid for by all taxpayers, to benefit a few higher income folks who are largely concentrated in the Northeast part of the County. Look at the high prices of houses in Canopy. 4. It pulls resources away from affordable residential opportunities in the West and South sides in the urban core. 5. It is not needed to accommodate population growth. <p>We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing for the rich. Please oppose this huge, unnecessary, costly suburban sprawl. William Jordan Phelan 9601-20 Miccosukee Rd Tallahassee, FL 32309</p>

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi
Date: Thursday, May 21, 2020 7:50:12 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 3:18 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 3:17 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

From: pbutzin@gmail.com <pbutzin@gmail.com>
Sent: Tuesday, May 12, 2020 2:26 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - avoid controversial issues during the pandemi

FROM: pbutzin@gmail.com

DATE: 05/12/2020 02:25:42 PM

SUBJECT: avoid controversial issues during the pandemi

These are challenging times for all of us, including local government. While I understand that matters of public policy must go on, I wish to suggest that the Commission avoid obviously controversial issues until such time as public hearings can be resumed. There is nothing more important than citizens having the opportunity to meet their representatives face-to-face and in public hearings. Meaningful citizen input should not be sacrificed to efficiency. Specifically matters relating to Canopy Development amendments and changes to the Comprehensive Plan should not be made hastily, with public input limited to submitting comments on line. I urge you to join the County in its decision to postpone such important, and controversial issues.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation
Date: Thursday, May 21, 2020 7:52:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 8:54 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 8:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Citizen participation

From: Blackheron1@gmail.com <Blackheron1@gmail.com>
Sent: Wednesday, May 20, 2020 6:23 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Citizen participation

FROM: Blackheron1@gmail.com

DATE: 05/20/2020 06:23:20 PM

SUBJECT: Citizen participation

Two years ago when I attended the local government candidate forums, I heard promises from the candidates for more opportunity for citizen participation. In the forum held at St. John's Alfriend Hall Candidate Dailey went so far as to say he would knock on doors if he had to. So, please delay the vote on Welanee until you find a means to receive public comment. And please coordinate hearing calendars with the County so there's no conflict with County hearings. Thank-you.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda
Date: Thursday, May 21, 2020 7:50:45 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 13, 2020 12:35 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 13, 2020 11:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

From: dotinman-johnson@hotmail.com <dotinman-johnson@hotmail.com>
Sent: Wednesday, May 13, 2020 10:46 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan amendments on May 26, 2020 agenda

FROM: dotinman-johnson@hotmail.com

DATE: 05/13/2020 10:45:34 AM

SUBJECT: Comp Plan amendments on May 26, 2020 agenda

2121 Trescott Drive Request to delay action on Comp Plan amendments, as Leon County is doing, to allow for a real public hearing, not a virtual hearing. I and many other residents have serious concerns about the impacts of these amendments on smart growth, affordable housing, and economic development in other parts of the community besides the Northeast. I know all of you have voiced your commitment to investments and policies that build a strong economic base in every segment of our community. I hope you will demonstrate that commitment by delaying action on these amendments that will benefit the Northeast, while undercutting other areas of our community in greater need of attention. Thank you for your consideration.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee
Date: Thursday, May 21, 2020 7:52:53 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:08 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:01 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

From: heidirobertsfox@gmail.com <heidirobertsfox@gmail.com>
Sent: Wednesday, May 20, 2020 8:01 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan Amendments Welaunee

FROM: heidirobertsfox@gmail.com

DATE: 05/20/2020 08:00:52 PM

SUBJECT: Comp Plan Amendments Welaunee

affirm your unanimous vote taken on April 28, 2020 to not consider large scale comprehensive plan amendments while the Commission is holding virtual meetings. Vote to not amend your Rules of Procedure. Please retain them and follow them correctly. DO NOT rescind your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment
Date: Thursday, May 21, 2020 7:54:07 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 4:57 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 4:56 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

From: quine@fsu.edu <quine@fsu.edu>
Sent: Thursday, May 21, 2020 4:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comprehensive plan amendment

FROM: quine@fsu.edu

DATE: 05/21/2020 04:40:39 PM

SUBJECT: Comprehensive plan amendment

I am concerned about the proposed Comprehensive Plan amendment. From the information I have, I am opposed to it, but what is most concerning to me is the attempt to use the pandemic to shut down discussion of the amendment. This seems another example of the rich and powerful trying to hijack the democratic process. It does not seem to be in any way comprehensive planning, which would take into account the long time effects of this amendment, and its effects on what was previously decided about the priorities for long term development. I had thought that the city had decided on a goal of encouraged improvements and developments in all sections of Tallahassee, and the reduction of urban sprawl, and an effort to move towards environmentally friendly and energy efficient policies. I urge the commissions to postpone meeting on this until the public has a better chance to offer input.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development
Date: Thursday, May 21, 2020 7:51:39 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 20, 2020 3:24 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 20, 2020 3:17 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Wednesday, May 20, 2020 10:24 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - expanding the USA will cripple our development

FROM: wcrow313@gmail

DATE: 05/20/2020 10:23:37 AM

SUBJECT: expanding the USA will cripple our development

I love living in Tallahassee. I came up for grad school almost 10 years ago, and decided to stay. Why didn't I move to DC or some other big city like most of my classmates? Because Tallahassee has the perfect balance of small town charm and metropolitan amenities. Expanding the USA would dramatically reduce the attractiveness of Tallahassee for me and others with similar preferences. It would increase sprawl, which is ugly, inconvenient, and inefficient. It would take away much needed resources for the southside and for in-fill development. I'm not an expert, but I do have a masters degree in urban planning, and I can confidently say that dense, walkable neighborhoods are essential to the future of our city. Please, as a young person who loves this city and wants to make it my permanent home, don't rush this decision. We are in historically difficult times, and it would be the height of irresponsibility to make such a massive decision without direct input from citizens. I implore you to put the values of transparency and justice above private gain. Do the right thing, and delay this vote until the people can weigh in.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch
Date: Thursday, May 21, 2020 7:53:21 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 10:39 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 10:34 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

From: melvinamac50@icloud.com <melvinamac50@icloud.com>
Sent: Thursday, May 21, 2020 10:14 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - May 26 meeting re: Welaunee Arch

FROM: melvinamac50@icloud.com

DATE: 05/21/2020 10:14:01 AM

SUBJECT: May 26 meeting re: Welaunee Arch

vote no on any changes to comp plan, Need further review and public input!!!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion
Date: Thursday, May 21, 2020 7:51:16 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Monday, May 18, 2020 9:40 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Monday, May 18, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

From: Godfreyrw@outlook.com <Godfreyrw@outlook.com>
Sent: Saturday, May 16, 2020 2:52 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Oppose Welaunee Arch Urban Services Area expansion

FROM: Godfreyrw@outlook.com

DATE: 05/16/2020 02:51:47 PM

SUBJECT: Oppose Welaunee Arch Urban Services Area expansion

I oppose the proposed amendment to the Comprehensive Plan to expand the Urban Services Area to include land in NE Tallahassee described as the Welaunee Arch. This expansion will promote urban sprawl and reinforce disparities between north and south Tallahassee. Put public money where it will serve neighborhoods that lack adequate infrastructure and provide opportunity, housing, and employment throughout the county.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion
Date: Thursday, May 21, 2020 7:51:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Wednesday, May 20, 2020 4:02 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Wednesday, May 20, 2020 3:58 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

From: Dara.osher@gmail.com <Dara.osher@gmail.com>
Sent: Wednesday, May 20, 2020 10:59 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Opposition to Urban Service Area Expansion

FROM: Dara.osher@gmail.com

DATE: 05/20/2020 10:58:59 AM

SUBJECT: Opposition to Urban Service Area Expansion

The majority of college graduates in Tallahassee do not stay here. Many of them go to the cities they have always dreamed of that offer vibrant downtowns that are walkable, bikeable, and allow for easy and convenient use of transit. In Florida, those places are Tampa and Miami. Expanding our urban service area is committing Tallahassee to decades of urban sprawl and taking away vital resources from the parts of town that really need them, especially reliable transit access. I urge city leadership to postpone voting on this matter until public consultation has occurred. This decision may have made sense 30 years ago but today it is one no representative of the people should make behind closed doors.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!
Date: Thursday, May 21, 2020 7:49:19 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 2:22 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 2:11 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

From: kim@noodleonit.com <kim@noodleonit.com>
Sent: Tuesday, May 12, 2020 12:29 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please delay decisions until public can participate!

FROM: kim@noodleonit.com

DATE: 05/12/2020 12:29:04 PM

SUBJECT: Please delay decisions until public can participate!

Please follow the County's lead and delay action on the Comp Plan/Welaunee Amendments. That decision is too important to all of us and the future of this county for City Commissioners to act hastily and without wide community input. Thanks!

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings
Date: Thursday, May 21, 2020 7:53:06 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:10 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:03 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

From: elsedgwick@gmail.com <elsedgwick@gmail.com>
Sent: Wednesday, May 20, 2020 9:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Public Input at Commission Meetings

FROM: elsedgwick@gmail.com

DATE: 05/20/2020 09:04:48 PM

SUBJECT: Public Input at Commission Meetings

Dear Commissioners, I urge you to delay action on the Welaunee comp plan amendment. While I applaud the efforts of the Commission to make meetings viewable to the public during this pandemic, and recognize that government must continue to function, now is not the time for such significant decisions in the absence of meaningful - in person - public comment. More substantively, I urge you to vote against the amendment as currently proposed. The amendment is a step towards more unsustainable development which is founded on unsound demographic assumptions, and represents poor fiscal and urban planning policy. It continues a decades long trend of turning large tracts of undeveloped land to tract homes and sprawling commercial development. If Tallahassee had chosen thirty years ago to focus development in blighted areas within Capital Circle, it would be a cleaner, more livable, and ultimately more prosperous for city for everyone. Instead it has pursued a policy of "growth" at any cost which has literally doubled if not tripled the time it takes to drive from downtown to Bannerman, increased commuting distances for many of its citizens, created a host of poorly connected communities that pour cars onto clogged arterial roads, encouraged over-development of commercial space that has contributed to high turnover of businesses and undermined local business in favor of franchises and chains, and generally degraded the quality of life in the city. And the fact that this occurred in sync with a slew of unseemly and some frankly corrupt

deals and a steady uptick in crime is not coincidence, but intimately related - the City government, in getting into the development business, simply misplaced its energy and priorities. The last election represented a strong vote against these policies and this course of action, and I hope that you will recognize this in voting on the proposed amendment. Regards,
Ellery Sedgwick

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee
Date: Thursday, May 21, 2020 7:41:41 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 4:32 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 4:10 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee

From: btabac@centurylink.net <btabac@centurylink.net>
Sent: Thursday, May 21, 2020 4:01 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee

FROM: btabac@centurylink.net

DATE: 05/21/2020 04:00:47 PM

SUBJECT: Welaunee

It appears as if the city and county commissions should not proceed to amend the Comprehensive Plan at this time when citizen in-put is difficult. Please wait.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments
Date: Thursday, May 21, 2020 7:43:56 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 2:49 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 2:48 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments

From: dianedzurik@gmail.com <dianedzurik@gmail.com>
Sent: Thursday, May 21, 2020 2:32 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments

FROM: dianedzurik@gmail.com

DATE: 05/21/2020 02:31:30 PM

SUBJECT: Welaunee Amendments

I thought the city's continuation of the changes to the Comp plan distressful at such a time when public involvement is reduced or completely curtailed because of the pandemic. As a former planner it is shocking to move forward at this time on such a big project instead of delaying it as would be appropriate. It appears wrong and a blatant disregard for the people of this city and county. Please delay these decisions.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments
Date: Thursday, May 21, 2020 7:43:16 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:17 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:15 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments

From: peaston@fsu.edu <peaston@fsu.edu>
Sent: Thursday, May 21, 2020 9:13 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments

FROM: peaston@fsu.edu

DATE: 05/21/2020 09:13:04 AM

SUBJECT: Welaunee amendments

Dear Tallahassee City Commissioners, I am a 40+ year resident of our fair city who is very concerned by what I have learned about the "quick and ugly" treatment of the Welaunee development and amendments. Adequate time and space must be given for their full consideration by your constituents, without preference for rich developers, if we are to fulfill our obligations to all citizens and their interests. Sincerely yours, Peter Easton

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions
Date: Thursday, May 21, 2020 7:43:35 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 1:04 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 1:03 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

From: schwartzs01@comcast.net <schwartzs01@comcast.net>
Sent: Thursday, May 21, 2020 11:07 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments and Recent Actions

FROM: schwartzs01@comcast.net

DATE: 05/21/2020 11:06:48 AM

SUBJECT: Welaunee Amendments and Recent Actions

I am a city resident and am very concerned about the recent actions concerning the Welaunee Amendments. I ask that there be a delay on the vote so our citizens can help craft a reasonable, sustainable development plan that shrinks the area covered by these amendments and adds enforceable phasing timelines. Please remember that a citizen's committee was employed when developing previous Welaunee plans and this worked out well. Thank you! Stephanie Schwartz 2230 Monaghan Drive

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20
Date: Thursday, May 21, 2020 7:42:22 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 3:56 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 3:53 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

From: loquasto@comcast.net <loquasto@comcast.net>
Sent: Thursday, May 21, 2020 3:44 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Amendments Vote 5/26/20

FROM: loquasto@comcast.net

DATE: 05/21/2020 03:43:53 PM

SUBJECT: Welaunee Amendments Vote 5/26/20

WENDY S. LOQUASTO TERRY J. HANSEN 1402 Shuffield Drive Tallahassee, FL 32308
May 21, 2020 Dear Members of the City of Tallahassee and Leon County Commission: We read with interest the two editorials written by former Commissioner Debbie Lightsey and Steven Been, which appear in the May 21 edition of the Tallahassee Democrat and concern the upcoming votes on Comprehensive Plan amendments for development of 2,700 acres from the old Welaunee Plantation. According to both authors, the City and County Commissions will be voting on the amendments on Tuesday, May 26, without public input or comment. This is not only contrary to our system of governance, but is particularly worrying coming during this time of Covid-19 restrictions on the citizenry and the fears associated therewith. Both authors also comment that the development will require the expenditure of substantial public funds for infrastructure for this development. Indeed, Ms. Lightsey indicates that the owner has not even been required to donate the needed right of way for roads to serve the development. The general public should not have to shoulder the entire burden of the needed infrastructure for this development. We join these authors in requesting delay of the vote so that the Tallahassee citizens interested in this project will be given a fair period to comment. As Ms. Lightsey states, Tallahassee citizens should be permitted to help craft a reasonable, sustainable development plan, perhaps shrinking the area covered by the amendments, and adding

enforceable phasing timelines. Sincerely, Wendy S. Loquasto & Terry J. Hansen

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan
Date: Thursday, May 21, 2020 7:44:31 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 10:39 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 10:33 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

From: melvinamac50@icloud.com <melvinamac50@icloud.com>
Sent: Thursday, May 21, 2020 10:02 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch & changes to Comp Plan

FROM: melvinamac50@icloud.com

DATE: 05/21/2020 10:02:04 AM

SUBJECT: Welaunee Arch & changes to Comp Plan

Please vote no this Tuesday, May 27th. We need a much more coordinated development plan with PUBLIC input. Thanks.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments
Date: Thursday, May 21, 2020 7:44:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, February 25, 2020 10:01 AM
To: Executive Team <execteam@talgov.com>
Cc: Bryant, Cherie (Planning) <Cherie.Bryant@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments

FYI

From: jblair@fsu.edu [<mailto:jblair@fsu.edu>]
Sent: Tuesday, February 25, 2020 9:38 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch Comprehensive Plan Amendments

FROM: jblair@fsu.edu

DATE: 02/25/2020 09:38:11 AM

SUBJECT: Welaunee Arch Comprehensive Plan Amendments

Hello, I am attaching my revise comments: Comprehensive Plan Amendments TTA 2020 013 and TMA 2020 012—Welaunee Arch Dear Mayor and City Commissioners, Expanding the Urban Service Area (USA) into the Welaunee Arch is not justified economically, demographically, or based on any projected current or future housing shortage needs, is not good growth policy, and directly contradicts one of the key elements of the Comprehensive Plan which is to prevent suburban sprawl, and to focus growth and development on infill within the existing USA. In addition, it continues the trend of public investment in development, and the private investment that follows, benefiting a small socio-economic demographic with no associated benefits for the larger demographic populations of Tallahassee-Leon County. Public investments should require inclusivity and equity in sharing in the benefits of projects for all of our citizens. Despite staff's analysis, we do not have a rapidly increasing population as evidenced from 2020 BEBR* statistics showing that from the 2010 census to 2019 our population increased by 21,012 to a total of 296,499 which is only a 7.6% increase over 9 years or less than 1%/year. Our growth rate has decreased over recent decades from 24.4% in 1990-2000, to 15% in 2000-2010, to 7.6% for the current decade, and the decreasing trend will continue based on the BEBR estimates. In 2045 the annual rate of population increase will be only 0.40%. In addition, based on the Planning Department's own analysis the excess capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045**. This proposed amendment will create additional suburban sprawl and increase traffic loads; and, most importantly, will siphon away badly needed resources and the focus required to make downtown Tallahassee a vibrant destination community where our citizens can live and walk to enjoy the outdoors, restaurants, shops and activities. Four

elements are needed to create a vibrant downtown: programming that regularly brings lots of people downtown, retail and entertainment options, office space options, and diverse residential options. Pensacola is a successful example of this approach (Building a Vibrant Community by Quint Studer***), and we should do the same. Tallahassee has made strides toward making the downtown more vibrant, Cascades Park being a good example. However, in order to foster fairness, equity, and inclusivity all socio-economic demographics should share in the rewards of public investments. We need to make a serious investment in infrastructure including improving the functionality and safety of our roads, and adding bike lanes, sidewalks, and protected walkways. In addition, we should be providing economic incentives and training and development services to help a variety of small locally owned businesses succeed in the downtown area. We should use our resources to encourage a variety of residential opportunities that are attractive and affordable to those wishing to walk to work, to shop, and to recreate. The bottom line is we need to invest our public funds and encourage private investment in creating a vibrant and livable downtown with a range of job opportunities for small local business entrepreneurs, and not in an unneeded, unwarranted, and ill-advised expansion of the USA. We have the state government, two universities and a community college, and on that basis alone our downtown should be vibrant and engaging like communities with similar attributes such as Madison, Wisconsin and Austin, Texas. We should focus on investing and encouraging growth and development downtown so that all citizens can enjoy the amenities, and share in the economic benefits of well-planned growth and development. Looking to the future, trends are changing and younger demographics want to live in vibrant downtowns with diverse residential options where they can walk or use public transportation to get to work, shop and recreate. Our population in Leon County is aging and if we want to keep our children and grandchildren here we need a vibrant downtown. Let's invest our resources in the future and not in contributing to additional suburban sprawl. I urge you NOT to approve transmittal or adoption of the application for the Welaunee USA Expansion, and to NOT approve Comprehensive Plan Amendments TTA 2020 013 and TMA 2020 012. Thank you. ANALYSIS OF PLANNING DEPARTMENT'S RATIONALE FOR THE COMPREHENSIVE PLAN AMENDMENTS (TEXT AND MAP) Staff Analysis: Objective 13.2 is cited as rationale for the amendment by staff: indicating that planning should be done for areas other than the Toe and Heel of the Welaunee Critical Planning Area to establish allowed uses, densities, and intensities of use and development. The Urban Services-Development Agreement was signed on April 15, 1990 between the City and Powerhouse, Inc., amended and restated on February 2, 2006 and again on February 16, 2016. The 1990 Agreement provides that the owners would undertake and implement a comprehensive development plan consistent with the Comprehensive Plan. Not the City. An Urban Services-Development Agreement is not an acceptable reason to amend the Comprehensive Plan inconsistently with the Plan's stated primary goal of concentrating growth within the existing Urban Service Area (USA). Goal 13 of the Comprehensive Plan states that, "planning should be done for areas other than the Toe and Heel of the Welaunee Critical Planning Area to establish allowed uses, densities, and intensities of use and development," and not to approve an amendment to the Plan to expand the USA. The 2016 amended and restated Urban Services-Development Agreement states, "As part of the Cycle 2017-1 amendments to the Tallahassee-Leon County 2030 Comprehensive Plan, the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. It does not state that the City will initiate and approve an amendment, nor does it say the USA should be expanded when the land use plan is created. In fact, Policy 1.1.1: [L] states: "in order to discourage urban sprawl, new development shall be concentrated in the urban service area..." In addition, the Comp Plan has a stated goal of "promoting infill development, reducing urban

sprawl, and maximizing the efficiency of infrastructure.” Policy 2.2.23 and 2.2.24: [L] Staff Analysis: Objective 1.1. [L] is cited as rationale for the amendment by staff. The proposed amendment to expand the USA is consistent with the policy because the City has entered into USA agreements with Powerhouse, Inc. Circular logic is used in this analysis: development should be in USA to be consistent with Comprehensive Plan, so we propose to expand the USA by 2800 acres to include the Arch in the USA so it will be consistent with the Plan. Additionally, the owner’s attorney testified at the Planning Commission meeting there is no intent to develop the Arch for 10 to 20 or 20-30 years. Finally: Policy 1.1.3: [L] states: “Capital improvement projects or expenditures designed to support urban density outside of the Urban Service Area will not occur outside the designated Urban Service Area unless a demonstrated hardship can be shown to occur for existing development or residents...” Staff Analysis: Objective 6.2.1 [L] is cited as rationale for the amendment by staff: “As demands from a rapidly increasing population may require and expansion of the USA... There is no need at this time to expand the USA, based on population trends and developable land already in the USA. The current growth rate (BEBR 2019) for Tallahassee-Leon County is .84% annually. In 2045 the annual rate of population increase will be only 0.40%. In addition, based on the Planning Department’s own analysis the excess capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045 The Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Why do we need to amend the Comp Plan now, since the developer’s attorney testified at the Planning Commission meeting they have no intention of developing the Arch for 20-30 years. Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan. This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in past development trends. There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045. In fact, if we continue to foster suburban sprawl by needlessly expanding the USA, our young people will continue to move to more vibrant communities, and our population will continue to age per the current trends. REFERENCES: *Bureau of Economic and Business Research (BEBR), Florida Population Studies, Volume 53, Bulletin 186, January 2020. “Projections of Florida Population by County, 2020-2045, with Estimates for 2019. **Tallahassee-Leon County Planning Department’s analysis demonstrating that housing development capacity far exceeds the need to expand the existing USA through at least 2045. Using the Planning Department’s Estimates: From 2010-2019, 12,577 dwelling units were built (average of 1,258/year). Dwelling units needed is based on a per person household size of 2.33 and the policy of providing 50% more than the population increase requires to allow for accommodation of other urban services and economic conditions. A very conservative estimate of development capacity in the existing USA can easily provide for population growth to the Comprehensive Plan horizon (2030) and well beyond current population estimates to 2045. The excess capacity in the USA is 169% more than needed for 2030 and 58% more than needed for 2045. ***Studer, Quint. Building A Vibrant Community: How Citizen-Powered Change Is Reshaping America. Be the Bulb Publishing, 2018. Sincerely, Jeff A. Blair 1803 Old Fort Drive, Tallahassee, FL 32301

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development
Date: Thursday, May 21, 2020 7:45:11 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, March 10, 2020 8:45 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development

FYI

From: ContactUs
Sent: Monday, March 09, 2020 8:52 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch development

From: karynroberts33@gmail.com [<mailto:karynroberts33@gmail.com>]
Sent: Saturday, March 07, 2020 11:17 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch development

FROM: karynroberts33@gmail.com

DATE: 03/07/2020 11:17:03 AM

SUBJECT: Welaunee Arch development

Commissioner, I am writing to oppose the proposed urban development of the Welaunee Arch area. The proposed Comprehensive Plan amendments: ➤ Are not justified economically, demographically, based on growth projections, or on ANY projected current or future housing shortage needs through at least 2045. ➤ Directly contradicts one of the critical Goals of the Comprehensive Plan - to prevent suburban sprawl - and to focus growth and development on infill within the existing USA (Urban Services Area). ➤ Contributes directly to suburban growth in the Northeast with 1990s style suburban sprawl and traffic congestion. ➤ Are unfair and inequitable. Directs capital investments, paid for by all taxpayers (with disproportionate impact on low to middle income individuals) to benefit higher income individuals who are largely concentrated in the Northeast. ➤ Hinders our ability to more fairly invest our public funds and attract private investment from our urban core, including our South and West side neighborhoods. ➤ Pulls resources away that could be used to encourage a variety of attractive and affordable residential opportunities for those needing to or wishing to walk, bike or have public transit to services. ➤ Is not needed to accommodate population growth. Bureau of Business and Economic Research (BEBR-2019) statistics indicate that in 2045 the annual rate of population increase for Tallahassee-Leon County will be only 0.40%/year. In addition, based on the Tallahassee-Leon County Planning Department's own analysis the excess

capacity in the USA is 169% more than needed for 2030, and 58% more than needed for 2045. Expansion of the USA should ONLY be considered when there is a demonstrated need for expansion to the Northeast based on a lack of buildable land in the existing USA, and population trends that support the need for this USA expansion into the Welaunee Arch! Please keep this area a natural ecosystem for wildlife. Sincerely, Karyn Roberts 8980 Megans Lane Tallahassee FL 32309

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan
Date: Thursday, May 21, 2020 7:45:27 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Friday, May 15, 2020 3:28 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

fyi

From: ContactUs <Contactus@talgov.com>
Sent: Friday, May 15, 2020 3:26 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

From: sally.butzin@gmail.com <sally.butzin@gmail.com>
Sent: Friday, May 15, 2020 2:28 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan

FROM: sally.butzin@gmail.com

DATE: 05/15/2020 02:28:24 PM

SUBJECT: Welaunee Comp Plan

Hold your horses! Please delay decisions on changing the Comp Plan until Commission meetings are open again. Trust and transparency are the most important elements in a healthy democracy. When citizens cannot trust that their representatives are acting fairly and honestly, they will believe that decisions are rigged for the powerful and well-connected. They lose hope in government to represent and care for them. The decision to change the Comp Plan regarding the Welaunee development needs to be handled transparently with full public input. It is neither fair nor wise to proceed with decisions of such magnitude during the Pandemic crisis when commission meetings are closed to the public. Hold your horses.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments
Date: Thursday, May 21, 2020 7:45:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 12, 2020 2:21 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 12, 2020 1:54 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

From: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>
Sent: Tuesday, May 12, 2020 12:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FROM: kathyi.mcguire@gmail.com

DATE: 05/12/2020 12:16:24 PM

SUBJECT: Welaunee Comp Plan Amendments

This Commission has done an excellent job since it first sat down together of giving the public fair opportunities for input. Please continue to do so by joining the County in delaying action on the Welaunee proposed Comp Plan Amendments until the public can meet with you. This is a big decision and many people would like to speak on this topic. Thank you for your consideration. Kathy McGuire

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation
Date: Thursday, May 21, 2020 7:45:59 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Monday, May 18, 2020 3:58 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Monday, May 18, 2020 3:09 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Plantation

From: Robin Hamilton <hamilr91@gmail.com>
Sent: Monday, May 18, 2020 11:14 AM
To: ContactUs <Contactus@talgov.com>
Subject: Re: A Citizen Inquiry from Talgov.com - Welaunee Plantation

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

This was to be sent to ALL of the city commissioners. Thank you.

Sent from my iPhone

On May 18, 2020, at 9:29 AM, ContactUs <Contactus@talgov.com> wrote:

Good Morning,

We are in receipt of the below message and are unsure of the individual this email is intended for. Please respond to this email with the individual's name in order to forward your email to the appropriate person.

Thank you,
Customer Solutions & E-Commerce Team

From: hamilr91@gmail.com <hamilr91@gmail.com>
Sent: Saturday, May 16, 2020 11:27 PM

To: ContactUs <Contactus@talgov.com>

Subject: A Citizen Inquiry from Talgov.com - Welaunee Plantation

FROM: hamilr91@gmail.com

DATE: 05/16/2020 11:27:22 PM

SUBJECT: Welaunee Plantation

I want to express my dismay at the idea of adding another 2800 acres into the Welaunee Plantation. Tallahassee's beauty is linked to our beautiful forests and this would be a travesty. We cannot depend on this developer to follow the rules; i.e., look at how they clear cut the woods next to Centerville Road - their philosophy is "better to ask forgiveness than permission."

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote
Date: Thursday, May 21, 2020 7:46:14 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:49 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:41 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

From: jystillwell@comcast.net <jystillwell@comcast.net>
Sent: Thursday, May 21, 2020 9:31 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Vote

FROM: jystillwell@comcast.net

DATE: 05/21/2020 09:30:33 AM

SUBJECT: Welaunee Vote

Please delay the vote on this important issue until proper public comment is available to all citizens.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote
Date: Thursday, May 21, 2020 7:46:51 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 9:48 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Thursday, May 21, 2020 9:41 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Vote

From: leestilwell@comcast.net <leestilwell@comcast.net>
Sent: Thursday, May 21, 2020 9:26 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Vote

FROM: leestilwell@comcast.net

DATE: 05/21/2020 09:26:03 AM

SUBJECT: Welaunee Vote

Please delay the vote on this important issue until proper public comment is available to all citizens.

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: Opposition to Welaunee project
Date: Friday, May 22, 2020 12:42:38 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Friday, May 22, 2020 12:34 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: Opposition to Welaunee project

FYI

From: Jimenez, Tammy
Sent: Friday, May 22, 2020 12:05 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: Opposition to Welaunee project

Good Afternoon,

I received a call from Jeff Vastian 274-2309, he wanted to express his opposition to the Welaunee project, indicating it is not a good business deal.

Thank you,

Tammy M. Jimenez
Administrative Coordinator
Office of Mayor John E. Dailey
City Commission for the City of Tallahassee
300 S. Adams Street, Box A20 / Tallahassee, Florida 32301
Ph. #850-891-8178 / Fax, #850-891-8542
tammy.jimenez@talgov.com

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: Welaunee Project
Date: Thursday, May 21, 2020 7:53:40 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Thursday, May 21, 2020 2:44 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: Welaunee Project

fyi

From: Jimenez, Tammy <Tammy.Jimenez@talgov.com>
Sent: Thursday, May 21, 2020 2:11 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: Welaunee Project

Good Afternoon,

I received a call from Lynn Barrera 491-2913 asking to postpone meetings on Welaunee project until public can meet and comment.

Thank you,

Tammy M. Jimenez
Administrative Coordinator
Office of Mayor John E. Dailey
City Commission for the City of Tallahassee
300 S. Adams Street, Box A20 / Tallahassee, Florida 32301
Ph. #850-891-8178 / Fax, #850-891-8542
tammy.jimenez@talgov.com

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Cc: [Tedder, Wayne](#)
Subject: Grant Gelhardt Re: Welaunee Arch Comprehensive Plan amendment
Date: Monday, May 25, 2020 3:38:16 PM
Attachments: [Welaunee letter.docx](#)

Hi Artie, documenting receipt of this email.

From: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Sunday, May 24, 2020 11:09 AM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Chris Klena <KlenaC@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; City Manager <Citymanager@talgov.com>; City Commission Office <ccoffice@talgov.com>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; John Dailey <John_Dailey@icloud.com>; Vince Long <LongV@leoncountyfl.gov>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>
Subject: Welaunee Arch Comprehensive Plan amendment

Dear Commissioners,

The Big Bend Sierra Club has a few comments regarding the proposed comprehensive plan and map amendment.

1. This is the largest map amendment we remember in recent history and the first major amendment of the Urban Service Boundary we are aware of. Having this amendment come up at a time the public cannot attend and comment at an open public meeting goes against everything I learned growing up on how a democracy is supposed to work. We urge you to postpone the decision until the public can attend a meeting to discuss this matter or allow for real time comments.
2. A study by the City/County Planning Department has determined that the existing Urban Service Area can accommodate the project population growth up until 2045.
3. It is our understanding that there has been no study or analysis that there is current need to expand the Urban Service Boundary to accommodate project population growth. A study and analysis should first be conducted prior to any large

expansion of the Urban Service Boundary. And only after there is a documented need should the Urban Service Boundary be expanded.

Until there is a documented need, for a major change in the Urban Services Boundary; no amendment should be made. That is just good planning. Otherwise it is just urban sprawl.

Sincerely,

Grant Gelhardt, Chair
Big Bend Sierra Club

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Kim Ross Re: Tally 100% Together Concerns about Welaunee Comp Plan Amendments
Date: Monday, May 25, 2020 11:43:39 AM
Attachments: [Tally100 Letter on Welaunee Development.pdf](#)

Hi Artie, forwarding to you for documentation of receipt.

From: kim@rethinkenergyflorida.org <kim@rethinkenergyflorida.org>
Sent: Friday, May 22, 2020 2:26 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Tally 100% Together Concerns about Welaunee Comp Plan Amendments

Dear Commissioner Bryant,

Attached, please find a letter written on behalf of the Tally 100% Together Coalition. As you know, we are a coalition of businesses and over 40 organizations working together to help the city of Tallahassee transition to 100% renewable energy as urgently and equitably as possible.

We have several concerns directly related to our mission and the resolution you all passed in February 2019. Please know that our group operates by consensus – the attached letter represents that consensus on this issue.

Thank you <<...>>

Kim Ross

(She, Her, Hers)

Executive Director

ReThink Energy Florida

850-888-2565

<http://rethinkenergyflorida.org>

Stay Updated: Email and Newsletter Subscription:

<http://www.rethinkenergyflorida.org/join>

Facebook: <https://www.facebook.com/ReThinkEnergyFL/>

Twitter: <https://twitter.com/RethinkEnergyFL>



Dear Tallahassee City Commissioners and Leon County Commissioners,

I am writing to you today on behalf of the Tally 100% Together Coalition. We are a coalition of businesses and organizations working together to help the city of Tallahassee transition to 100% renewable energy as urgently and equitably as possible. We stand strongly opposed to the proposed Welaunee amendments to the Tallahassee - Leon County Comprehensive Plan. We urge all city and county commissioners to vote against the proposed amendments to the Comprehensive Plan concerning the development of the Welaunee Plantation area. Normally, citizens would have the opportunity for public input in a public process, addressing the Commissioners directly. However, due to COVID-19, this public process has been curtailed, and the replacement process does not adequately address public participation. Public participation is valued by Leon County residents, and passing something without adequate participation will increase the distrust between citizens and their elected representatives.

We as a coalition are focused on reducing the greenhouse gas emissions of the city and county to slow the effects of the climate crisis. The City of Tallahassee has committed to transitioning to 100% renewable energy by 2050, and will soon hire the contractor that will develop a Clean Energy Plan. This Clean Energy Plan will likely include requirements for energy efficiency and renewable energy capabilities of all new construction. Without adequate requirements addressed within the amendments, as is required by Blueprint Language, these Comprehensive Plan Amendments will not guarantee that the new development will include the necessary changes that the Clean Energy Plan would require. Additionally, there is not an adequate plan for providing alternative forms of transportation other than personal vehicles. This would cause more greenhouse gasses to be produced while residents of the Welaunee Development would be driving into the city and back every day. The amendments do not address this issue in enough detail or even give a general idea for how transportation would function.



It is our opinion that if there is no plan to provide clean, carbon-free transportation from the new development in and out of the city each day, or the development is built without consideration of the clean energy plan, these amendments should not be approved and swiftly denied.

We fully endorse the Alliance of Tallahassee Neighborhood's position on the Comprehensive Plan Amendments and encourage all city and county commissioners to vote against them for the sake of our community and local environment that they have been elected to protect. There is no need to rush to approve this development without taking the time to include the entire community to ensure any and all development is done sustainably, ethically, and thoughtfully. After all, the Clean Energy Plan has a strong public engagement component that should be vetted with the citizenry before moving forward with a decision that will certainly impact the quality of life of our residents and neighborhoods.

Sincerely,

A handwritten signature in black ink that reads 'Kim Ross'.

Kim Ross, Chair

Tally 100% Together Coalition

KEEP IT RURAL!

Preserving Rural Lands in Leon County

www.KeepItRural.org

May 20, 2020

Keep It Rural, LLC, opposes proposed Tallahassee-Leon County Comprehensive Plan (CP) Amendment TMA 2020-012 and TTA 2020-013, to expand the Urban Services Area (USA) to encompass 2,800 acres of rural land and to combine this with 1900 acres to create the Welaunee Arch planned development.

We believe it is premature to adopt both of them at this time because they are inconsistent with the Comprehensive Plan, Florida Statutes, exacerbate inequities in infrastructure and development capacity within our community and have been presented, amended and discussed using an illegal process for public hearings.

Inconsistent with Comprehensive Plan Policies

1. **The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies.** (Objective 1.1[L], Policy 1.1.8[L]). Expansion is predicated on a need for land for residential development due to projected population growth. **Objective analysis demonstrates that land available for development far exceeds population projections for the next 25 years.** Data provided by the Planning Department and the Tallahassee Statistical Digest demonstrate there is 175% more vacant land than needed for population growth to 2045. Also, the population growth is decelerating. (Objective 6.2[L]). Guidance for the calculation of population accommodation is explicitly provided in Objective 1[L] and has been done many times by the Planning Department, most recently in 2014 and 2017 and presented during public meetings.
2. **There is a very large deficit of urban infrastructure inside the existing USA such as sewer, water, transportation including sidewalk.** This is clear indication that the current USA already exceeds local government fiscal capacity to provide infrastructure. The deficit for sewer to support new development is \$60M. The deficit for conversion of septic tanks to sewer which both mitigates environmental impact of septic and provides for higher density and redevelopment is \$298M. (Objective 1.1[L], Policy 1.1.2[L], Policy 1.1.6[L], Policy 1.1.8[L])
3. Gross density of Welaunee Arch as proposed in the Master Plan is only 1.5 DU/acre. A minimum density of 2.0 DU/acre is the intent of Policy 1.1.9[L]. Welaunee will be a huge component of the total residential development for the next 25 years so its Master Plan does not support this policy.
4. **The Master Plan for Welaunee is inconsistent with the requirements of Planned Development Master Plans.** It is vague, incomplete and does not provide for the coordination of land use and transportation. The Master Plan is not supposed to be adopted into the Comp Plan, but is to be prepared concurrently with the FLU change to Planned Development. This allows the Master Plan to have significant detail about stormwater, internal transportation, and all other components listed in Policy 6.1.2[L] so that it provides sufficient guidance to evaluate Planned Unit Development applications through which it would be implemented and to ease amendments as needed. Amendment 13 does not conform with Objective 6.1[L] and policies therein.
5. **Section 163.3177, Florida Statutes,** provides that the Comprehensive Plans Future Land Use element shall discourage the proliferation of urban sprawl and **requires an analysis to determine whether a map amendment “Promotes, allows, or designates significant amounts of urban**

development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.” No analysis has been done to demonstrate compliance with Section 163. The proposed amendment does not meet this test for the reasons set forth below.

6. **One important way the Southern Strategy goal can be achieved is through** considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. **“Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.”** Goal 11[L].
7. **In order to lessen inequality and live up to the goals of the Southern Strategy, it’s not enough to invest in the southern parts of the city but incentives for private investment in the north and east must be decreased.** Private investment will not flow to the neglected parts of our community – the south AND the west – unless public investments in the north and east – in infrastructure and land development rights are limited.
8. **The proposed Master Plan for Welaunee is inconsistent with many Comprehensive Plan goals that seek to reverse the trends of substantial geographic inequity in housing, jobs and educational opportunities in our community.** New residential development for families has been focused on the north and east for decades, resulting in other areas of our community having less public and private investment. **These amendments will acerbate this inequity.**

Poorly Conceived Master Plan and Exacerbation of Inequities

1. The total development capacity of Welaunee, Toe and Heel as provided in adopted Master Plan (13.1[L]) and the proposed one for the Arch, will result in over 14,000 dwelling units. **This is enough to house approximately 32,000 people, which is 58% of the expected population growth by 2045.** This is a huge commitment of development activity to only one location in the County.
2. A few large local or external corporations have historically, monopolized the ownership and construction opportunities of the PUDs that are created to build such large developments. This type of monolithic development does not support our local construction business.
3. The Welaunee Arch Master Plan has designated 1400 to 1900 acres (30%-40% of the total) to “Residential Reserve” of 1 DU/acre. This much of the area now zoned as Rural and outside the USA. But this new development isn’t even dense enough to require sewer! This is the definition of the “proliferation of sprawl”. Making a last minute amendment that increases the density without analysis of how this will be supported by the transportation network, stormwater, schools, etc. is inadequate.
4. **The development plan is total auto-oriented so home owners must be able to afford cars to live in Welaunee houses.** Housing is “affordable” to the working and middle class when the house AND transportation can be paid for by <45% of gross income. The median home price in Canopy Community is \$320,000. A household must have an annual income of \$82,000 just for the house, \$91,000 with one car and the most likely scenario, \$100,000 for two cars. The cost is substantially higher if a more realistic 35% maximum of gross income is used.
5. Even the inclusionary housing that Canopy is building costs \$190,000. Purchasing these homes and the cars to get to and from them would require an income of \$52,000 for 1 car and \$72,000 for 2 cars.

6. The median household income in Tallahassee is \$44,000 **The Welaunee Arch Master Plan and the new development of Canopy Community are providing housing that can only be afforded by the upper class of Tallahassee homeowners.**
7. **Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met.** The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Yet the most recent analysis by staff shows that indicators of poverty such as % of households headed by a single parent, median income and percentage of home ownership have gotten worse.
8. Redevelopment has played a significant role in providing new housing in the last 20 years. **The population accommodation requirements in the CP do not contemplate redevelopment despite it being a major source of urban infill and creative diversity of our community.**

The Process

1. **The boundary of the USA is depicted on the Future Land Use Map. Moving it requires a MAP amendment to be considered.** At this time it is included in the text amendment of the Master Plan. This makes no sense as a Master Plan is created when the FLU is changed to Planned Development (Amendment #12) and is not related to USA expansion. Therefore, the USA expansion is improperly presented as a text amendment.
2. These amendments are tied up in City infrastructure agreements that have been recently modified to give the landowners a huge benefit in publicly funded infrastructure, additional development rights, and increasing control of the decision making process for little value in exchange. **The timing of the amendments appears a manipulation of the criteria for consideration of the consistency of the amendments.**
3. **Fundamentally – the Comprehensive Plan is LAW.** Its policies supersede infrastructure agreements. 30-year-old agreements ignore commitments to using modern planning ideas and result in building “dinosaurs”. Infrastructure agreements can be re-negotiated. Infrastructure agreements can be re-negotiated.
4. **The pandemic is going to change local government revenue and expenditure for years.** There will be more economic need in the southern and western parts of our community, areas that are already less resilient than the northeast, though recovery will be difficult everywhere. Our community’s culture has been heavily damaged - restaurants, entertainment, non-profits and small businesses of all types who create our community character. We will need to rebuild differently than if it were recovery from a “typical” recession.

Public Participation In the Comprehensive Planning Process

The procedures used in the comprehensive planning process have been confusing, conflicting, constantly changing and irregular at best. No vote should occur before correct procedural irregularities, last minute changing of meeting agendas, and a confusing public comment process is corrected, and when there is an effective mechanism to provide for meaningful real-time public participation.

We urge you to vote no, even if you support the amendment, and instead request that staff bring the amendments back after they have been properly vetted with real participation from the public, and at a minimum with opportunity for real-time participation.

Regarding the requirement for effective public participation, clearly it is not the intent of the Legislature, or what our local governments have promised us regarding the desire to have effective and meaningful public participation, that you comply only with the minimum requirements of the Sunshine Law Section 266.011, F.S. for public notice and public comment, or Section 286.0114, F.S. which requires that a board adopt, “rules or policies of a board or commission which govern the opportunity to be heard.” In fact, the Comprehensive Planning process requires more.

As an example, we don’t see how our Comp Plan development process for the 2020 amendment cycle complies with Section 163.3181 (1), F.S. (Public participation in the comprehensive planning process; intent...) states that, “It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. ... local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...” In addition, Section 163.3181 (2), F.S. requires, “During consideration of the proposed plan or amendments...by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings... provisions for open discussion, communications programs, information services, and consideration of and response to public comments.” This has not happened, especially not in the middle of the COVID-19 pandemic.

There should be, as we have repeatedly requested, a mechanism for effective and real-time public comment. There are numerous local governments that are providing for real-time public comment during meetings including diverse city and county commissions including, but not limited to: Alachua, Citrus, Columbia, Miami-Dade, Flagler, Franklin, Hardee, Hernando, Highlands, Monroe, Wakulla, Panama City, and the City of Miami. Another option is to allow for citizens to record 3-minute videos and submit them the day before. Staff could compile them, ensure they are only 3-minutes long each, and show them live during the BOCC meeting. This should be done even when we are back to in-person meetings.

Government bodies should not opportunistically take advantage of the public’s inability to attend large gatherings to make critical decisions affecting the public’s interest if those decisions can reasonably postponed. Just as citizens are being asked to defer nonessential travel and other activities, so should government agencies defer non-critical policy-making decisions until full and meaningful public involvement can be guaranteed. Where postponement is not realistic, the First Amendment Foundation recommends that every available measure should be taken to (1) notify the public of meetings and how to participate in those meetings remotely, (2) use widely available technologies to maximize real-time public engagement, and (3) preserve a viewable record of proceedings that is promptly made accessible on-line. Toward this end, accessible and transparent procedures providing a meaningful opportunity for verbal public comment during virtual meetings should be implemented prior to any decisions being made on substantive matters including, but not limited to, Comprehensive Plan amendments, Planned Development Master Plans, and on Urban Services Development Agreements.

The decision made by the Tallahassee City Commission at the virtual meeting held on April 8, 2020 to approve amending Welaunee’s Urban Services Development Agreement met none of these criteria, was rushed, and approved without critical evaluation. There was no compelling reason to make this decision in the first place, and certainly not without an effective opportunity for public engagement. This would be true if the public was able to attend the meeting in person, and it is especially true since this decision was made at a time when meeting dates, formats, and procedures were up in the air due to the confusion resulting from the coronavirus COVID-19 pandemic. In addition, this decision was made without the benefit of any real-time public comment during the meeting, and without established procedures for public participation and comment. As a result, this decision should be reevaluated once clear, accessible, and transparent procedures are put in place, including providing a mechanism for real-time feedback that are broadly communicated to the public; or better yet, once it is again safe for the public to attend meetings in person.

Further, the vote taken by four of the Leon County Board of County Commissioners on May 12, 2020 to not allow meaningful real-time public participation during their meetings fly's in the face of reason, and raises concerns for their lack of transparency and voiced commitment to public involvement.

We urge you to vote no, even if you support the amendments, and instead request that staff bring the amendments back after they has been properly vetted with real participation from the pubic, and at a minimum with opportunity for real-time comment.

Thank You,



Jeff A. Blair, President, and Dr. Pam Hall Board Member, Keep It Rural, Inc.

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Ed Deaton Re: Welaunee Arch Comp Plan changes
Date: Monday, May 25, 2020 7:37:59 PM

Hi Artie, documenting receipt of this email.

-----Original Message-----

From: Ed Deaton <edde@nettally.com>
Sent: Monday, May 25, 2020 6:41 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Arch Comp Plan changes

Greetings Commissioner Bryant,

Please vote NO on proposed Welaunee "Arch" Comp Plan changes from Rural to Urban Service Area.

Also, please vote NO on BP 2000 auto-centric infrastructure expenditures in this area. Use those \$\$multi-millions for needed current South & West Side Tally needs rather than subsidize sprawl development in affluent NE.

Protect fields, forests and farm land to protect us against Climate Crisis! Your NO vote will guarantee a positive legacy for your years in government.

THANKS!

Ed Deaton, voter

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[https://urldefense.com/v3/https://www.avg.com/!!N4_s6dRKiShDng!KI5T-M-PT-Vfy99iEv7fMYDD0vBIOgLeoBjqkZFG08CcAhqBphKZCfYX0gcL0wRnmg\\$](https://urldefense.com/v3/https://www.avg.com/!!N4_s6dRKiShDng!KI5T-M-PT-Vfy99iEv7fMYDD0vBIOgLeoBjqkZFG08CcAhqBphKZCfYX0gcL0wRnmg$)

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Lan Arky Re: Welaunee Arch/Urban Service Area text amendment
Date: Monday, May 25, 2020 7:38:40 PM

Hi Artie, documenting receipt of this email.

From: Lan Arky <tnllanarky@gmail.com>
Sent: Monday, May 25, 2020 7:00 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Welaunee Arch/Urban Service Area text amendment

I am a concerned resident of Leon County who votes and I have deep concerns regarding the Comp Plan Amendments. The lack of citizen and community input is deeply troubling. The public has essentially been shut out of the process and our concerns have mostly fallen on deaf ears, so I have to question who will profit from this rushed through plan. I also recognize that a plan made 30 years ago has little relationship to today's world. Our economy is in shambles, local businesses are failing, and people are scrambling to feed their families, so why is our local leadership so hard pressed to commit tens of millions of dollars to a plan that ignores the real needs of our community and benefits the wealthy? I might guess, but I would suggest that you take a step back, get community input, and base your actions on the needs of your constituents and not the guaranteed inheritance of a rich few. We are watching what you do and expect you to do the right thing!

Lanny Brewster
Leon county resident

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Lisa Lazarus & Scott Brown Re: What is the rush???
Date: Monday, May 25, 2020 7:39:18 PM

Hi Artie, documenting receipt of this email.

From: featherhead58@gmail.com <featherhead58@gmail.com>
Sent: Monday, May 25, 2020 7:21 PM
To: Dailey, John <John.Dailey@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>
Subject: What is the rush???

What is the rush? In the middle of a pandemic when everything is so uncertain why must we rush into such a big decision with no public forum and when everyone is distracted by working at home with children attending school from home. This is totally unfair to everyone in our community. I live near this area. The traffic, congestion and housing that has been developed already have contributed to higher housing costs, land being destroyed, increasing our carbon footprint and changing forever the appeal and beauty of Tallahassee.

We are opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area. This represents the worst kind of urban sprawl and is a terrible deal for taxpayers. Additionally, it only increases the gap between economic classes that will only be exacerbated by the pandemic.

It was unbelievable to me that a majority of county commissioners voted to allow these amendments to move forward without granting citizens the opportunity to be physically present to speak directly with decision makers.

We are now in a time when public moneys are severely restricted. We can't afford to devote our tax money into more suburban sprawl housing. There are other areas of Tallahassee that DO need this kind of focus and assistance in helping a community grow in a responsible, sensible manner-west and south of town have been areas that have been struggling for decades to improve.

Please put a halt to decision making without the community "in the room" and oppose this huge, unnecessary, costly suburban sprawl.

Thank you,

Lisa Lazarus and Scott Brown

9601 Miccosukee Road #35
Tallahassee, FL 32309

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:01:44 AM

From: martin.douglas.w@gmail.com <martin.douglas.w@gmail.com>
Sent: Tuesday, May 26, 2020 10:55 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Douglas Martin

Home Street Address: 1312 Nancy Drive

Email: martin.douglas.w@gmail.com

Best Daytime Phone Number: 8502127447

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, As a resident and lifelong proponent of Florida Open Meetings laws, I am writing with alarm about the joint City/County meeting to expand the Urban Services Boundary to north of I-10 and building a new interchange. I followed the Blueprint 2020 process and don't remember this coming up, but instead recall an emphasis on urban infill and affordable housing. Few people I know could afford a house in the current Welaunee Plan. How much are we the taxpayers going to fund? On the southside, we lack sidewalks and basic traffic controls. Our schools are some of the most segregated in the country. Allowing upscale sprawl development exacerbates the chasm between the two Tallahasseees. The traffic on the eastside of Tallahassee is already horrendous, and the schools are at or above capacity. Are we to fund schools that will increase educational and housing segregation? Even worse, this meeting is held during a pandemic emergency in which neither commission can meet with each other or the public. Florida's open meetings and growth management laws came about because local elected officials were approving sprawling developments without regard to the impacts on roads and schools, destroying natural areas and degrading quality of life — all on the taxpayers dime. In Florida, elected officials have to look their constituents in the eye and hear their voices before voting on changes of this magnitude. That will not be the case today. Former Gov. Rick Scott and his enablers in the Legislature

guttled Florida's once nation-leading Growth Management Act. There is no longer meaningful state oversight. That means our city and county leaders must plan wisely. The Welaunee plan may or may not have merit, but I would like to know a lot more and the opportunity to exercise my rights under Florida's law and constitution to speak and be present in person. At this time, I would ask that the joint meeting table this proposal in favor of thorough study, discussion and amendment as needed before vast expansion of the Urban Services Boundary. Most respectfully, Doug Martin Quarantined at his home at 1312 Nancy Dr. Tallahassee, FL 32301 (850) 212-7447

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:12:07 AM

From: Rmoore@moorebass.com <Rmoore@moorebass.com>
Sent: Tuesday, May 26, 2020 9:23 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Rick Moore

Home Street Address: 2644 Arendell Way

Email: Rmoore@moorebass.com

Best Daytime Phone Number: 850-321-4225

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Moore Bass has previously represented this applicant. We are not currently representing the applicant on this matter. The property is situated in one of the best locations for smart and responsible growth in our community. We have a unique opportunity to continue a cooperative comprehensive planning effort with a single property owner. For many years steady planning progress has been advanced in good faith by all parties. I encourage local government to stay this course. I support approval of this amendment. Thank you. Rick Moore

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:12:25 AM

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Tuesday, May 26, 2020 8:44 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Damon Victor

Home Street Address: 2212 Joyner Drive Tallahassee FL

Email: damon@victortec.com

Best Daytime Phone Number: 8505702594

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Thank you commissioners. Here's what seems to be a reoccurring pattern in our City and County; the public is left out of the process regarding major development. I appreciate your consideration to Stop the Welaunee development- we must, at least slow the process down, so the public can have its say to decide its own future. If you vote now for approval of expansion of services to the development, the timing is both obscene and reckless. Especially now. We should be conservative with taxpayers funds and take care of the citizens and their immediate needs. Although, in my 30 year experience in Tally, this appears to be a done deal. Our local government's current systems of notices and public relations campaigns, as it relates to major development, are a failure. As it plays out now, anemic attempts at public awareness are seemingly, purposefully kept low and quiet. To a point when a small amount of the public is finally aware- it's too late to stop the project, alter it, or re-examine it. And they are labeled tree-huggers or agitators or anti-growth. It's not fair. A timely public awareness campaign and input regarding major development activities is a minimum requirement of local leadership and represents a basic component of civic trust in it's government's integrity. Damon Victor Owner/Lab Director Victor Technologies, LLC damon@victortec.com www.victortec.com (850) 570-2594 2212 Joyner Drive Tallahassee. Florida 32303

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:14:03 AM

From: winchestereliz@yahoo.com <winchestereliz@yahoo.com>
Sent: Tuesday, May 26, 2020 7:54 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Elizabeth Winchester

Home Street Address: 2118 Old Fort Dr

Email: winchestereliz@yahoo.com

Best Daytime Phone Number: 8505665012

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: If this vote occurs this evening, this will be a travesty committed by the commission against Tallahassee's citizenry and Tallahassee itself: its land, its wildlife and its children. Because you will be robbing Tallahassee residents and their children of their future. Tallahassee residents will have no voice in this evening's meeting. The manner in which this meeting and vote have been scheduled give the appearance of this vote having already been pre-arranged for the benefit of, yet another, private developer with a pet project, while being subsidized by the hard-earned money of Tallahassee residents. I could go on, but suffice it to say: Vote No Welaunee. We've already had one FBI Criminal Investigation. Let's not send him company. Vote NO!!!

Disclosure Information (optional)

I am employed by or represent another person or company for compensation: Yes

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:14:36 AM

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Monday, May 25, 2020 11:19 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Timothy Stadlmueller

Home Street Address: 911 Pow Wow Trl

Email: tstadlmueller@gmail.com

Best Daytime Phone Number: 352-789-3256

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Hi, Please don't support the Welaunee Development, as I believe it represents a further investment in the exact type of low density unaffordable housing that is damaging to the community at large. Tallahassee should be developing historically disenfranchised communities, focusing on affordable housing and the kind of public infrastructure that will allow our city to flourish in the long term. Please delay the vote to allow for proper input from the public, I believe this process is being rushed. Thank you. -Timothy Stadlmueller

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:10:45 AM

From: max.epstein@gmail.com <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:53 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Max Epstein

Home Street Address: 1001 San Luis Rd

Email: max.epstein@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Dear Commissioners, I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019. This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline. According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation: "COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle." Nothing in the record indicates that the City

Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past. Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here. The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments. In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments: Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.— (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end. (2) During consideration of the proposed plan or amendments thereto by the local planning agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments." "CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report." This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public

can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments. City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments. Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan. Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle. Sincerely, Max Epstein

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:10:55 AM

From: max.epstein@gmail.com <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:53 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Max Epstein

Home Street Address: 1001 San Luis Rd

Email: max.epstein@gmail.com

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019. This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline. According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation: "COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle." Nothing in the record indicates that the City

Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past. Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here. The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments. In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments: Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.— (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end. (2) During consideration of the proposed plan or amendments thereto by the local planning agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments." "CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report." This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public

can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments. City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments. Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan. Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle. Sincerely, Max Epstein

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:12:38 AM

From: karenkimel@comcast.net <karenkimel@comcast.net>
Sent: Tuesday, May 26, 2020 8:43 AM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Karen Kimel

Home Street Address: 1904 Greenwood Drive

Email: karenkimel@comcast.net

Best Daytime Phone Number:

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: I reside at 1904 Greenwood Drive and am a lifelong resident of Tallahassee. I am writing to voice my opposition to the proposed, unsustainable Welaunee Comprehensive Plan amendments (TMA202012 Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). In considering the Welaunee Comprehensive Plan amendments, I would encourage the commission to review the vision statement of our city's comprehensive plan in its entirety. Here is a relevant excerpt: "The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection." This is yet another example, in a long string of examples, of developers enacting their own will upon the city in conflict with both the letter and spirit of our existing comprehensive plan. In addition, this project diverts funds which are desperately needed to improve existing city neighborhoods. I am equally concerned by the planning commission allowing this important vote when there is not an opportunity for public comment. In absence of community input, I feel it is essential that our commissioners remain true to our shared community vision outlined in our comprehensive plan and keep the best interests of the whole community in mind. I ask that you vote NO on the proposed Welaunee amendments.

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:14:53 AM

From: sommerlucia@gmail.com <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:22 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Lucia Sommer

Home Street Address: 1611 Milton Street

Email: sommerlucia@gmail.com

Best Daytime Phone Number: 716-359-3061

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TTA2020013 - Welaunee Critical Area Plan \ Urban Services Area Expansion

Statement: Dear Commissioners, I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments (TMA202012) Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan. According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon. Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area. Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth. Sincerely, Lucia Sommer 1611 Milton Street Tallahassee FL 32303

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item
Date: Tuesday, May 26, 2020 11:15:02 AM

From: sommerlucia@gmail.com <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:22 PM
To: citizeninput <citizeninput@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: A Citizen has Submitted Input on a 2020 Cycle Comprehensive Plan Amendments Meeting Agenda Item

Citizen Information

Full First and Last Name: Lucia Sommer

Home Street Address: 1611 Milton Street

Email: sommerlucia@gmail.com

Best Daytime Phone Number: 716-359-3061

Agenda Item Information

City Commission Meeting Date: May 26, 2020

Agenda Item: TMA2020012 - Welaunee Arch Amendment

Statement: Dear Commissioners, I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments (TMA202012) Welaunee Arch map amendment and TTA2020013 Welaunee Arch/Urban Service Area text amendment). They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan. According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon. Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area. Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth. Sincerely, Lucia Sommer 1611 Milton Street Tallahassee FL 32303

Disclosure Information (optional)

I am employed by or represent another person or company for compensation:

My client's name is:

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area
Date: Tuesday, May 26, 2020 11:03:46 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:19 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:44 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:39 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

From: jolleyj@jolleygood.comcastbiz.net <jolleyj@jolleygood.comcastbiz.net>
Sent: Monday, May 25, 2020 6:41 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FROM: jolleyj@jolleygood.comcastbiz.net

DATE: 05/25/2020 06:40:51 AM

SUBJECT: 2,800 acres of rural land into the Urban Services Area

3605 Houston Road Tallahassee, FL 32304 I oppose Welaunee Plantation expansion. We shouldn't consider the proposed amendments until we hear directly from constituents.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy
Date: Tuesday, May 26, 2020 11:03:12 AM

This references Canopy, but please include this with the comments for the Welanuee Arch amendments.

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:20 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - Canopy

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:46 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:17 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Canopy

From: blynnp@gmail.com <blynnp@gmail.com>
Sent: Friday, May 22, 2020 7:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Canopy

FROM: blynnp@gmail.com

DATE: 05/22/2020 07:05:17 PM

SUBJECT: Canopy

my husband and i are not in favor of giving permission to the Canopy development to increase

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch
Date: Tuesday, May 26, 2020 11:35:07 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 11:31 AM
To: White, Artie <Artie.White@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:02 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

From: wmjphelan@comcast.net <wmjphelan@comcast.net>
Sent: Saturday, May 23, 2020 2:05 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Expanding Urban Services Area--Welaunee Arch

FROM: wmjphelan@comcast.net

DATE: 05/23/2020 02:05:24 PM

SUBJECT: Expanding Urban Services Area--Welaunee Arch

I strongly oppose amending Comprehensive Plan to extend the Urban Services Area to include the Welaunee Arch. 1. It would contribute to suburban sprawl, that is contrary to critical goals of the Comp. Plan. 2. It is not justified economically or demographically based on growth projections and projected housing needs. 3. It would take in a large area into the Urban Service Area at the same time that some parts of the USA are not receiving urban services--e.g. some Southwest neighborhoods have no sewer service, even though they border Munson Slough and the Wakulla Springs basin. 4. It is unfair and inequitable to direct capital investments, paid for

by all taxpayers, to benefit higher income individuals who are the only ones who could afford to live in the Arch. Note the housing prices in Canopy. 5. Affordable housing is a major problem in Leon. This expansion does nothing to address that, and it would take resources away from that issue. 6. Welaunee Arch would require \$47 million on roads alone. The I-10 interchange would cost \$40 million. This is a tremendous expenditure of public funds to benefit relatively few people of means. Surely there are projects that would benefit many more people than this project, and at much lower cost. 7. We don't need another I-10 interchange, especially one that would serve such a small, exclusive population. The interchange at Mahan/Hwy 90 is quite serviceable and is underused at present. There is no reason to build a new one so close-by and to serve such a small population. 8. In this pandemic, workers are losing jobs; businesses are closing, for good; tax revenues will plummet. Our world, our community will be different in 2021 in ways that we cannot imagine. Now is not the time to take on a hugely expensive long-term project that would serve a small, exclusive population at best, and could be a foolish, disastrous endeavor. What's the rush? Let's take a deep breath, and wait until next year, at the earliest, to make long-term decisions.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules
Date: Tuesday, May 26, 2020 11:03:28 AM

From: Miller, Jessica <Jessica.Miller@talgov.com>
Sent: Tuesday, May 26, 2020 10:20 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

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From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020, 8:45 AM
To: Executive Team
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

From: goldman@hep.fsu.edu <goldman@hep.fsu.edu>
Sent: Sunday, May 24, 2020 2:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FROM: goldman@hep.fsu.edu

DATE: 05/24/2020 02:40:40 PM

SUBJECT: Welaunee amendments--Talla Real Estate Cartel Rules

1. You should be pausing on further development and passing the Welaunee amendments until the economic affects of the Pandemic play out. Development anticipates the use of tax dollars for government services, which revenues are vulnerable to the pandemic. Expanding Tallahassee's development when there are empty malls and stores, with the possibility of many business failures due to the pandemic, thus many more empty places which can be used, is premature. Development is a pyramid scheme, which you, as commissioners, should be aware of, creates need for more government infrastructure and maintenance. 2. Why the rush? It sure smells bad for commissioners who vote on the amendments during the pandemic. Is this another situation like the Scott Maddox deals? 3. Environmental devastation will be a guaranteed effect to these 2700 acres. Just look at the tree slaughter and environmental damages that occurred at Canopy at Welaunee. Fines are inconsequential to the damage wrought. Does anybody care that we are disrupting the habitat of animals, birds, flora and fauna? Pretty soon you will have to leave Tallahassee to see the beauty of nature, instead of cookie cutter landscaping of nonnative plants. Another crepe myrtleville? Also look at the construction of the expensive housing developments currently going on at Ox Bottom and Bannerman Roads---wholesale cutting and leveling of every piece of vegetation. I voted for the original BluePrint tax and thought it good way to speed-up financing road improvements but than the real estate cartel got into Blue Print money. Silly me.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Ann Macmillan - Today's Comprehensive Plan amendment vote
Date: Tuesday, May 26, 2020 11:04:21 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:15 AM
To: AnnMacmillan@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Ann Macmillan - Today's Comprehensive Plan amendment vote

Greetings Ms. Macmillan,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:07 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Today's Comprehensive Plan amendment vote

From: AnnMacmillan@yahoo.com <AnnMacmillan@yahoo.com>
Sent: Tuesday, May 26, 2020 8:57 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Today's Comprehensive Plan amendment vote

FROM: AnnMacmillan@yahoo.com

DATE: 05/26/2020 08:57:03 AM

SUBJECT: Today's Comprehensive Plan amendment vote

Dear Local Leadership: I'm distressed by the latest attempt to amend our already-approved Comprehensive Plan without in-person input from the citizens who elected you and helped develop the Plan in the first place. Instead of violating (County) procedural rules to push this amendment through quickly, in these uncertain times it seems wise to slow the process down to address the issue with appropriate input heard, considered, and acted upon - from all concerned citizens. Even better would be to go ahead and vote NO to this ill-begotten amendment. The northeast acreage seeking local government funds from inclusion in our

Urban Services Area isn't urban, it is SUBurban. Our urban area desperately needs the funds for vital projects here. The northeast proposal, on the other hand, benefits the developers of that formerly-beautiful woodlands, not our city proper. In keeping with zero-fossil-fuel goals, we need to focus on infill, rather than suburban sprawl that encourages driving. We also must pay attention to increased segregation and economic disparity, as well as a lack of affordable housing, none of which are addressed by this amendment. Please y'all, either vote NO to this proposed amendment right now or TABLE / DELAY the vote until input can be safely presented in person. Please be fair to the many, many involved, affected citizens of Tallahassee/Leon County. Thank you. Ann Macmillan 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment
Date: Tuesday, May 26, 2020 11:02:14 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:49 AM
To: White, Artie <Artie.White@talgov.com>
Subject: FW: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment

From: Whitaker, Angie
Sent: Tuesday, May 26, 2020 10:01 AM
To: bdquig1@comcast.net
Subject: bdquig1@comcast.net - Wewaunee Arch/Service Area Amendment

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Wewaunee Arch/Service Area Amendment

From: bdquig1@comcast.net <bdquig1@comcast.net>
Sent: Monday, May 25, 2020 3:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Wewaunee Arch/Service Area Amendment

FROM: bdquig1@comcast.net

DATE: 05/25/2020 03:16:00 PM

SUBJECT: Wewaunee Arch/Service Area Amendment

1. The substantial expansion of the Urban Service Area to the northeast conflicts with the Comp Plan's directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. 2. The expansion of the Urban Service Area by 2,800 acres is premature, as there is enough land to accommodate the projected population growth through the Comprehensive Plan timeframe. 3. The Master Plan for Welaunee perpetuates low-density, auto oriented development despite the City's commitment to eliminate the use of fossil fuels by 2050 and to create a walkable, livable city. 4. The Master Plan inadequately addresses affordable housing. 5. The County Commission's reversal of its decision to delay the May 26th public hearing, violated Leon County's procedural rules. Chairman Desloge made a motion to reconsider to alter the date of the meeting, and a motion to reconsider can only be made the same day of a meeting. Further, the principle of speeding up this meeting is a slap in the face to the public. City and county commissioners have voiced their commitment to restoring trust, transparency, and public participation in government. The virtual meeting scheduled for May 26th fails on all three counts. 6. The crushing economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City. 7. We face a pandemic that will have long term economic impacts; this is not the time for local government to take on an obligation to fund infrastructure for a new unneeded northeast development.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Cara Fleischer, Leon Soil & Water Conversation District Supervisor - Please delay the Walunee decision
Date: Tuesday, May 26, 2020 11:06:59 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:08 AM
To: caraannfleishcher@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Cara Fleischer, Leon Soil & Water Conversation District Supervisor - Please delay the Walunee decision

Greetings Ms. Fleischer,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:57 AM
To: Whitaker, Angie <angela.whitaker@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please delay the Walunee decision

From: Caraannfleischer@gmail.com <Caraannfleischer@gmail.com>
Sent: Tuesday, May 26, 2020 12:56 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please delay the Walunee decision

FROM: Caraannfleischer@gmail.com

DATE: 05/26/2020 12:55:45 AM

SUBJECT: Please delay the Walunee decision

Dear Commissioner Bryant, As long time residents of Killearn Estates off Centerville Road, my family is deeply concerned that this amendment will greatly reduce our quality of life from the traffic, air pollution, and loss of habitat for wildlife caused by more development. We gave Canopy a chance but have been disgusted by the clear cutting and poor planning that ended in flooding and removal of protected canopy road trees. This builder doesn't seem to care about aesthetics either, because the development is unattractive and crammed with buildings without

any flow. It is heartbreaking for those of us who have lived here for a long time to see such a beautiful property be misused in this way, especially with the ironic name of Canopy. We are angry that more oversight wasn't used to create a better space and have lost trust that anything going forward by this builder will be any better. Why would we want to use millions of tax dollars here when what has been produced is such an eye sore? Not allowing us to share these concerns in person is not right and will only cause more hurt feelings with the community. Please vote no or to delay until the public has a chance to engage properly. This is not just a fringe group who wants to speak out and people who call this area home are very dissapointed in this development. Thank you for your consideration and all you do for Tallahassee. All my best, Cara Fleischer Leon Soil & Water Conservation District Supervisor 4706 Inisheer Court, Tallahassee, FL 32309

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Damon Victor, Owner/Lab Director Victor Technologies, LLC - No Walaunee Now
Date: Tuesday, May 26, 2020 11:06:09 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:11 AM
To: damon@victortec.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Damon Victor, Owner/Lab Director Victor Technologies, LLC - No Walaunee Now

Greetings Mr. Victor,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:04 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - No Walaunee Now

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Tuesday, May 26, 2020 8:22 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - No Walaunee Now

FROM: damon@victortec.com

DATE: 05/26/2020 08:21:52 AM

SUBJECT: No Walaunee Now

Thank you commissioners. Here's what seems to be a reoccurring pattern in our City and County; the public is left out of the process regarding major development. I appreciate your consideration to Stop the Welaunee development- we must, at least slow the process down, so the public can have its say to decide its own future. If you vote now for approval of expansion of services to the development, the timing is both obscene and reckless. Especially now. We should be conservative with taxpayers funds and take care of the citizens and their immediate

needs. Although, in my 30 year experience in Tally, this appears to be a done deal. Our local government's current systems of notices and public relations campaigns, as it relates to major development, are a failure. As it plays out now, anemic attempts at public awareness are seemingly, purposefully kept low and quiet. To a point when a small amount of the public is finally aware- it's too late to stop the project, alter it, or re-examine it. And they are labeled tree-huggers or agitators or anti-growth. It's not fair. A timely public awareness campaign and input regarding major development activities is a minimum requirement of local leadership and represents a basic component of civic trust in it's government's integrity. Damon Victor Owner/Lab Director Victor Technologies, LLC damon@victortec.com www.victortec.com (850) 570-2594 2212 Joyner Drive Tallahassee. Florida 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Danielle Irwin Re: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:13:21 AM

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 8:13 AM
To: White, Artie <Artie.White@talgov.com>
Cc: Tedder, Wayne <Wayne.Tedder@talgov.com>
Subject: Danielle Irwin Re: Welaunee Arch and USA Comp Plan Amendments

Hi Artie, documentation of receipt.

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Sent: Tuesday, May 26, 2020 7:51 AM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Goad, Reese <Reese.Goad@talgov.com>
Subject: Welaunee Arch and USA Comp Plan Amendments

Good Morning, Commissioners.

The proposed amendments to the Comprehensive Plan related to the Urban Services Area (USA) and the Welaunee Arch land use change with its Planned Development Master Plan should be delayed until additional public participation can be incorporated. The amendments may be based on a 30-year agreement with the land owners but the proposed future land use map and Master Plan have only been around for six months, three of which have been filled with pandemic distractions and lack of real-time public participation in local government. Furthermore, these plans have been updated within the last couple of weeks, further compressing the public participation's feedback opportunity. While the USA has been expanded ten times since 1997 according to the planning staff's analysis, the total area included in those expansions is significantly less than the 2,800 acres to be included in the currently proposed USA expansion. These comp plan amendments represent a milestone in the future development and land use of our city and county, as well as a chance to envision what sustainability looks like starting with a blank canvas. Since the City is the applicant rather than a developer, the Welaunee Arch Master Plan should be a representation of a shared community vision of what future development in Leon and Tallahassee looks like. To push these large-scale comp plan amendments through to a vote during a time when public participation in decision-making meetings is more limited than before the pandemic erodes public trust and confidence.

There has been local outcry at the thought of the sizable public investment in infrastructure that will accompany the comp plan amendment related to the USA expansion over an additional 2800 acres when that investment is so sorely needed within the existing USA – sidewalks, lighting, stormwater

improvements, parks, transit, sewer, and greater incentives for infill development. With infill-driven priorities comes compromise on the part of existing neighborhoods. Infill helps increase residential densities in the urban core so that greater mass transit options are justified but it should be done in a manner that reflects the surrounding neighborhoods, possibly through architectural controls. Public investment within the USA and the southside needs to be prioritized to achieve the enhanced quality of life our elected leaders should be seeking for the current Leon county residents. This should be prioritized regardless of the outcome of the USA expansion.

Thirty years ago, the thought of planning new developments in a climate-resilient and sustainable way based around alternative transportation, renewable energy, and walkability was not on anyone's radar. The first environmental degree programs didn't even exist at universities yet. At present, the City is proposing a Master Plan, as required by the proposed land use change from Rural to Planned Development. The Planned Development category has the potential to be the most sustainable land use district in our local government comp plan. The Welaunee Arch Master Plan further describes the planned development. Yet, there is lacking a robust analysis of how the Master Plan will move the City closer to 100% dependence on renewable energy and what the cost of supplying water, sewer and other essential services including fire and police will be. Will a new fire station be needed? Who will fund that? The land owner has repeatedly said they are not developers and have no plans to develop the site but are only pursuing this land use amendment because the local government is engineering a major road through their land. I accept that they are not developers but I encourage them, along with the City, to be visionaries. The City, as the applicant for the Arch map/text amendment to the comp plan, has a rare opportunity to provide direction for the future development in the Arch that embraces concepts of sustainability more holistically, to truly be a leader. The proposed Master Plan is a good start but it should be strengthened with further public feedback and a sustainability analysis.

I believe it is reasonable to be planning for future large-scale developments that will occur in the east/northeast part of our City given the environmental constraints in other directions such as the springs protection zone in the southeast and the lake protection area to the west. Good sustainable planning begins years before shovels hit soil. We don't often get the chance to work on a blank canvas; rather we have had to accommodate the more expensive retrofit and after-the-fact infrastructure changes that plague many cities in Florida and across the country. The City's proposed Welaunee Arch Master Plan has many sustainable elements incorporated into it. The Master Plan requires a focus on pedestrian and transit oriented design, walkable, connected neighborhoods that support a range of housing options for all socioeconomic groups, complete streets, bicycle facilities, a greenway, and many other land use intentions that support this focus. An additional level of equity protections should be included such as requiring 10-20% of residential units to be affordable housing for the lowest socioeconomic groups in every phase of development. Affordable housing should be focused closest to transit routes to support those who do not drive such as the elderly, teens, non-car owners, etc. If we are to be a genuinely age-friendly community, our neighborhoods will offer places to live and ways to get around that are affordable on low or fixed incomes.

How can we make sure that the good intentions of the Master Plan are actualized? One of the most recent planned developments, Canopy, comes to mind – did that development have similar intentions in planning documents that were not realized once construction occurred? Why didn't

the City provide the optional Sustainable Development Pattern Survey as part of their Welaunee Arch amendment application? Where is the emphasis on low impact development stormwater techniques and energy efficient buildings? What forward-thinking transit and renewable energy infrastructure elements can we bake into the Master Plan recipe? Mass transit is a critical part of the transportation system and needs to be planned together with major roadways far in advance of the more discrete details in PUD site planning and layout. Since roads are already being planned, an estimate of the greenhouse gases that will be emitted should be included in the analysis so the City can balance their accounting as we all move toward reducing our collective carbon footprint. When we will start adding green building requirements into our development project plans? Behind transportation, buildings are the second largest emitter of greenhouse gases.

My request today is that the City and County Commissioners delay the vote on the Welaunee Arch and Urban Services Area so that additional discussions with the public can occur and additional staff sustainability analysis can be performed. Both the County and the City are signatories in the Capital Area Sustainability Compact. The County joined in May 2018 and the City in January 2019. Furthermore, the City passed a resolution in February 2019 to go 100% renewable energy community-wide by 2050 but has yet to provide a plan detailing how to get there. The plan must include existing and proposed new developments. A routine part of the staff analysis of all large-scale comprehensive plan amendments should be dedicated to addressing how the amendment is responsive to these sustainability initiatives. Sustainability should be brought into the analysis of all major land developments, infrastructure, and other capital improvement projects. When public money is being spent, the public deserves to know how their money will bring our City and County closer to sustainability. The Welaunee Arch and USA amendments are not ready for a vote until this analysis can be done, additional sustainability features can be included in the Master Plan, and the public can be directly engaged in real-time participation.

Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Doug Martin - Welaunee changes to Blueprint/Comprehensive Plan
Date: Tuesday, May 26, 2020 11:02:26 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:48 AM
To: martin.douglas.s@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Doug Martin - Welaunee changes to Blueprint/Comprehensive Plan

Greetings Mr. Martin,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:46 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

From: martin.douglas.w@gmail.com <martin.douglas.w@gmail.com>
Sent: Tuesday, May 26, 2020 10:43 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee changes to Blueprint/Comprehensive Plan

FROM: martin.douglas.w@gmail.com

DATE: 05/26/2020 10:42:39 AM

SUBJECT: Welaunee changes to Blueprint/Comprehensive Plan

Dear Commissioners, As a resident and lifelong proponent of Florida Open Meetings laws, I am writing with alarm about the joint City/County meeting to expand the Urban Services Boundary to north of I-10 and building a new interchange. I followed the Blueprint 2020 process and don't remember this coming up, but instead recall an emphasis on urban infill and affordable housing. Few people I know could afford a house in the current Welaunee Plan.

How much are we the taxpayers going to fund? On the southside, we lack sidewalks and basic traffic controls. Our schools are some of the most segregated in the country. Allowing upscale sprawl development exacerbates the chasm between the two Tallahassees. The traffic on the eastside of Tallahassee is already horrendous, and the schools are at or above capacity. Are we to fund schools that will increase educational and housing segregation? Even worse, this meeting is held during a pandemic emergency in which neither commission can meet with each other or the public. Florida's open meetings and growth management laws came about because local elected officials were approving sprawling developments without regard to the impacts on roads and schools, destroying natural areas and degrading quality of life — all on the taxpayers dime. In Florida, elected officials have to look their constituents in the eye and hear their voices before voting on changes of this magnitude. That will not be the case today. Former Gov. Rick Scott and his enablers in the Legislature gutted Florida's once nation-leading Growth Management Act. There is no longer meaningful state oversight. That means our city and county leaders must plan wisely. The Welaunee plan may or may not have merit, but I would like to know a lot more and the opportunity to exercise my rights under Florida's law and constitution to speak and be present in person. At this time, I would ask that the joint meeting table this proposal in favor of thorough study, discussion and amendment as needed before vast expansion of the Urban Services Boundary. Most respectfully, Doug Martin
Quarantined at his home at 1312 Nancy Dr. Tallahassee, FL 32301 (850) 212-7447

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: elizabethh@embarqmail.com - Welaunee Comprehensive Plan Amendments
Date: Tuesday, May 26, 2020 11:05:39 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:13 AM
To: elizabethh@embarqmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: elizabethh@embarqmail.com - Welaunee Comprehensive Plan Amendments

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments

From: elizabethh@embarqmail.com <elizabethh@embarqmail.com>
Sent: Tuesday, May 26, 2020 8:47 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments

FROM: elizabethh@embarqmail.com

DATE: 05/26/2020 08:47:17 AM

SUBJECT: Welaunee Comprehensive Plan Amendments

I am urging you to vote no on the upcoming Welaunee Comprehensive Plan Amendments. A virtual meeting, with no citizen comments allowed, is unconscionable during this COVID-19 pandemic. There are many areas inside the current Urban Services Area which are deserving of central water, sewer, sidewalks, etc. which should be our priority now. Expanding the USA

by 2,800 acres is premature; there is currently enough land to accommodate the projected population growth. The Master Plan for Welaunee does NOT adequately address affordable housing. The amendments do nothing to fulfill a hope for a walkable, livable heart in the center of our beautiful Tallahassee. Your virtual meeting today DOES NOT mirror your commitment to restore trust, transparency, and public participation in our government.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Gloria Colvin - Vote on amending Comprehensive Plan
Date: Tuesday, May 26, 2020 11:01:56 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:49 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Gloria Colvin - Vote on amending Comprehensive Plan

From: Whitaker, Angie
Sent: Tuesday, May 26, 2020 10:00 AM
To: gpcolvin@comcast.net
Subject: Gloria Colvin - Vote on amending Comprehensive Plan

Greetings Ms. Colvin,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote on amending Comprehensive Plan

From: gpcolvin@comcast.net <gpcolvin@comcast.net>
Sent: Monday, May 25, 2020 3:02 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Vote on amending Comprehensive Plan

FROM: gpcolvin@comcast.net

DATE: 05/25/2020 03:02:02 PM

SUBJECT: Vote on amending Comprehensive Plan

Dear City Commissioners, I am deeply disturbed by your refusal to allow public comment

before voting on amendments to the Comprehensive Plan. A large development like this additional section of Welaunee will require significant amounts of public funds over time and hearing from constituents should be part of the decision-making process. Whether intentional or not, the appearance of this rush to vote without citizen input is bad, and leads one to question whether something underhanded is going on here. Why the hurry and especially during the crisis we are currently facing? We've had to divert Blueprint dollars to help organizations weather this financial crisis caused by the Coronavirus shutdown. Unemployment is at an all-time high. There is a great need for affordable housing in Tallahassee and Leon County, a need made even more critical with the economic effects of the Coronavirus pandemic. With the poorest zip code in the state of Florida located in our county, there are clearly pressing needs in our community. I question whether another high-end neighborhood in the Northeast is really needed when these other needs are so substantial. In addition, as a resident of this area of the county I'm concerned that such a large development will overwhelm the current infrastructure. Roads in the Northeast already have heavy traffic and adding a large number of houses will only make this problem worse. Without new schools, will our current schools have the capacity to accommodate numerous new students? Please take a slower, more deliberate approach to this issue and allow for citizen input in the process. Sincerely, Gloria Colvin

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: goldman@hep.fsu.edu - Welaunee amendments--Talla Real Estate Cartel Rules
Date: Tuesday, May 26, 2020 11:11:38 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:45 AM
To: goldman@hep.fsu.edu
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: goldman@hep.fsu.edu - Welaunee amendments--Talla Real Estate Cartel Rules

Greetings goldman@hep.fsu.edu,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:20 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

From: goldman@hep.fsu.edu <goldman@hep.fsu.edu>
Sent: Sunday, May 24, 2020 2:41 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee amendments--Talla Real Estate Cartel Rules

FROM: goldman@hep.fsu.edu

DATE: 05/24/2020 02:40:40 PM

SUBJECT: Welaunee amendments--Talla Real Estate Cartel Rules

1. You should be pausing on further development and passing the Welaunee amendments until the economic affects of the Pandemic play out. Development anticipates the use of tax dollars for government services, which revenues are vulnerable to the pandemic. Expanding Tallahassee's development when there are empty malls and stores, with the possibility of many business failures due to the pandemic, thus many more empty places which can be used, is premature. Development is a pyramid scheme, which you, as commissioners, should be aware of, creates need for more government infrastructure and maintenance. 2. Why the rush? It sure

smells bad for commissioners who vote on the amendments during the pandemic. Is this another situation like the Scott Maddox deals? 3. Environmental devastation will be a guaranteed effect to these 2700 acres. Just look at the tree slaughter and environmental damages that occurred at Canopy at Welaunee. Fines are inconsequential to the damage wrought. Does anybody care that we are disrupting the habitat of animals, birds, flora and fauna? Pretty soon you will have to leave Tallahassee to see the beauty of nature, instead of cookie cutter landscaping of nonnative plants. Another crepe myrtleville? Also look at the construction of the expensive housing developments currently going on at Ox Bottom and Bannerman Roads---wholesale cutting and leveling of every piece of vegetation. I voted for the original BluePrint tax and thought it good way to speed-up financing road improvements but than the real estate cartel got into Blue Print money. Silly me.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Haley Davis - Welaunee Expansion Project
Date: Tuesday, May 26, 2020 11:08:56 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:04 AM
To: haleydavis18@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Haley Davis - Welaunee Expansion Project

Greetings Haley Davis,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Expansion Project

From: Haleydavis18@yahoo.com <Haleydavis18@yahoo.com>
Sent: Monday, May 25, 2020 4:38 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Expansion Project

FROM: Haleydavis18@yahoo.com

DATE: 05/25/2020 04:37:39 PM

SUBJECT: Welaunee Expansion Project

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: jolleyj@jolleygood.comcastbiz.net - 2,800 acres of rural land into the Urban Services Area
Date: Tuesday, May 26, 2020 11:11:50 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:44 AM
To: jolleyj@jolleygood.comcastbiz.net
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: jolleyj@jolleygood.comcastbiz.net - 2,800 acres of rural land into the Urban Services Area

Greetings jolleyj@jolleygood.comcastbiz.net,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:39 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

From: jolleyj@jolleygood.comcastbiz.net <jolleyj@jolleygood.comcastbiz.net>
Sent: Monday, May 25, 2020 6:41 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - 2,800 acres of rural land into the Urban Services Area

FROM: jolleyj@jolleygood.comcastbiz.net

DATE: 05/25/2020 06:40:51 AM

SUBJECT: 2,800 acres of rural land into the Urban Services Area

3605 Houston Road Tallahassee, FL 32304 I oppose Welaunee Plantation expansion. We shouldn't consider the proposed amendments until we hear directly from constituents.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Karen Kimel - TMA2020012/ TTA2020013 Welaunee Amendments
Date: Tuesday, May 26, 2020 11:05:54 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:12 AM
To: karenkimel@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: Karen Kimel - TMA2020012/ TTA2020013 Welaunee Amendments

Greetings Ms. Kimel,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - TMA2020012/ TTA2020013 Welaunee Amendments

From: karenkimel@comcast.net <karenkimel@comcast.net>
Sent: Tuesday, May 26, 2020 8:47 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - TMA2020012/ TTA2020013 Welaunee Amendments

FROM: karenkimel@comcast.net

DATE: 05/26/2020 08:47:01 AM

SUBJECT: TMA2020012/ TTA2020013 Welaunee Amendments

Dear Commissioners, I reside at 1904 Greenwood Drive and am a lifelong resident of Tallahassee. I am writing to voice my opposition to the proposed, unsustainable Welaunee Comprehensive Plan amendments (TMA202012 Welaunee Arch map amendment and

TTA2020013 Welaunee Arch/Urban Service Area text amendment). In considering the Welaunee Comprehensive Plan amendments, I would encourage the commission to review the vision statement of our city's comprehensive plan in its entirety. Here is a relevant excerpt: "The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection." This is yet another example, in a long string of examples, of developers enacting their own will upon the city in conflict with both the letter and spirit of our existing comprehensive plan. In addition, this project diverts funds which are desperately needed to improve existing city neighborhoods. I am equally concerned by the planning commission allowing this important vote when there is not an opportunity for public comment. In absence of community input, I feel it is essential that our commissioners remain true to our shared community vision outlined in our comprehensive plan and keep the best interests of the whole community in mind. I ask that you vote NO on the proposed Welaunee amendments. Thank you, Karen Kimel

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Kathy McGuire - Welaunee Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:09:21 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:02 AM
To: kathyi.mcguire@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Kathy McGuire - Welaunee Comp Plan Amendments

Greetings Ms. McGuire,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

From: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>
Sent: Monday, May 25, 2020 4:29 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan Amendments

FROM: kathyi.mcguire@gmail.com

DATE: 05/25/2020 04:29:03 PM

SUBJECT: Welaunee Comp Plan Amendments

I am exhausted with the Welaunee Comp Plan amendments. You must be too. It is very frustrating to spend so much time trying to understand these big policy issues and their ramifications, only to have four commission say that they will not let the public participate in the meeting. I can't tell you how disappointed I am in that. As a member of ATN, I have participated in a detailed response describing our concerns for the amendments. But regarding the exclusion of citizen participation at the meeting, I had expected better of you.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: knox007@comcast.net - Comp Plan Change Welaunee
Date: Tuesday, May 26, 2020 11:09:50 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: knox007@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: knox007@comcast.net - Comp Plan Change Welaunee

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:51 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Comp Plan Change Welaunee

From: knox007@comcast.net <knox007@comcast.net>
Sent: Monday, May 25, 2020 7:46 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Comp Plan Change Welaunee

FROM: knox007@comcast.net

DATE: 05/25/2020 07:46:21 PM

SUBJECT: Comp Plan Change Welaunee

Dear Commissioners, The vote scheduled for April 26, on whether to bring 2,800 acres of rural land into the Urban Services Area, threatens to permanently alter the face of Tallahassee, leaving us to subsidize expensive suburban development for decades to come. The Welaunee development is located north of I-10, bringing it in to the Urban Service area sets up future costs both financial and environmental that could be at least minimized if more citizen engagement were allowed. The meeting will be entirely virtual, and no citizen comments will be allowed during the meeting. In addition, this decision was initially put off because the

county commission thought it best to postpone such a significant change to the comp plan until public input could be heard. Then in a surprise move, that vote was reversed, and the vote is scheduled to be taken on April 26. There was no explanation for the reversal except that the project has been underway for 30 years. While that may be the case the area has had to wait until the population of Tallahassee has grown to create demand, which I'm not sure really exists. This move did not inspire confidence in government transparency. The substantial expansion of the Urban Service Area to the northeast conflicts with the Comp Plan's directive to make better use of the available infrastructure in the City, while lessening development pressure on the fringe of Tallahassee. Areas inside the existing Urban Service Area still lack urban services such as central water, sewer, sidewalks, etc., and the analysis of the amendment does not explain how local government will address these deficiencies while expanding the Urban Service Area. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City. What we need is more affordable housing and all that gets built is either student housing or more high-end housing. During the Covid-19 pandemic, is it really a good idea to commit to something that could require city and county funding before we know what the response to the virus will generate in costs? Will we have that many students returning to town? Why not slow down to see how the impacts of the virus play out? Today we had our highest count of new covid-19 cases, predictions are that a second wave will come this summer given the rush to open up. What could it hurt to wait? Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments or at least delay the vote on the Welaunee amendments until the public can truly be heard.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Lucia Sommer Re: Please oppose the Welaunee Comprehensive Plan amendments
Date: Tuesday, May 26, 2020 11:13:11 AM

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 8:14 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Lucia Sommer Re: Please oppose the Welaunee Comprehensive Plan amendments

Hi Artie, documentation of receipt.

From: Lucia Sommer <sommerlucia@gmail.com>
Sent: Monday, May 25, 2020 9:12 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>
Subject: Please oppose the Welaunee Comprehensive Plan amendments

Dear Commissioner Bryant,

I'm writing to request that you vote to oppose / decline to transmit the Welaunee Comprehensive Plan amendments. They run directly counter to the values we claim to hold as a community as outlined in the Comprehensive Plan.

According to the Tallahassee-Leon County Planning Department's own projections, there is plenty of land available in the existing Urban Services Area to accommodate projected population growth over the Comprehensive Plan's time horizon.

Why open up over 4,770 acres in the northeast, while many neighborhoods currently inside the Urban Services Area lack adequate public transit, affordable housing, and even essential infrastructure such as sidewalks, well-maintained roads, central water, and sewer? The amendments do not explain how these deficiencies will be addressed while expanding the Urban Service Area.

Please oppose the Welaunee Arch amendments and expedite the rewrite of the Comprehensive Plan so that future development can proceed in a data-driven manner that is responsive to the actual needs of residents and projected population growth.

Sincerely,
Lucia Sommer
1611 Milton Street
Tallahassee, FL 32303

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Max Epstein Re: Welaunee amendments missed deadline + lack of public input
Date: Tuesday, May 26, 2020 11:10:49 AM
Attachments: [2 - 11-14-17 BOCC Agenda Item.pdf](#)

From: Bryant, Elaine <Elaine.Bryant@talgov.com>
Sent: Tuesday, May 26, 2020 9:55 AM
To: max.epstein@gmail.com; White, Artie <Artie.White@talgov.com>
Subject: Max Epstein Re: Welaunee amendments missed deadline + lack of public input

Greetings Mr. Epstein,

Acknowledging receipt. Thank you.

Commissioner Bryant

From: Max Epstein <max.epstein@gmail.com>
Sent: Tuesday, May 26, 2020 9:51 AM
To: Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Ray, Ryan <Ryan.Ray@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>
Cc: Jackson, Cassandra <Cassandra.Jackson@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>
Subject: Welaunee amendments missed deadline + lack of public input

Dear Commissioners,

I would like to bring it to your attention that the City of Tallahassee Welaunee Arch (TMA2020012) proposed amendment was filed seven weeks past the September 27th, 2019 deadline for applications for comprehensive plan amendments, on November 18th, 2019.

This also applies to the Joint City of Tallahassee-Leon County Welaunee Arch / Urban Services Area (TTA2020013) proposed amendment that was also filed on November 18th, 2019. No explanation is provided why the applicant was allowed to violate this deadline.

According to policy 1.8.1 in the Intergovernmental Coordination Element of the comprehensive Plan, the City and the County have only one amendment cycle for plan amendments -- one with a September 27th deadline. Proposed comprehensive plan amendments outside this annual cycle are permitted but only if the Board of County Commissioners or the City Commission City approves their initiation:

"COMPREHENSIVE PLAN AMENDMENT PROCESS Objective 1.8: [I] (REV. EFF. 8/13/18) Provide a comprehensive plan amendment procedure consistent with state statute. Policy 1.8.1: [I] (REV. EFF. 8/13/18) To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle."

Nothing in the record indicates that the City Commission or the Board of County Commissioners were explicitly informed that these amendments were "out of cycle" (filed outside the annual cycle that ended September 27, 2019) or voted on as such, as has been done with out of cycle amendments in the past.

Legislative history for policy 1.8.1 (see attached memo by Vince Long) indicates that the out of cycle amendment process should be used for in cases where the applicant demonstrates "time sensitivity." The representative of the landowner, Gary Hunter, has repeatedly stated "there is no grand development planned" and no "boogyman around the corner." By his own admission, these amendments are not time sensitive, do not qualify as "out of cycle," and should never have been allowed to be filed seven weeks past the September 27th deadline. Furthermore, the memo explains that out of cycle amendments are to be used to allow the "the Board and City Commission flexibility to initiate changes in response to unexpected situations". There is no "unexpected situation" here.

The City Commission, the Board of Commissioners, and the public had the right to be explicitly informed that these amendments were filed out of cycle and without any showing of the applicant's need to violate the September 27th deadline. No explanation has been given as to why the decisionmaking bodies and the public were not explicitly informed. No harm will be done by rejecting these improperly initiated amendments.

In addition, the failure of the City Commission to vote to initiate these amendments deprived me and the general public of the right to meaningfully participate in the City's and County's decisionmaking. Both the Intergovernmental Coordination Element of the Plan and Florida Statutes require that the City Commission and the Board of County Commissioners provide an opportunity for meaningful public participation, i.e., that comments provided by the public will, in fact, be responded to and considered by the decisionmaking body. The Statute and the Plan specifically state that this meaningful public participation requirement applies to plan amendments:

Section 163.3181, Florida Statutes. Public participation in the comprehensive planning process; intent; alternative dispute resolution.—

- (1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end.
- (2) During consideration of the proposed plan or amendments thereto by the local planning

agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments."

"CITIZEN PARTICIPATION Objective 1.5: [I] (EFF. 7/16/90) On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report."

This 7 week delay created by allowing the filing of an unapproved and undesignated out of cycle plan amendment deprived the public of their right to review and comment on these amendments in a timely manner. As explained in the Vince Long memo: "The annual process also allows for a longer period of public outreach and involvement". This seven week delay, combined with MONTHS of COVID-19 pandemic shutdown, has prevented realtime and/or in-person comment, as proven by dozens of public comments and emails requesting a delay in this decision so that the public can be heard. The Leon County Commission recently voted to NOT adopt procedures designed to provide effective public participation and realtime public comment during virtual commission meetings when the technology is readily available. The City Commission has similarly denied realtime public participation and discussion. Public comments submitted by email are not read, only entered into the record, which completely subverts the requirement for open discussion and consideration of and response to public comments.

City Commissioner Matlow recently held a video town hall with the Applicant (Artie White of the City of Tallahassee), representative of the Landowner (Gary Hunter), Assistant City Manager Wayne Tedder, and various neighborhood representatives and experts on the WebEx and Facebook information system platforms. Well over a hundred members of the public watched and generated approximately 500 realtime comments.

Limiting this type of discussion and public participation is completely arbitrary and violates the intent of Section 163.3181, Florida Statutes, and policy 1.5 of the Intergovernmental Coordination Element of the Comprehensive Plan.

Thank you for your consideration of these matters. We ask that these untimely, unapproved, and undesignated out-of-cycle proposed Welaunee amendments be denied with the applicant being given the opportunity to refile the application for the 2021 Annual Cycle.

Sincerely,
Max Epstein

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From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: mrsglisson@gmail.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments
Date: Tuesday, May 26, 2020 11:08:30 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:07 AM
To: mrsglisson@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: mrsglisson@gmail.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

Greetings Mrs. Glisson,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:56 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

From: mrsglisson@gmail.com <mrsglisson@gmail.com>
Sent: Monday, May 25, 2020 11:20 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

FROM: mrsglisson@gmail.com

DATE: 05/25/2020 11:20:22 PM

SUBJECT: Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments. The

appalling economic disparity and segregation that has resulted from unbalanced growth into the northeast cries out for more equitable growth and development. Since the City annexed Welaunee over 30 years ago our community has seen many changes. We have had 30 years of sustained development in the northeast but very small public and private investment in the center of our City.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: nolesjustin@gmail.com - Welaunee Comprehensive Plan Amendments Comment
Date: Tuesday, May 26, 2020 11:10:02 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:56 AM
To: nolesjustin@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: nolesjustin@gmail.com - Welaunee Comprehensive Plan Amendments Comment

Greetings nolesjustin@gmail.com,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:52 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments Comment

From: nolesjustin@gmail.com <nolesjustin@gmail.com>
Sent: Monday, May 25, 2020 9:26 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comprehensive Plan Amendments Comment

FROM: nolesjustin@gmail.com

DATE: 05/25/2020 09:26:18 PM

SUBJECT: Welaunee Comprehensive Plan Amendments Comment

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments. It is unethical and unprecedented that you are even voting on such an issue with full participation from the community. Without public comment, you do not represent your constituents. You need to be proactive in incorporating the Clean Energy Plan that will soon be established. This is a dealbreaker issue for me and I will not vote for any commissioner that votes to allow development at this time.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: PlaneHUDSON@yahoo.com- Welaunee— Blueprint
Date: Tuesday, May 26, 2020 11:04:00 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:16 AM
To: PlaneHUDSON@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: PlaneHUDSON@yahoo.com- Welaunee— Blueprint

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 10:12 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee— Blueprint

From: PlaneHUDSON@yahoo.com <PlaneHUDSON@yahoo.com>
Sent: Tuesday, May 26, 2020 10:03 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee— Blueprint

FROM: PlaneHUDSON@yahoo.com

DATE: 05/26/2020 10:02:30 AM

SUBJECT: Welaunee— Blueprint

While plans have been in process for 30 years, plans change and we the citizens of Tallahassee/Leon County have the right to have a say in the changes as well as be Fully informed of what is going on. To cut us out of the process sets a bad precedence. Please slow your roll to include us as well otherwise the only thing you are doing is undercutting your authority and our trust in you. Is that what your intention is? Then keep pushing ahead. If not, take a few extra months and include us in the plans and change of plans. Thanks.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: rmjones@fsu.edu Re: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:11:12 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: rmjones@fsu.edu
Cc: White, Artie <Artie.White@talgov.com>
Subject: rmjones@fsu.edu Re: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

Greetings rmjones@fsu.edu,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:47 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

From: rmjones@fsu.edu <rmjones@fsu.edu>
Sent: Monday, May 25, 2020 2:51 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Arch Comp Plan Amendments

FROM: rmjones@fsu.edu

DATE: 05/25/2020 02:51:12 PM

SUBJECT: Welaunee Arch Comp Plan Amendments

We urge you to vote no, even if you support the Welaunee Arch Comprehensive Plan amendments (TMA 2020-012 and TTA 2020-013), and instead make and/or support a motion to direct staff to develop a plan and schedule for meaningful public participation and engagement, with opportunities for discussion, questions and answers, evaluation of alternatives, and revision of the Welaunee Arch Master Plan consistent with the requirements of Goal 6 of the Plan by providing direction for the development of the Arch, and with a time

certain for the amendments to be considered for transmittal during a public hearing later in 2020. This short delay that will not impact the landowner's plans, but will provide them with certainty regarding implementation of the Urban Services Development Agreement and transmittal of the Comprehensive Plan amendments. In addition, the public will have been provided with opportunities to provide meaningful feedback in the development of the Welaunee Arch Master Plan and the Comprehensive Plan amendments before they are essentially finalized.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: rrp Parsons@comcast.net - Welaunee Comp Plan for USA addition into the Welaunee arch
Date: Tuesday, May 26, 2020 11:09:39 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:59 AM
To: rrp Parsons@comcast.net
Cc: White, Artie <Artie.White@talgov.com>
Subject: rrp Parsons@comcast.net - Welaunee Comp Plan for USA addition into the Welaunee arch

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan for USA addition into the Welaunee arch

From: rrparsons@comcast.net <rrparsons@comcast.net>
Sent: Monday, May 25, 2020 5:32 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee Comp Plan for USA addition into the Welaunee arch

FROM: rrparsons@comcast.net

DATE: 05/25/2020 05:31:31 PM

SUBJECT: Welaunee Comp Plan for USA addition into the Welaunee arch

I am opposed to the Welaunee Comprehensive Plan amendment that will expand the Urban Services Area into the Welaunee arch. Thirty years ago our commissions made some excellent planning decisions for the future, based upon known facts and projections at that time, and I do believe the Northeast Gateway will be an important part of those future plans, just not until we have addressed other needs. Thirty years ago the coming impact of climate disruption, the

push for renewable energy, the public demand for walkable bikeable communities, and the need to revitalize our southside and southwest communities were not on our radar. Thirty years ago the automobile was king – and although that is still the case, there is a growing shift in how our residents view transportation. I believe our resources are best focused in our inner city, southside, and southwest communities. I believe the public has different growth priorities than thirty years ago. I believe that climate disruption will bring us many south Florida residents who will not have the financial resources to live in the northeast sections of our community. Today’s projections for the future are different from our projections thirty years ago. Please accept that times change, and those changes bring new needs and new challenges. Please do not bring the Welaunee arch into the USA at this time.

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Steve Been - Welaunee comp plan amendments
Date: Tuesday, May 26, 2020 11:09:08 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:03 AM
To: stevebeen@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Steve Been - Welaunee comp plan amendments

Greetings Mr. Been,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:49 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee comp plan amendments

From: stevebeen@gmail.com <stevebeen@gmail.com>
Sent: Monday, May 25, 2020 4:34 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee comp plan amendments

FROM: stevebeen@gmail.com

DATE: 05/25/2020 04:33:33 PM

SUBJECT: Welaunee comp plan amendments

There's been a lot said on this issue, by many people, including my My View in the Democrat. I just want to add that while I'm no expert in planning, and I don't know enough about this issue to know if the commissioners are free to do what's in the best interest of the city, I do know that there is no requirement to make this decision without taking live comment from the public, and I think that doing that, when there's obviously a lot of controversy, is wrong and it goes against the way you've all said you want to run this city. I ask you to put this decision off

and deal with it when you can follow the usual process. Thanks. Steve Been

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Sudi Hartung Scott RE: WELAUNEE COMP PLAN
Date: Tuesday, May 26, 2020 11:11:26 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 9:48 AM
To: Sudi <sudi.sscs@comcast.net>
Cc: Bryant, Elaine <Elaine.Bryant@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: Sudi Hartung Scott RE: WELAUNEE COMP PLAN

Greetings Sudi Hartung Scott,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: Sudi <sudi.sscs@comcast.net>
Sent: Tuesday, May 26, 2020 9:19 AM
To: Dailey, John <John.Dailey@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Bryant, Elaine <Elaine.Bryant@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Whitley, Thomas <Thomas.Whitley@talgov.com>; Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>; Whitaker, Angie <angela.whitaker@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Thomas, Akhenaton <Akhenaton.Thomas@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Bryan Desloge <DeslogeB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Mary Ann Lindley <LindleyM@leoncountyfl.gov>; Deborah Craig <CraigD@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>
Subject: WELAUNEE COMP PLAN

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments.

Today's Comprehensive Plan amendment vote

Dear Local Leadership:

I'm distressed by the latest attempt to amend our already-approved Comprehensive Plan without in-person input from the citizens who elected you and helped develop the Plan in the first place. Instead of

violating (County) procedural rules to push this amendment through quickly, in these uncertain times it seems wise to slow the process down to address the issue with appropriate input heard, considered, and acted upon - from all concerned citizens.

Even better would be to go ahead and vote NO to this ill-begotten amendment. The northeast acreage seeking local government funds from inclusion in our Urban Services Area isn't urban, it is SUBurban. Our urban area desperately needs the funds for vital projects here. The northeast proposal, on the other hand, benefits the developers of that formerly-beautiful woodlands, not our city proper. In keeping with zero-fossil-fuel goals, we need to focus on infill, rather than suburban sprawl that encourages driving. We also must pay attention to increased segregation and economic disparity, as well as a lack of affordable housing, none of which are addressed by this amendment.

Please y'all, either vote NO to this proposed amendment right now or TABLE / DELAY the vote until input can be safely presented in person. Please be fair to the many, many involved, affected citizens of Tallahassee/Leon County. Thank you.

SUDI HARTUNG SCOTT

Creative Director | Business Development

DesignsTakeFlight, LLC

www.DesignsTakeFlight.com

850.251.7389

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From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Timothy Stadlmueller - In reference to the Welaunee Extension
Date: Tuesday, May 26, 2020 11:08:41 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:06 AM
To: tstadlmueller@gmail.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: Timothy Stadlmueller - In reference to the Welaunee Extension

Greetings Mr. Stadlmueller,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:55 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - In reference to the Welaunee Extension

From: webmaster@talgov.com <webmaster@talgov.com>
Sent: Monday, May 25, 2020 11:16 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - In reference to the Welaunee Extension

FROM: tstadlmueller@gmail.com

DATE: 05/25/2020 11:15:41 PM

SUBJECT: In reference to the Welaunee Extension

Hi, Please don't support the Welaunee Development, as I believe it represents a further investment in the exact type of low density unaffordable housing that is damaging to the community at large. Tallahassee should be developing historically disenfranchised communities, focusing on affordable housing and the kind of public infrastructure that will allow our city to flourish in the long term. Please delay the vote to allow for proper input from the public, I believe this process is being rushed. Thank you. -Timothy Stadlmueller

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:12:47 AM

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Sent: Tuesday, May 26, 2020 8:29 AM
To: White, Artie <Artie.White@talgov.com>
Subject: Fwd: Welaunee Arch and USA Comp Plan Amendments

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

FYI. Sent to County, too.

----- Forwarded message -----

From: **Danielle Irwin** <danielle.h.irwin@gmail.com>
Date: Tue, May 26, 2020 at 7:50 AM
Subject: Welaunee Arch and USA Comp Plan Amendments
To: Elaine.Bryant@talgov.com <Elaine.Bryant@talgov.com>, Jeremy Matlow <jeremy.matlow@talgov.com>, John Dailey <John.Dailey@talgov.com>, Richardson, Curtis <curtis.richardson@talgov.com>, Williams-Cox, Dianne <dianne.Williams-Cox@talgov.com>, reese.goad@talgov.com <reese.goad@talgov.com>

Good Morning, Commissioners.

The proposed amendments to the Comprehensive Plan related to the Urban Services Area (USA) and the Welaunee Arch land use change with its Planned Development Master Plan should be delayed until additional public participation can be incorporated. The amendments may be based on a 30-year agreement with the land owners but the proposed future land use map and Master Plan have only been around for six months, three of which have been filled with pandemic distractions and lack of real-time public participation in local government. Furthermore, these plans have been updated within the last couple of weeks, further compressing the public participation's feedback opportunity. While the USA has been expanded ten times since 1997 according to the planning staff's analysis, the total area included in those expansions is significantly less than the 2,800 acres to be included in the currently proposed USA expansion. These comp plan amendments represent a milestone in the future development and land use of our city and county, as well as a chance to envision what sustainability looks like starting with a blank canvas. Since the City is the applicant rather than a developer, the Welaunee Arch Master Plan should be a representation of a shared community vision of what future development in Leon and Tallahassee looks like. To push these large-scale comp plan amendments through to a vote during a time when public participation in decision-making meetings is more limited than before the pandemic erodes public trust and confidence.

There has been local outcry at the thought of the sizable public investment in infrastructure that will accompany the comp plan amendment related to the USA expansion over an additional 2800 acres when that investment is so sorely needed within the existing USA – sidewalks, lighting, stormwater improvements, parks, transit, sewer, and greater incentives for infill development. With infill-driven priorities comes compromise on the part of existing neighborhoods. Infill helps increase residential densities in the urban core so that greater mass transit options are justified but it should be done in a manner that reflects the surrounding neighborhoods, possibly through architectural controls. Public investment within the USA and the southside needs to be prioritized to achieve the enhanced quality of life our elected leaders should be seeking for the current Leon county residents. This should be prioritized regardless of the outcome of the USA expansion.

Thirty years ago, the thought of planning new developments in a climate-resilient and sustainable way based around alternative transportation, renewable energy, and walkability was not on anyone's radar. The first environmental degree programs didn't even exist at universities yet. At present, the City is proposing a Master Plan, as required by the proposed land use change from Rural to Planned Development. The Planned Development category has the potential to be the most sustainable land use district in our local government comp plan. The Welaunee Arch Master Plan further describes the planned development. Yet, there is lacking a robust analysis of how the Master Plan will move the City closer to 100% dependence on renewable energy and what the cost of supplying water, sewer and other essential services including fire and police will be. Will a new fire station be needed? Who will fund that? The land owner has repeatedly said they are not developers and have no plans to develop the site but are only pursuing this land use amendment because the local government is engineering a major road through their land. I accept that they are not developers but I encourage them, along with the City, to be visionaries. The City, as the applicant for the Arch map/text amendment to the comp plan, has a rare opportunity to provide direction for the future development in the Arch that embraces concepts of sustainability more holistically, to truly be a leader. The proposed Master Plan is a good start but it should be strengthened with further public feedback and a sustainability analysis.

I believe it is reasonable to be planning for future large-scale developments that will occur in the east/northeast part of our City given the environmental constraints in other directions such as the springs protection zone in the southeast and the lake protection area to the west. Good sustainable planning begins years before shovels hit soil. We don't often get the chance to work on a blank canvas; rather we have had to accommodate the more expensive retrofit and after-the-fact infrastructure changes that plague many cities in Florida and across the country. The City's proposed Welaunee Arch Master Plan has many sustainable elements incorporated into it. The Master Plan requires a focus on pedestrian and transit oriented design, walkable, connected neighborhoods that support a range of housing options for all socioeconomic groups, complete streets, bicycle facilities, a greenway, and many other land use intentions that support this focus. An additional level of equity protections should be included such as requiring 10-20% of residential units to be affordable housing for the lowest socioeconomic groups in every phase of development. Affordable housing should be focused closest to transit routes to support those who do not drive such as the elderly, teens, non-car owners, etc. If we are to be a genuinely age-friendly community, our neighborhoods will offer places to live and ways to get around that are affordable on low or fixed incomes.

How can we make sure that the good intentions of the Master Plan are actualized? One of the most recent planned developments, Canopy, comes to mind – did that development have similar intentions in planning documents that were not realized once construction occurred? Why didn't the City provide the optional Sustainable Development Pattern Survey as part of their Welaunee Arch amendment application? Where is the emphasis on low impact development stormwater techniques and energy efficient buildings? What forward-thinking transit and renewable energy infrastructure elements can we bake into the Master Plan recipe? Mass transit is a critical part of the transportation system and needs to be planned together with major roadways far in advance of the more discrete details in PUD site planning and layout. Since roads are already being planned, an estimate of the greenhouse gases that will be emitted should be included in the analysis so the City can balance their accounting as we all move toward reducing our collective carbon footprint. When we will start adding green building requirements into our development project plans? Behind transportation, buildings are the second largest emitter of greenhouse gases.

My request today is that the City and County Commissioners delay the vote on the Welaunee Arch and Urban Services Area so that additional discussions with the public can occur and additional staff sustainability analysis can be performed. Both the County and the City are signatories in the Capital Area Sustainability Compact. The County joined in May 2018 and the City in January 2019. Furthermore, the City passed a resolution in February 2019 to go 100% renewable energy community-wide by 2050 but has yet to provide a plan detailing how to get there. The plan must include existing and proposed new developments. A routine part of the staff analysis of all large-scale comprehensive plan amendments should be dedicated to addressing how the amendment is responsive to these sustainability initiatives. Sustainability should be brought into the analysis of all major land developments, infrastructure, and other capital improvement projects. When public money is being spent, the public deserves to know how their money will bring our City and County closer to sustainability. The Welaunee Arch and USA amendments are not ready for a vote until this analysis can be done, additional sustainability features can be included in the Master Plan, and the public can be directly engaged in real-time participation.

Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: Welaunee Arch and USA Comp Plan Amendments
Date: Tuesday, May 26, 2020 11:13:49 AM

From: Goad, Reese <Reese.Goad@talgov.com>
Sent: Tuesday, May 26, 2020 8:02 AM
To: Tedder, Wayne <Wayne.Tedder@talgov.com>; White, Artie <Artie.White@talgov.com>
Subject: Fwd: Welaunee Arch and USA Comp Plan Amendments

Begin forwarded message:

From: Danielle Irwin <danielle.h.irwin@gmail.com>
Date: May 26, 2020 at 7:51:08 AM EDT
To: "Bryant, Elaine" <Elaine.Bryant@talgov.com>, "Matlow, Jeremy" <Jeremy.Matlow@talgov.com>, "Dailey, John" <John.Dailey@talgov.com>, "Richardson, Curtis" <Curtis.Richardson@talgov.com>, "Williams-Cox, Dianne" <Dianne.Williams-Cox@talgov.com>, "Goad, Reese" <Reese.Goad@talgov.com>
Subject: Welaunee Arch and USA Comp Plan Amendments

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Good Morning, Commissioners.

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Best regards,
Danielle Irwin
3185 Ferns Glen Dr.
904/537-5013

From: [White, Artie](#)
To: [Christesen, Julie](#)
Subject: FW: winchestereliz@yahoo.com - Vote NO on Welaunee
Date: Tuesday, May 26, 2020 11:06:46 AM

From: Whitaker, Angie <angela.whitaker@talgov.com>
Sent: Tuesday, May 26, 2020 10:10 AM
To: winchestereliz@yahoo.com
Cc: White, Artie <Artie.White@talgov.com>
Subject: winchestereliz@yahoo.com - Vote NO on Welaunee

Greetings,

Acknowledging receipt and that your email will be presented to C/C Elaine W. Bryant. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
City of Tallahassee, City Commission Office
Angela.Whitaker@talgov.com

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Vote NO on Welaunee

From: winchestereliz@yahoo.com <winchestereliz@yahoo.com>
Sent: Tuesday, May 26, 2020 6:43 AM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Vote NO on Welaunee

FROM: winchestereliz@yahoo.com

DATE: 05/26/2020 06:42:32 AM

SUBJECT: Vote NO on Welaunee

I am writing to demand that the commission DELAY this vote, as my right to speak, be heard publicly, and to hear and see other residents speak publicly on this issue is being obstructed. The majority of Tallahassee residents are unaware that this matter is even before the commission and are pre-occupied with dealing with unemployment, child-care, financial stressors and are still trying to protect their health and safety as well. To attempt to hold a meeting and a vote on such an important and far-reaching issue during a pandemic and then, to

make it accessible only through “Zoom”, AND to not even allow residents to speak or participate in this meeting, other than virtually and passively while on “mute”, SCREAMS of steam-rolling had with a Tallahassee good ol’ boy/gal wink that we, as its frustrated citizens recognize all too well. For the commission to use the current pandemic as a means to “ZOOM” this vote through swiftly, in order to award yet another private developer Tallahassee’s precious land, trees, wildlife and formerly peaceful, serene way of life would, at this time, appear highly suspect and unethical. Tallahassee has already been the focus of one criminal investigation by the FBI . . . what’s the rush?

From: [Bryant, Elaine](#)
To: [White, Artie](#)
Subject: Andrea Jones Re: Comp Plan; Welaunee
Date: Tuesday, May 26, 2020 12:30:25 PM

Documentation of receipt.

From: Am Jones <amjones.harkness@gmail.com>
Sent: Tuesday, May 26, 2020 12:23 PM
To: Bryant, Elaine <Elaine.Bryant@talgov.com>
Subject: Comp Plan; Welaunee

Dear Commisioner Elaine Bryant,

I can't tell you that I agree or disagree with any of the major changes in the Comp Plan. Through the years I've kept informed about the Comp Plan, but lately my existence has been focused on navigating me, my family and friends through this pandemic.

If the Commission makes any significant changes while the public is unable to present their perspective to our leaders it will undoubtedly be viewed with suspicion and is not how this community should be run.

Please hold on any major changes until there is a way for public discussion to be heard.

I trust and hope your family is healthy and safe.

Best Regards,

Andrea Jones

From: [Whitaker, Angie](#)
To: kristin.brown.77@gmail.com
Cc: [White, Artie](#)
Subject: Dr. Kristin Brown Re: Please consider a NO vote on Welaunee amendments
Date: Tuesday, May 26, 2020 4:21:39 PM

Greetings Dr. Brown,

Acknowledging receipt. Thank you for your feedback.

Angela G. Whitaker
Aide to City Commissioner Elaine W. Bryant
Angela.Whitaker@talgov.com

Sent from my iPad

Begin forwarded message:

From: ContactUs <Contactus@talgov.com>
Date: May 26, 2020 at 4:11:29 PM EDT
To: "Whitaker, Angie" <angela.whitaker@talgov.com>
Subject: **FW: A Citizen Inquiry from Talgov.com - Please consider a NO vote on Welaunee amendments**

From: kristin.brown.77@gmail.com <kristin.brown.77@gmail.com>
Sent: Tuesday, May 26, 2020 3:42 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Please consider a NO vote on Welaunee amendments

FROM: kristin.brown.77@gmail.com

DATE: 05/26/2020 03:42:26 PM

SUBJECT: Please consider a NO vote on Welaunee amendments

Dear Commissioner Bryant: Thank you for your leadership for Tallahassee, and speaking during the Wednesday women event at Railroad Square. I feel we can not afford Welaunee expansion in the northeast during this economic downturn. I would like the amendments for Welaunee to NOT be passed. Respectfully, Dr. Brown

From: [Miller, Jessica](#)
To: [White, Artie](#)
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments
Date: Tuesday, May 26, 2020 6:06:58 PM

From: Elyea, Janice <Janice.Elyea@talgov.com>
Sent: Tuesday, May 26, 2020 3:29 PM
To: Executive Team <execteam@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

FYI

From: ContactUs <Contactus@talgov.com>
Sent: Tuesday, May 26, 2020 3:03 PM
To: City Commission Aides <ccaides@talgov.com>
Subject: FW: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

From: marneyrichards370@gmail.com <marneyrichards370@gmail.com>
Sent: Tuesday, May 26, 2020 2:50 PM
To: ContactUs <Contactus@talgov.com>
Subject: A Citizen Inquiry from Talgov.com - Welaunee expansion Amendments

FROM: marneyrichards370@gmail.com

DATE: 05/26/2020 02:50:20 PM

SUBJECT: Welaunee expansion Amendments

I strongly oppose both of the Amendments relating to Welaunee expansion. I have submitted comments to be entered into public record so I'll summarize here. This would be a very expensive infrastructure project, with many existing needs in the city still unmet. There is no data that shows need for this extensive expansion. It does not support commitments to wise growth and sustainability. It would contribute to urban sprawl. We look to our elected local leaders for wise growth management and a commitment to working for an improved quality of life for our whole community. I don't believe any of the Commissioners could sit across from me - if this was possible - and tell me how this amendment supports these things that are essential to our community. We are in an emergency that we will be dealing with for the foreseeable future. We should not move ahead with this project at this time.