

Citizen Comments received
by Leon County for the
May 26, 2020 Joint Public Hearing on the
Comprehensive Plan Amendments

The following Citizen Comments
were received for Amendment Item #1

TTA 2020 003 – Southeast Sector Plan,
a 2020 Cycle Text Amendment to the Land Use Element
of the Comprehensive Plan

(County and City)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 1	Name: Millie schroeder
	Address: 4451 Argyle Lane
	Date Submitted: 5/21/2020 8:26:58 PM

Please delay this vote until face to face interaction can occur! It is unconscionable to ram this down the throats of the people living around this area!
Please, please, please re-consider!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 1	Name: Sheila Shellman
	Address: 3965 W Pensacola St Tallahassee FL 32304
	Date Submitted: 5/18/2020 1:06:04 PM

Please Re open The parks and playgrounds ~ The Fred George Playground as others remain caution taped closed and it's been over 50 days since the children have been denied access to our parks

The citizens are asking the local officials to please take a stand with the people and not the tyrannical government take over our rights.

Citizens see no medical/scientific or health rationale for the continued shutdown of these playgrounds

We know very recent accurate data showing that Children between the ages of 0-18 have a 0% fatality rate of this Coronavirus as well as the fact that Nurses at Tallahassee report there an extremely unalarming low hospitalization number of coronavirus admissions to TMH. And therefore you're continued shutdown have huge implications of not a health rational but a government overreach for power and continued police control.

Children need to play, they get healthier immunity by being in the sun and getting exercise and also by playing With and around other children, not by isolating the entire healthy population and continuing to ignore actual statistics which show this virus is not deadly to the majority of the population

Let your citizens voice be heard and let us have the right to live again and stop using the excuse of a virus to hold the rest of the healthy population hostage to living their lives freely

Thank you

The following Citizen Comments
were received for Amendment Item #2

TTA 2020 011 – Neighborhood Boundary Land Use,
a 2020 Cycle Text Amendment to the Land Use Element
of the Comprehensive Plan

(County and City)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 2	Name: Curtis Chapman (Toby)
	Address: 12086 WATERFRONT DR
	Date Submitted: 5/19/2020 12:06:26 PM

I fully support Chairman Desloge's position in this Comprehensive Plan.
Thank-you
Toby

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 2	Name: Millie schroeder
	Address: 4451 Argyle Lane
	Date Submitted: 5/21/2020 8:27:38 PM

Please delay this vote until face to face interaction can occur! It is unconscionable to ram this down the throats of the people living around this area!
Please, please, please re-consider!

The following Citizen Comments
were received for Amendment Item #3

TMA 2020 010 – Bond and Griffin Heights

Neighborhood Boundary,

a 2020 Cycle Amendment to the Future Land Use Map

(City only)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 3	Name: Robert Kelley
	Address: 9601 Miccosukee Road #47
	Date Submitted: 5/24/2020 11:49:42 AM

Please vote no on ammendment 1
Please vote no on ammendment 2
Please vote yes on ammendment 3

The following Citizen Comments
were received for Amendment Item #4
TTA 2020 006 – Pine Cone Woods Urban Services Area,
a 2020 Cycle Text Amendment to the Land Use Element
of the Comprehensive Plan
(County and City)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 4	Name: Richard RuBino
	Address: 726 Ingleside Avenue
	Date Submitted: 5/25/2020 1:02:00 PM

GOODBYE TO RURAL LANDS, HELLO (AGAIN) TO URBAN SPRAWL

It has become obvious that Covid-19's invasion of the world is going to force us to make changes to the way we normally do things.

What kinds of changes? What will become the "new normal"? We don't know yet—and it will take time for a new normal to evolve. Until then, we need to avoid shaking up our concept of rural areas and committing to decisions that may prove costly to the general public.

For example, take the proposed Pine Cone Woods development adjacent to Chiles high school. If approved by the joint city-county commission it will extend the Urban Services Area (USA) northward and change existing zoning from Rural to Mixed Use.

An extension of urban services northward will encourage further sprawl—thus, goodbye rural area. I've been involved in planning for decades, and I've seen rural areas overwhelmed in county after county. From all indications, this will happen here as well.

Thirty years ago, before Chiles high school was built, the landowner proposed a mixed-use development that would have extended the USA northward. He is trying again.

Sprawl is expensive for taxpayers because they inevitably are asked to subsidize proposed developments. The proposed Pine Cone Woods development would have no less an effect.

Furthermore, the overall site is located at the "edge" of the USA! Hence, if approved, this project will become a catalyst for encouraging additional residential sprawl. A proposal somewhat similar failed to be accepted 30 years ago (i.e., prior to the building of Chiles HS), because it would have extended the USA into rural land.

However, the gorilla in the combined transmission package is the Welaunee Arch and its Critical Area Plan. It would be a large development covering over 2,800 acres, mostly as a PUD (planned unit development).

Combined with the proposed changes in land use regulations for Pine Cone Woods, the Welaunee Arch and Critical Area Plan, additional Mixed-Use corridors, and the Neighborhood Boundary land use classification, these will become major springboards for future invasions on rural land use. Therefore, goodbye to the concept of shielding rural lands from excessive development and hello to urban sprawl unlimited.

Unfortunately, the interests of most of the development industry are focused on where money can be made most and quickly. It is not on where is the greatest need for the common good.

Once again, the needs of the southern and western portions of Leon county will be snuffed. There is significant need for development and growth in these areas, but most people in the development industry seem to turn their backs on the southern end of the county. What is needed most is to enhance the quality of life for people truly in need.

We are entering a period of transition. Contending with Covid-19 is going to require changes on how we manage our lives. This will give us an opportunity to readjust our thinking—and decision-making--on meeting the needs of people, and not just some people.

Richard G. RuBino, professor emeritus of urban and regional planning at FSU, rrubino4@hotmail.com

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 4	Name: Richard RuBino
	Address: 726 Ingleside Avenue, Tallahassee, FL 32303
	Date Submitted: 5/25/2020 1:08:39 PM

GOODBYE TO RURAL LANDS, HELLO (AGAIN) TO URBAN SPRAWL

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Richard G. RuBino, professor emeritus of urban and regional planning at FSU, rubino4@hotmail.com

The following Citizen Comments
were received for Amendment Item #6

TTA 2020 013 – Welaunee Arch Urban Services Area
and Critical Area Plan,
a 2020 Cycle Text Amendment to the Land Use Element
of the Comprehensive Plan

(County and City)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Agnes McMurray
	Address: 9900 Leaping Deer Lane, Tallahassee, FL 32309
	Date Submitted: 5/23/2020 12:41:08 PM

I am writing to request that the commission not take any further votes on the two comprehensive plan amendments regarding the Welaunee "Arch" until such time as citizens are able to participate in a meeting to determine these issues. Citizens have a 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.

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.

The amendments proposed 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.

There are currently 2000 acres of Welaunee under development. Why is the commission proposing to spend so much of our public resources to support further 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.

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.

Thank you,
Agnes McMurray

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Anita Hannan
	Address: 3942 Paces Court
	Date Submitted: 5/21/2020 3:24:57 PM

canopycdd.com/wp-content/uploads/2019/01/can_012219_agenda.pdf?fbclid=IwAR24z2tEkClwJ9RzwIXHSNOV2fWiyTlv4iGgQSrpcI7Tljn2YvII8oKDzbY

I am against.....the expansion.....undermines mother nature.....

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 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 transit, 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 the County’s commitment to sustainability.
4. The Master Plan inadequately addresses affordable housing.
5. 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.
6. 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 violates open government principles. A virtual meeting without real time public comment 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.

Welaunee Action Alert

7. 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.
8. 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Ann Dunan
	Address: 9524 Oak Hollow Trl, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 8:49:40 PM

I heartily agree with each statement below.

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.

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.

Ann Dunan, Leon County Resident and Property Owner.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Becky Parsons
	Address: 1201 Walton Drive, Tallahassee FL 32312
	Date Submitted: 5/25/2020 4:58:41 PM

Please delay a vote on the Welaunee Comprehensive Plan amendments until there can be in-person citizen input. I have read the recent articles in the Tallahassee Democrat by Gary Hunter, Kim Williams, Jeremy Matlow, Debbie Lightsey, Steve Been, Pam Hall, and others, and I think I have a good grasp on the issues at stake. Yes, thirty years ago our commissions made some excellent planning decisions for the future, and I believe the Northeast Gateway will be an important part of those future plans. However, 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. Where are our resources best focused? Please accept that times change, and those changes bring new needs and new challenges. Please delay decisions on the Welaunee comp plan amendments until there can be public input. Please let our voices be heard.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Benjamin Rangel
	Address: 225 Fleming Street
	Date Submitted: 5/25/2020 7:01:55 PM

Please do not support them amendment. This sort if change to the comprehensive plan is devastating to the local ecosystem. Please put the beauty of Tallahassee and the health its citizens before the interests of developers. That is your duty!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Beth Babcock
	Address: 5635 Jacksons Gap Road
	Date Submitted: 5/20/2020 7:21:27 PM

I was very disappointed to read of the Commission's reversal of their decision to postpone discussion on the Welaunee amendments. It is a violation of open government and the public trust to proceed without the community having a true voice on such important decisions.

I am opposed to expanding the Urban Services Area to the northeast. Precious public resources should be more equitably distributed throughout our community, most especially to the south, to correct deficiencies and balance growth. Affordable housing needs to become a priority citywide.

Our community has changed a lot in 30 years. It is time to slow down and truly reflect on how to create a Tallahassee where economic equality and inclusion for all its' citizens is truly valued.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Betsi Heinlen
	Address: 8774 NWK Way, Tallahassee, Florida. 32309
	Date Submitted: 5/25/2020 12:08:04 PM

I am very much opposed to this amendment. During this trying COVID-19 pandemic, it is irresponsible to hold a public hearing until you are able to hear directly from your constituents. I urge you to vote no.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Bob Jones
	Address: 183 Rosehill Dr W
	Date Submitted: 5/25/2020 1:43:11 PM

At the May 21, 2020 Commission Meeting on Agenda item 10: I support Option 3. I do not support Option 1 and Option 2. Please vote to reaffirm your unanimous and correct decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings. Don't vote to amend your rules of procedure; please just follow them correctly. We don't support your rescinding your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Bryon and Barbara Ehlmann
	Address: 1066 MERRITT DR
	Date Submitted: 5/23/2020 5:42:23 PM

Like TTA 2020 012, this amendment should be tabled or rejected outright because:

- 1) Such a significant comp plan change should not be considered now given the current pandemic and the lack of opportunity for citizen input. Stick by your original vote!
- 2) The amendment would be the ultimate in licensing urban sprawl. What happened to the emphasis on infill?
- 3) The city and county, given the current economic situation and likely future budget shortfalls, should not at this time be committing tax payers to providing the infrastructure for such a huge development area. What's the rush?
- 4) More dollars should instead be going to redevelopment.
- 5) Once again, another comp plan change that will bring about more deforestation. More wildlife habitat destruction. More traffic. More global warming.
- 6) A vote FOR this amendment now is certainly a vote showing a commissioner in the pocket of developers and showing a desire for quick passage before the opposition can mobilize.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Carol Knox
	Address: 1606 Chinnapakin Nene
	Date Submitted: 5/21/2020 12:34:40 PM

I am opposed to this amendment to the Comp Plan. I believe this amendment has been pushed through both City and County Commissions without adequate time for public discourse, with minimal public notice and during the Covid-19 pandemic that has virtually prevented public comment. I hope both Commissions are investigated by an independent outside organization for basic compliance with the Sunshine Law. The BCC's recent decision to reverse a week old commitment to wait for face to face meetings before taking on a massive public lands deal suggests collusion and an unfair advantage with regard to the pandemic and closure of county facilities. There is no reason that the landowners should hold such sway over local governments to demand this Comp Plan amendment without considerable input from area residents, especially during the Covid-19. The area to be changed is large and will have a significant impact on our community if not done at an appropriate pace and with adequate input and participation. This is wrong and will become a lasting stain on good government in Tallahassee. I thought we were better than this.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Casey Rychlik
	Address: 613 Dent Street
	Date Submitted: 5/25/2020 7:01:59 PM

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Cassie Dillman
	Address: 9716 Abbey Rd
	Date Submitted: 5/24/2020 10:37:32 PM

Please vote no on this amendment. I am requesting that this amendment be brought back to the table at a later date in order to ensure that the community has the opportunity to participate fully in this decision making process. Passing this amendment during this stressful and chaotic time, with out face to face discussion and input from your constituents, is unjustifiable and only works to disempower the community that you have been elected serve.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Connie Sundquist & Pauline Gensel (my mother)
	Address: 11166 Bexhill Lane
	Date Submitted: 5/24/2020 1:08:11 PM

I am a member of KIR, and I urge you to not recommend transmittal or adoption of the application for the Welaunee Expansion and to recommend that the Commission not approve Comprehensive Plan Amendment TMA2020012. Thank you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Damon Victor
	Address: 2212 Joyner Drive Tallahassee, FL
	Date Submitted: 5/26/2020 8:42:28 AM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Daryl Nall
	Address: 3830 Long and Winding Road
	Date Submitted: 5/22/2020 3:51:08 PM

Recent Op-eds in the Tallahassee Democrat brought my attention to the proposal to change the Comp Plan to expand and support a major (4000+ acres) development in the northeast part of Leon County. I understand Tallahassee would commit to \$60 million for infrastructure in this area. Such a large area would likely require additional public funds for schools, fire stations and recreational amenities.

This major decision is taking place in the midst of the Coronavirus pandemic, restricting public input. I object to both the process and the substance of this proposal. The process seems to me to be unnecessarily rushed during a time of uncertainty about future needs.

“The devastation of the pandemic has also created an opportunity to begin to put things right, to ensure * Tallahassee/Leon has become a city with “haves” and “have nots” segregated into different neighborhoods and even into widely separated parts of the county. The South and West sides of our community receive fewer resources than the North and East, arguably contributing to lower opportunity for residents and higher crime due to a great extent to the lack of opportunity. We have a chance to develop more diverse neighborhoods within the bounds of existing City boundaries Let's give it time and a chance to make a difference.

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Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Deborah Lawson
	Address: 1011 Shalimar Drive
	Date Submitted: 5/25/2020 1:55:59 PM

May 25, 2020

Re: Proposed Comprehensive Plan Amendments to the Welaunee Arch

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Deitra Kemmer
	Address: 4370 Kimberly Cr.Tallahassee, Fl
	Date Submitted: 5/25/2020 6:04:11 PM

WHY NOW? NO DEMONSTRATED NEED• The proposed large expansion of the USA is inconsistent with many Comprehensive Plan goals, objectives and policies, including the Southern Strategy, and does not comply with statutory requirements for amendments. • 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 amendment

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Douglas Haydel
	Address: 9931 Leaping Deer Lane
	Date Submitted: 5/24/2020 3:11:32 PM

I have lived in Tallahassee and Leon County since 1972. I have watched the sweeping movement of urbanization eat away the green pastoral paradise we once enjoyed. Now the expansion is moving at breakneck speed heedless of need or consequences, only to make money for the already super rich. The insult of calling the abomination on Fleishmann Road the Canopy illustrates the callousness with which our awesome environment has come to be treated. We do not need or want more dense urbanization where it is not necessary, particularly now in the time of Covid.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Douglas Willis Martin
	Address: 1312 Nancy Drive
	Date Submitted: 5/26/2020 10:47:08 AM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Dr. Robert Hansen
	Address: 3850 Imaginary Rd Tallahassee, Fl 32309
	Date Submitted: 5/21/2020 11:29:56 AM

Vote NO on Option 1
and

Vote NO on Option 2

Go with Option 3

Option 3 reaffirms your unanimous decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings.

Don'tt vote for Option 2. It will amend your rules of procedure. Please just 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!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: EARL RAMSEY
	Address: 1317 S. Meridian St.
	Date Submitted: 5/21/2020 10:43:58 AM

Dear Commissioner,
Please put off this vote on Welaunee for another day. What is the rush the land is not going anywhere. We have more important items to discuss. Please wait one year and then see which way the wind is blowing.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Florentina Burigan
	Address: 183 Rosehill Dr W Tallahassee FL 32312
	Date Submitted: 5/25/2020 1:50:58 PM

At the May 21, 2020 Commission Meeting on Agenda item 10: I support Option 3. I do not support Option 1 and Option 2. Please vote to reaffirm your unanimous and correct decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings. Don't vote to amend your rules of procedure; please just follow them correctly. We don't support your rescinding your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Frank Price
	Address: 1400 Milton St.
	Date Submitted: 5/20/2020 2:21:16 PM

The City of Tallahassee and Leon County have spent millions of dollars revitalizing the city center and trying to promote denser forms of development and yet at the same time have approved developments like Southwood and now potentially Welaunee. The scale and influence of these developments more than counters the investment in the city center by drawing offices and thus their workers out of downtown and into these car reliant subdivisions. Southwood was promoted as a walk-able New Urbanist development but its commercial space is like a ghost town now. Any suggestion that Welaunee will be anything more than more suburban sprawl is just green washing. Please REJECT Amendment 6 TTA 2020 013. Tallahassee has more than enough suburban development for the foreseeable future.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Jeff Blair
	Address: 1803 Old Fort Drive
	Date Submitted: 5/25/2020 1:24:45 PM

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Jeff Gilbert
	Address: 9677 Alice Moore Way
	Date Submitted: 5/23/2020 6:51:58 PM

Dear Commissioners:

This is a complicated matter and I've included a letter that summarizes what I understand. I am opposed to the Welaunee Comprehensive plan as it adds to urban sprawl, has been enacted over zoom and rushed through, is not in favor of most Tallahassee residents, and will cost tax payers a lot of money. I'm a member of different communities that are vocal and vote. We've had numerous email conversations about this deal and and very displeased with what's happening. It's abhorrent that this deal is being pushed through via zoom.

Sincerely,
Jeff Gilbert

Here is a letter I agree with:

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 21stCentury 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 "Southern Strategy" commissioners were fond of discussing? In a county where twenty percent are considered "food insecure"! The proposed Welaunee Boulevard will cost taxpayers close to 50 million dollars! It could have the uninit

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Jeffery Morrison
	Address: 8361 Summerdale Ln
	Date Submitted: 5/22/2020 6:07:35 PM

As a Tallahassee resident and homeowner, I'd like to go on record and ask that we please pause and delay any vote to proceed with what seems to be a very rushed process of committing funds to development in the northeast. Lets take our time to fully study the impacts of the potential USA expansion and the Welaunee development as a whole. This time would also allow more members of the community to become aware, better informed and involved in this possible expansion of the Northeast at taxpayer expense. I, myself, was only just made aware of this massive project. Lets make VERY sure that whatever plan we proceed with is in the best interest of the whole city and all of its residents.

There's a lot of uncertainty regarding the economy currently, so let's slow this whole thing down and make sure whatever we do, we get it right.

Thank you,
Jeffery Morrison

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: John Hedrick
	Address: 1551 Cristobal Dr #1, Tallahassee, Fl 32303
	Date Submitted: 5/26/2020 1:58:36 PM

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>

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: John Piers Rawling
	Address: 1320 Golf Terrace Dr
	Date Submitted: 5/22/2020 7:18:34 PM

Dear Commissioners,

As its president, I am writing on behalf of the Myers Park Neighborhood Association 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 transit, 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,

Piers Rawling

President, Myers Park Neighborhood Association

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Judith Lyons
	Address: 3829 Long and Winding Rd.
	Date Submitted: 5/25/2020 9:52:47 AM

As my neighbor wrote you today:

"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: This is not the time to put developers before the people of our county! You haven't done that before--don't start now!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Judith Rainbrook
	Address: 1525 Heechee Nene, 32301
	Date Submitted: 5/23/2020 11:11:39 AM

I would like to comment on the proposed comprehensive plan and map amendment.

1. This is the largest map in recent history and the first major amendment of the Urban Service Boundary within recent times. Having this amendment come up at a time the public cannot attend and comment at an open public meeting goes against everything about how a democracy is supposed to work. I urge you to postpone the decision until the public can attend a meeting to discuss this matter.
2. Past studies by the Tallahassee Leon County Planning Department has determined that the existing Urban Service Area can accommodate the project population growth up until 2045. There is no documented need for an expansion of the boundary to accommodate the projected growth.
3. There has been no study or analysis that there is currently a need to expand the Urban Service Boundary. 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, major changes in the urban services boundaries should not be made. That is just good planning. Anything else looks like a shady, rushed deal in favor of developers, not the best interests of Tallahassee.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Julie Hauserman
	Address: 9516 SUN HAWK LN
	Date Submitted: 5/25/2020 1:20:59 PM

Dear Commissioners,

I am writing to oppose the vote on the Welaunee Arch at this time. This is an unprecedented time in history, with families needing to focus on their survival. This is not the time to jam a enormous decision down the community's throats without adequate public comment and participation. I was a news reporter covering the inception of the Leon-City of Tallahassee comprehensive plan. The work that went into the comprehensive plan was phenomenal, and we see many of the positive effects all these years later. The work the Mettler family, community members, and leaders put into planning Welaunee is also admirable.

But this Welaunee Arch amendment is ill-timed and is the type of "leapfrog" development which our leaders pledged to avoid when they developed the comprehensive plan. It's expected that the city will grow. But an amendment of this type - especially at this unsettled and perilous time - is not appropriate until more orderly infill has occurred in the city. Please do not vote for this. Let's take a step back and make sure everyone has the proper information and assure citizens that this is not as nefarious a political maneuver as it now seems. Please do not cheapen public service and further tarnish government's reputation by ramming this through now.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Justin Smith
	Address: 2201 Melanie Drive
	Date Submitted: 5/26/2020 9:28:29 AM

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments.
It is unethical and unprecedented that you are even voting on such an issue without full participation from the community. You are clearly not following protocol and have lost trust with the community as a result. Without public comment, you do not represent your constituents.
You must be proactive in incorporating a strong Clean Energy Plan that will soon be established and rightfully applied to all developments.
This is a deal-breaker issue for me as a voter and I will strongly campaign against the re-election of any and all commissioners who votes to allow development at this time.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Karen Rose
	Address: 9601 Miccosukee Rd, Lot 27, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 12:24:21 AM

I have been to Calgary, Alberta, where from the air flying in, the city is incredibly contained. Flying in at night, it was a circle, with blackness all around. No sprawl at all.

I am very much in favor of urban infill. It makes me so sad to see empty buildings and parking lots left abandoned in favor of bulldozing a perfectly good forest just because the developer can. Regulation is not necessarily a bad thing. Another word for "regulation" is "protection." We could protect so much of our county simply by saying to developers, "Sorry, we aren't going to approve your request to bulldoze this land. We've still got x number of urban infill projects waiting to be re-developed, and we have these great incentives for you to do that."

I have huge concerns about the roads. Miccosukee Road being a designated canopy road, there is NO way, as you know, that it can absorb more than maybe about 3% of the traffic that the proposed development would create. I cringe at the thought that driving Miccosukee Rd could become like driving St. Augustine Rd between Magnolia and Blairstone. And going through Killlearn is the same thing, only worse, as the parents of a special-needs toddler pointed out during the most recent Blueprint meeting that I attended. Creating a huge problem like this that doesn't have a solution just can't be allowed. The solution has to be present at the same time, or the whole thing has to be set aside. Period.

I see what's happening at Arbor Trace, and I compare it to other neighborhoods, for example, the neighborhood that's been built off of Whirlaway Trail; and it's like night and day. In the Whirlaway Trail neighborhood, the canopy is still there, and the houses are for the most part, tucked into the forest. Driving down Centerville Rd, I can't even tell I'm driving past a housing development, because a buffer of trees has been left in place. The houses are spaced out enough that there doesn't seem to be a significant increase in the traffic; I assume most people take Whirlaway to Kerry Forest, and Kerry Forest to Thomasville Rd, rather than driving down Centerville Rd. This low-density, protect-the-forest development is what we need more of. Not the crazy, clear-cut, plow-it-all-under development. I am really at a loss trying to figure out how a neighborhood like Arbor Trace is even being allowed to be built in a city as well-known for its trees and canopy roads as Tallahassee is.

The thought that everywhere from Capital Circle to Crump and Roberts Road could all become city is just terrifying. We have this whole beautiful tract of land in a preserved state, and we want to....convert it all to city??? This is reminding me of the people who, when they saw that giant sequoia trees did not make good lumber, rather than leaving these thousand-year old trees standing, decided to cut them down anyway, and convert them into toothpicks. OMG. PLEASE find your wisdom and figure out ways to support Tallahassee's future that will protect and preserve as much of this beautiful tract of land as possible. Rather than chasing Nature away to the very edges of our county, please build carefully into our remaining rural and wild areas, interweaving the services and housing that we need in a way that preserves and protects the essence of the land.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Katheryn Mears
	Address: 2005 Gardenbrook Ln, Tallahassee, FL 32301
	Date Submitted: 5/19/2020 8:46:35 PM

We should not fund urban sprawl to the north and east while the existing Urban Service area is dreadfully lacking urban services. The Comp Plan's directive is to make better use of the available resources to the south, while lessening development pressure in the north and east. Deficiencies in urban services such as central water, sewer, and transit should be top priority, not expanding the Urban Service Area.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Kathleen Mick
	Address: 2100 Dolphin Blvd S
	Date Submitted: 5/26/2020 11:57:59 AM

Dear Commissioners:

I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area.

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.

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.

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.

The proposal is an example of urban sprawl, putting an inordinate burden on taxpayers and contributing heavily to our carbon footprint.

I urge each of you to put this decision on hold until it can be given the full consideration that it deserves.

Thank you,
Kathy Mick

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Kenneth Ross
	Address: 3842 imaginary rd Tallahassee FL. 32309
	Date Submitted: 5/25/2020 10:18:42 AM

I think you should postpone voting on amendment 6 . Given the shutdown from the virus you have not adequately given public input . I don't see any master plans on how this area will look in the future. If it's anything like what they done in the past like the development off of Fleischmann say good bye to our beautiful trees. I'm not opposed to developing the area just would like to make sure its done with public input and follow the comp plan we have in place.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Kim Ross
	Address: 1203 Buckingham Drive
	Date Submitted: 5/22/2020 6:06:48 PM

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,
Kim Ross, Chair
Tally 100% Together Coalition

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Laura Newton
	Address: 4541 Pecan Branch
	Date Submitted: 5/24/2020 4:49:42 PM

We keep hearing that “this,” the expansion of the USA to include all of the Welaunee arch, has been in the works for 30 years. However, the proposed comprehensive plan amendments were only submitted in November 2019, (later than the required Sept 27 date) and unveiled to the public only a few months ago. Half of that time frame has been dominated by the COVID-19 pandemic, which has kept the citizenry from meeting with commissioners in person and from attending commission meetings where they can participate in real time face to face deliberations. Heck, many of your constituents are too busy to read all the relevant material on your websites while trying to work from home or in essential jobs, or trying to figure out how to pay the bills while not working, to be teachers for their children, and to take care of elders they either need to protect in their homes or they aren’t allowed to visit. Some don’t have even access to the internet without being able to use a computer at the library, at school, or at work. .

The Welaunee Development is going to be the largest development in this community for the next twenty or thirty years. The Master Plan for the Toe and Heel took a number of years to develop with analysis and participation from the landowner, community, and staff. The Arch is an even bigger development. It cannot be treated like other Comp Plan amendments -- submittal, analyses, a few public hearings, then adoption within less than 6-7 months -- and much of that dominated by COVID.

Less than a week ago the planning department submitted a new version of the text amendment, and most folks are just realizing this. (TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan: Changes to the proposed amendment since the Joint Workshop.)

In the most recent staff report on the amendment, (which most people don’t even know about) staff has pointed out that, “There is no timeline for how long it will take to update the Comprehensive Plan. However, a major study of the Comprehensive Plan and rewrite of policies and implementing land development regulations is a multi-year effort.”

So, one has to ask, why are we going forward with this very significant change to the Comprehensive Plan when the plan is need of serious revision because it is outdated and in need of massive overhaul?

While I understand the desire of the commissioners to honor the COT’s 1990 agreement with the Welaunee landowners, I would also hope that they would honor their agreement between our government and the citizens of Tallahassee and Leon County, The Comprehensive Plan, which is law.

I urge you to vote “no” on these comp plan amendments, and to require that they be resubmitted in a form that is part of a vigorous comprehensive plan review, includes a reworked master plan, phasing that includes sophisticated analysis for triggers, and ample time for input.

Sincerely,
Laura Newton

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Linda Deaton
	Address: 9601 Miccosukee Rd #25
	Date Submitted: 5/26/2020 8:00:04 AM

Vote NO

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Lindsay E. Stevens
	Address: 2953 Baum Road, Tallahassee, FL 32317
	Date Submitted: 5/25/2020 10:17:19 PM

Commissioners:

I am writing in my capacity as a resident of Leon County to register my deep concern over the Comprehensive Plan amendments expanding the Urban Service Area (USA) to the “Arch” portion of the the old Welaunee Plantation property.

I only became recently aware of the proposed Comprehensive Plan amendments, as I, like most other people have been significantly distracted by the COVID-19 pandemic. Having over 20 years of professional land use planning experience in both the public and private sector under my belt – I am surprised and dismayed that my home community is pushing forward with a Comprehensive Plan amendment cycle at a time and in a manner that does not allow for full and complete public engagement and participation. As we have seen over the past couple of months, citizens access to computers and the internet is uneven – and limiting public participation to digital venues excludes fair and open access to the process. This sets a dangerous precedent that I believe runs contrary to the values that the City of Tallahassee and Leon County purport to uphold. I believe the Comprehensive Plan amendments should be postponed until a time when the citizens of the City and County can have a hearty and open discussion of the merits of the proposal. That time is NOT now.

Beyond the extremely poor timing and closed-door decisionmaking related to the proposed amendments, as a county resident and professional land use planner, I remain concerned by the bad policy being developed as part of this proposal. A cornerstone of good planning is ensuring that public facilities exist to support a proposed development. If you have not had an opportunity to look at the school concurrency/development impacts outlined in the staff report, I encourage you to do so – the numbers are stunning! However, the staff report seemingly kicks this can down the road for later policy makers to handle. I don’t believe that is the appropriate way to handle such a red-light issue. There are other red light issues related to these plan amendments, including expansion of the USA into rural areas, which perpetuates outdated autocentric development patterns and undermines investment that could otherwise go towards redevelopment of the City’s southside. I could go on to cite line and verse from the existing Comprehensive Plan, but honestly I don’t have the time – I have two kids to log online to finish up their digital school year, an elderly father to connect with and uplift while he is in his third month of quarantine, not to mention a full-time job that I am telecommuting to while worrying about impending layoffs and budget cuts... and I’m lucky compared to so many out there that are sick and unemployed.

There is no harm in pressing pause on the Comprehensive Plan amendments until a time when the citizens of Tallahassee and Leon County are better able to fully access and participate in the policy making process. After all, our Comprehensive Plan is supposed to articulate the future vision of our community. How can this be without full engagement and participation of the community?

Sincerely, Lindsay Stevens, J.D. AICP

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Lucia Maxwell
	Address: 9704 Abbey Road, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 11:58:56 AM

- 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. What is the need to expand? And now, when many of your constituents are facing job insecurity and state/ county funds are insecure as well.
- 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 good deal?
- This proposal anticipates 25,000 people about half the population increase projected for the county over the next 25 years. All of it for Welaunee? What happened to plans for development in the south and west?
- Building more roads for commuters in single occupancy vehicles is not a solution. No transit options? Housing unaffordable to most? An auto-oriented retro return to planning models from the 50’s? What is going on here? Good planning meets the needs of the people. All the people.
- “Public discussion does not mean dumping comments into Commissioners boxes just a few hours before they take a vote.” No discourse, no ability to make constructive suggestions, no listening to ideas and considering compromises.
- If the County votes to grant the Amendment without any public discussion, there will be lawsuits as a result of this action. Expensive suits. What’s the rush?

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Lucia Sommer
	Address: 1611 Milton Street
	Date Submitted: 5/25/2020 9:23:46 PM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Madelon Horwich
	Address: 10210 Miccosukee Rd
	Date Submitted: 5/25/2020 8:43:49 PM

I oppose the Welaunee Comprehensive Plan Amendments that would add thousands of undeveloped acres to the Urban Service Area. It would promote undesirable urban sprawl and would not be the best use of taxpayer money.
On top of all this, many in our community are upset about the way the decision-making on this issue appears to be an attempt to circumvent our right to provide input.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Marney Richards
	Address: 1604 Hasosaw Nene
	Date Submitted: 5/26/2020 9:47:27 AM

I am strongly opposed to this amendment and extending the USA to include this area. This process has not allowed for significant community input and there is not current data or analysis to support this development. Without the data and analysis this process would simply support sprawl. I believe the Blueprint 2020 process emphasized working toward both urban infill and affordable housing. The County and City have both expressed a commitment to sustainability. This amendment seems to disregard both of those commitments.

We are in a pandemic emergency that will affect our community for the foreseeable future. Te commissioners can't meet face to face, and we can't attend a public meeting in person. This is not a time to go ahead with a huge expansion. Please slow down the process to allow for further study and discussion.

Thank you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Maureen Malvern
	Address: 9601 Miccosukee Road lot 80
	Date Submitted: 5/24/2020 2:24:24 PM

I oppose approval of proposed comprehensive plan amendments TTA 2020 013 and TTA 2020012 at this time primarily for the following reasons:

- Approval would violate the statutory purpose of a comprehensive plan by encouraging suburban sprawl instead of infilling within the existing urban services area. This development is not needed yet. Development within the USA can create a more vibrant and sustainable community.
- Approval would promote inequity by directing still more resources to the prosperous northeast, contrary to the “southern strategy.” At a time when the less affluent are hit especially hard by the pandemic, resources need to be better allocated.
- Approval at this time discourages public comment by rushing through a decision when public meetings are prevented by the pandemic. I am disappointed in those commissioners who seem to be disrespectful of democracy.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Max Epstein
	Address: 1001 San Luis Rd
	Date Submitted: 5/25/2020 8:01:36 PM

Hello Commissioners,

I'd like to point out this comp plan amendment application, submitted by Artie White, was submitted 7 weeks after the deadline.

Deadline: September 27th.

Submitted: November 18th

Was an extension granted? The language says pretty clearly applications submitted after the deadline are not to be considered until the next cycle.

I do not see any emails of the sort or explanation on the application. The only email included on the application from Mr. White is on November 19th (day after submission).

This, along with the refusal to hold live comments, shows a lack of respect for the public. Government should not selectively enforce deadlines.

Sincerely,

Max Epstein

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Max Epstein
	Address: 1001 San Luis Rd
	Date Submitted: 5/26/2020 9:53:41 AM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Melvina MacDonald
	Address: 2046 Pepperidge Way
	Date Submitted: 5/21/2020 9:48:53 AM

Please delay any amendments to the Comprehensive Plan related to the Welaunee Development. We need opportunity for further input.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Michael Bell
	Address: 1918 Benjamin Chaires Rd.
	Date Submitted: 5/26/2020 2:55:08 PM

Often, the decision to vote one way or the other is a simple one. That is the case with this decision. Sure, one can argue detail to support one stance or the other...til the cows come home. However, the bottom line is 1) It is preferable to allow the public to comment, in-person, regarding a plan that would have enormous impact on Leon County citizens, and, 2) Approval of this plan would continue to deprive the more-vulnerable.....those lacking the power that proponents possess, including Commissioners.....of fair and equitable treatment.

Thus, this is a simple decision. Doing the right thing is often a clear choice. Don't try and justify your decision based on a confusing array of detail. Attempting to make up for decades of deprivation for the citizens of the Southside is the most important detail here. It is the obligation of each Commissioner to take immediate steps to rectify this shameful situation. It is NOT the obligation of each Commissioner to take steps to make the "rich get richer". Thank-you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Michael Blizzard
	Address: 3809 Lost Lane, Tallahassee, FL, 32309
	Date Submitted: 5/22/2020 1:08:18 PM

I am opposed to this amendment.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Michael Lehman
	Address: 2100 Dolphin Blvd S, St. Petersburg FL 33707
	Date Submitted: 5/23/2020 12:42:59 PM

My partner and I own property on Centerville Road east of Bradforville Rd. that we now rent. Prior to moving to St. Petersburg, we lived in Leon County for close to 30 years. We have family and friends in the area and visit frequently. This subject is simply too important to address now when people cannot come together to voice concerns, factual evidence and opinions in a public setting. Zoom doesn't cut it. The subject area is adjacent to areas now available for development in Welaunee that have not been built-out. A full exploration of impacts that could prove damaging to the region by expanding the development area must be pursued to properly address carrying capacity for roads, waterways, etc., and must be disclosed and discussed in public. In other words, the owners can continue to develop areas now available for some time so this can be put on hold until such time the community at large can be thoughtfully engaged. No need to rush.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Mike Rychlik
	Address: 9601-68 Miccosukee Rd.
	Date Submitted: 5/24/2020 12:03:21 PM

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 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 did not hear from a single one of you 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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Mike Rychlik
	Address: 9601-68 Miccosukee Rd.
	Date Submitted: 5/24/2020 4:47:02 PM

Dear Commissioners,

My Letter was cut short, so here is the ending of the letter:

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.

Commissioner Proctor was correct when he said at Thursday's meeting that "word of mouth spreads out like concentric circles when a rock goes down in a lake, and that flow and ripple will continue to reverberate across communities. It's natural."

No doubt, much of the groundswell support that you're hearing from 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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Neil fleckenstein
	Address: 13093 Henry Beadel Dr.
	Date Submitted: 5/25/2020 1:06:23 PM

Tall Timbers has been a leader in science-based ecology and land stewardship for more than 60 years and a regional conservation leader for 30 years. We now hold conservation easements or fee simple title on more than 155,000 acres of high-quality habitat in the Greater Red Hills region, including significant conservation interests in northeastern Leon County. Over the past 30 years, we have also worked cooperatively with Leon County, the City of Tallahassee, community groups, and residents to address challenging growth issues in our community. Throughout this time, we have recognized that interested parties can have differing views on complex issues while still working collaboratively to improve our community. Key ingredients in this equation are time, opportunity, and information for stakeholders to work toward consensus on difficult issues.

Tall Timbers also has a long history of weighing in on and working with community partners on issues related to community planning, including expansion of the Urban Services Area. That said, we long ago recognized that Welaunee was a unique situation. Large portions of the Welaunee property were destined, at some point, to become a future growth sector for Tallahassee. Many factors dictated this including: community growth and transportation decisions made many decades ago (Including the location of Interstate-10); the resulting conversion to suburban residential uses of nearby rural lands; the location and size of the Welaunee property; and the long-term interests of the Mettler family.

At the same time, we also recognized that a multitude of important issues needed to be answered as part of the discussion regarding the expansion of the Urban Service Area to incorporate the Welaunee Arch. Issues such as: the timing of development (including consideration of growth trends and USA capacity); phasing of development across the Arch; establishing land use densities and intensities to prevent sprawl; protection of critical on-site natural resources; and coordination of infrastructure planning to ensure that other portions of our community, especially areas that have long awaited urbanized infrastructure, are not adversely affected by the development of this new community.

Some of these key details are addressed in the analysis by Planning Department staff. At the same time, community stakeholders have also raised many important issues in the weeks and months leading up to and following the February 25th Joint City-County workshop. Significant progress has been made just in the last two months on two important issues of interest to many stakeholders, including Tall Timbers: (1) The phasing of development in the Arch based upon defined metrics to reduce leapfrog development; and (2) Increased residential densities in the Residential District and the Residential Reserve to reduce urban sprawl.

These important improvements, arising out of concerns and recommendations by community stakeholders, underscore the value of citizen engagement in our planning process. Countless major projects in our community have been enhanced through inclusive community engagement. Cascades Park, Gaines Street and Franklin Boulevard come to mind. In other instances, potentially damaging projects — like a biomass energy facility on the South side or a mega gas station on rural Crump Road — have been avoided. And in some instances — utility-scale solar for example — active citizen participation resulted in better policy. The key ingredients, as noted earlier, have been time and opportunity plus the willingness to try to reach consensus on decisions that all stakeholders can live with.

See next page

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Neil Fleckenstein
	Address: 13093 Henry Beadel Dr.
	Date Submitted: 5/25/2020 1:10:18 PM

(continued)
COVID-19 has changed so many things in our nation, state, and community. Most important of which are the lives of families directly affected by the pandemic. Collectively, we have found workarounds for many things we used to take for granted. Can't go to the office? Work from home. Can't go out to eat? Order to go (and wear your mask to pick up your meal)! Can't go to church? Worship with your family at home. For some things though, there are not ideal alternatives. While discussions surrounding Welaunee have been circulating for decades and been part of the Comprehensive Plan for 30 years, this is the first opportunity the public has had to weigh in to our City and County Commissions on important details of this significant expansion of our Urban Services Area. However, the public cannot meet in person with their elected officials on this issue nor can they appear in front of the Commissions to state their concerns.

As already noted, important changes have recently been incorporated into the proposed amendment as a result of community input in just the last two months. With additional time — but not an unlimited window — what new ideas can be brought forward to achieve better outcomes for our community and the landowner?

And, as important, delaying the vote on the Comprehensive Plan amendments will provide the time necessary for the public to fully engage with their elected representatives on a compelling community issue — something we have always done in Tallahassee. Now is not the time to shortcut the public engagement process. Now is the time to demonstrate our commitment to public participation despite the challenging time we are in.

Tall Timbers respectfully requests that the Tallahassee City Commission and the Leon County Commission vote to delay the Comprehensive Plan transmittal hearing until a date certain, to allow additional time to improve the ultimate outcome of the amendment and to allow the full measure of public participation in the Comprehensive Plan amendment public engagement process.

Thank you for your consideration,

Neil

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Neil Jones
	Address: 9507 mount Everest Lane
	Date Submitted: 5/24/2020 3:16:30 PM

Dear Commissioners,

I oppose TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan

The old man used to say to me, “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.

The proposed huge expansion of the Welaunee Arch Urban Services Area is unjustified by the data and will contribute to suburban sprawl.

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.

Sincerely,

Neil Jones

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Osvaldo Hernandez
	Address: 2769 Kennedy Drive
	Date Submitted: 5/26/2020 4:31:42 AM

I am opposed to the passage of this Amendment given our current state. The fiscal and logistical demands of this project are simply irresponsible to submit at this time. We have had a hike in unemployment, businesses failing left and right, a pandemic, and your people need support. New, expensive housing is not the solution we are waiting on. Consider the following:

With the City already embarking on a Clean Energy plan, how does this proposed housing positively impact those plans? How will people from this new area, assuming we have enough people readily able to afford this housing, get to work and school in a way that benefits our current objectives with the plan for 2050?

Given our current affordable housing situation, and the lack of investment in key areas both to the South and Central parts of the city, how does this plan positively impact our status? Just last year we were ranked 6th out of 67 counties in the State for having severe housing problems by the County Health Rankings. A list we definitely do not want to be near the top on.

Fiscally speaking, could the money for this not be put to better use? As someone who has worked in our public schools, and is married to a teacher, I will gladly testify that our current educational system could use some stimulation.

Better yet, could it not be used to bolster our programs for the more pressing concerns of public health in the midst of COVID-19? It would be a sad mistake to heed the words of those who think a return to normal is what we need right now. For the foreseeable future, this is our new normal. There is no magic bubble around Leon County.

In closing, I hope that you have not given up on our bigger and widely approved plans for the future of our city and county. I expect to see results consistent with a group of elected officials whom have not placed profit over duty to their people.

Best regards,

Your Fellow Citizen

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee 32309
	Date Submitted: 5/25/2020 1:34:28 PM

Submittal 1 of about 3 or 4

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee 32309
	Date Submitted: 5/25/2020 1:35:55 PM

Submittal 2 of 3

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 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...

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Pamela Hall
	Address: 5051 Quail Valley Road
	Date Submitted: 5/25/2020 1:36:54 PM

Submittal 3 of 3

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Patricia Culbertson
	Address: 3173 Brockton Way, Tallahassee
	Date Submitted: 5/26/2020 10:54:14 AM

I'm writing again to ask you to delay further discussion on Amendments 6 and 7. In addition to my comments submitted to the County Commissioners last week, I want to counter several points of discussion in the interim. Many have argued that since this project has been in the works for some time, reportedly with limited concern expressed, this is a reason to proceed without review. However, I suggest the opposite is true. Any project approved or in process for such a long time needs extensive consideration. Things have changed! Our community and world has changed, and this must be reconsidered in that light. Additionally, persons unable to previously engage in this matter may now have the time or reasons to do so. I urge you to not move forward without in-person public testimony. I have not seen data suggesting there is a need for such housing. Low income, yes; in areas with proximity to work and public transportation, yes; in racially diverse areas, definitely! As the recent support has only come from those who stand to benefit financially, and as this was an item which did not appear on the April County Commission meeting, I understand how my fellow citizens feel as a result of the action taken to move forward. Remember you are elected to represent the majority and work for us. Thanks for listening.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Patricia Warnock & Douglas Warnocki
	Address: 757 Derbyshire Road
	Date Submitted: 5/21/2020 6:24:41 PM

We do not support or endorse this amendment with the city or the county involved in this.
We urge both the city and the county to reject this project. We will be looking closely to see how each member votes on this issue. Thank you for not supporting it while the public is trying to stay safe. Other residents in the city and county could be better served then doing this project which only serves a few in wealthy neighborhoods.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Randall VanOss
	Address: 9601 Miccosukee Road #14, Tallahassee Florida 32309
	Date Submitted: 5/25/2020 6:51:02 AM

1. It is not right to have a vote at this time
2. There is development needed in other parts of our county.
3. More due diligence is required before proceeding!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Randie Denker
	Address: 552 East Georgia Street
	Date Submitted: 5/20/2020 2:09:56 PM

As you all know, the Comp Plan is the law and it must be followed by both Commissions as they would follow any other law. The Comp Plan contains a Southern Strategy. (Goal 11). The reasons for adoption of the Southern Strategy is summed up in the Comp Plan itself as follows:

"The goal of the Southern Strategy is to encourage quality land development and redevelopment which results in increased population growth toward the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix in the Southern Strategy Area that is comparable to the remainder of the urbanized County. To achieve this goal, the Southern Strategy will seek to reverse the trend of population loss in the urban core area, reverse the continued increase of families that are living below the poverty level in this area and to stop the further physical deterioration of this vital part of the community. This goal is also to be achieved 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."

Therefore, Commissioners must not violate the Southern Strategy. If the Commissions make "land development decisions" or "capital investment" decisions that hinder the goals of the Southern Strategy, they will be violating the law. If the local governments expand the USA boundary by 2,800 acres in the NE (thereby obligating local government to pay for costly urban services such as water, sewer, and transit), it will violate the Southern Strategy by committing itself to "capital investment" in the NE at the same time that some communities on the Southside still do not have these amenities.

In a time of economic uncertainty due to Covid-19, local government does not know how much tax revenue it will have for future infrastructure needs. Therefore, siphoning off limited tax dollars to benefit NE suburban car-dependent sprawl, not only violates the Southern Strategy law, but it is simply poor economic and urban planning.

At a time when the City is purporting to create a carbon-neutral Tallahassee, using tax dollars to encourage more car oriented communities is not good stewardship nor very forward thinking.

At the current time, there is enough land within the USA to meet development demands. This fact has been established by independent experts like Dr. Pam Hall and is accepted as true by staff. If there is no need, then why do it, especially when it comes with such a heavy price tag and will result in further neglect of the existing needs of the Southside?

I have personally reviewed all of the contracts that the City has signed with Welaunee since 1990 through the present. It is my legal opinion that the City Commissioners are not obligated to vote for expansion of the USA. Should City Commissioners not vote for such expansion, the only consequence will be that Welaunee will not have to donate land for the roadway exchanges. It is my opinion that should the City decide that it does need that land in the future, it can exercise its power of eminent domain and simply pay market price for it. This will be a lot cheaper than providing urban services to 2,800 acres far-flung acres.

Thank you for your consideration of these facts.

Randie Denker, esq.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Rob Lombardo
	Address: 9601 MICCOSUKEE RD LOT 54
	Date Submitted: 5/22/2020 7:08:37 AM

From Rob Lombardo, 25 year volunteer with Leon County Parks and Recreation and Chair of the Micosukee Greenway. Commissioners, the handling of the Welaunee Arch amendment will stand for some years as an example of good or bad government. Covid-19 has shut down the process of citizen interaction with their elected officials. You know and we know that the face to face engagement in an open meeting is the standard that we have depended upon for many years, and so have you. It is so obvious to your constituents that the process you and the City have chosen takes advantage of the Covid shutdown, pushing through the largest land use change in County history while your constituents are trying to find work and keep their families safe. Even worse, are your frequent emails to constituents warning about the risks of Covid-19 and encouraging all to stay safe. How hypocritical can you be?

Commissioners Dozier, Miner and Proctor have the best interests of their constituents in mind by consistently voting for a delay in the vote on this amendment, and pushing back on the obvious advantage the City and the plantation owners have by pushing this through now. Mr. Jackson, with one of the most needy districts in the County, how could you sit back and let this cabal of wealth land owners and developers rob your community of the needed resources for improved facilities and new programs? This will be the only time, probably in your political careers, to vote on a plan that will essentially rob all but zip code 32309, Commissioner Desloge's district, of resources for many years to come.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Rob Lombardo
	Address: 9601 Miccosukee Road Lot 54, Tallahassee Fl 32309
	Date Submitted: 5/25/2020 10:07:55 AM

Dear Commissioners, there is a compromise position on Welaunee development that would address the many concerns of constituents during the Covid pandemic and eventually bring the Welaunee development back on the BCC agenda when the time is right for public comment. The Welaunee arch development would be a much better plan if there was a solid Master Plan with open input from all sources, rather than a hastily put together plan drafted by Staff. A delay in consideration would all time for that to happen. A delay would also allow for the effects of Covid to level off, and constituents would have the opportunity to address all Commissioners in chambers with back and forth discussion. All this would take is: Vote no on the current Welaunee agenda item with a substitute motion asking staff to bring this back to the BCC at a time when Covid concerns have diminished. Pick a time certain that gives planners a chance to meet with community members to craft a more detailed Master Plan. 6 months? 12 months? This is the compromise you have asked for and it's possible and achievable. I hope you will consider this option.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Robin Colson
	Address: 2350 Phillips Rd, Apt 1104
	Date Submitted: 5/23/2020 4:06:59 PM

Please oppose this amendment for the following reasons:

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.

Thank you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Robin McDougall
	Address: 3752 Windrose Trail, Tallahassee, FL 32310
	Date Submitted: 5/25/2020 6:59:25 PM

The proposed expansion of Urban Service Area into Welaunee should never happen without public input. Right now, there is likely to be an economic slowdown. Current data doesn't support this expansion which will also contribute to suburban sprawl.

My biggest concern is that it directs capital investments, paid for by all taxpayers, to benefit higher income people, largely concentrated in the Northeast part of the County. Average incomes in Leon County are less than \$60k a year, so a majority ornament our community can ignore qualify to buy a home in thins proposed expanded area.

This proposal pulls resources away from affordable residential opportunities in the West and South sides in the urban core.

We are now in a time when public moneys are severely restricted and likely to be more so. There is no need to push this proposal through without adequate public notice and input.

The best projects we have created here have been cooperative, innovative and timely. Let's do the same with this.

Please vote no on Tuesday night and offer a compromise. Give our community time for input when county staff timber to review for even better options.

Bring this back in 6 months or so wheb we can appropriately participate as citizens, voters and taxpayers.

Thank you,

Robin McDougall

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Rose Kelley
	Address: 3886 Long and Winding Road
	Date Submitted: 5/25/2020 9:50:38 AM

I oppose this amendment. At a time when a pandemic is shining a light on the inequitable standard of living for many our current citizens, especially in 32304 zip code, why on earth would we condone a huge development in the northeast in the name of growth? Until such time as there is equity of opportunity in housing, employment with a living wage, healthcare, education, childcare for all of our citizens, not just those with a household income of \$100,000+ who could afford the houses this Welaunee development provide, I say "no" to this needless expansion. Tallahassee has plenty of upscale housing. Thank you

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Ruth Chase
	Address: 940 Oak Hollow Trail, Tallahassee, 32309
	Date Submitted: 5/20/2020 9:14:34 PM

Dear Commissioners,

Re: Amendments TMA2020012 and TMA2020013

As the Covid stay-at-home strategies lengthened, the air in my neighborhood began to shimmer with breath-taking clarity. This morning, May 20, the sky above Tallahassee looked as beautiful as the air above the sea. The same thing happened when I was stranded in China beginning Sept. 11, 2001. Within a week Chinese children could clearly see for themselves that the sky is indeed blue and not the beige they saw every day of their lives. No planes flew.

Within days, the planet responds to lowering of human activity and pollution.

We strongly oppose these two amendments (TMA2020012 and TMA2020013) to the Comp Plan for development of Welaunee Planation area. There are better ideas than those which simply expand the same old same old development and the same old same old development problems, especially more CO2. Tallahassee was, at one time, unique. The last few years, it has mimicked Atlanta with more traffic, more congestion, more brown sky, more well manicured traffic islands. But the ugly behind the pretty, is that we aren't addressing the congested traffic and the congested air which results. We aren't addressing the destruction of hydraulic systems which result in costly flooding. We aren't addressing habitat loss or soil destruction....never mind unique ecosystems within ecosystems. And we leave behind the poorest of the poor in our chaotic repetitions of bad decisions. 800 families now depend upon the food bank. We are stamping approval for clear cutting and then naming the asphalt neighborhoods "Canopy." We are putting more cars on the streets, rather than innovating more intelligent ways to live in this century and on this ever-shrinking planet. Every generation thinks it sees the whole. Every generation before it has cut away an irreplaceable, essential beauty. Do not pass these 1950's style development amendments, Amendment TMA2020012 and Amendment TMA2020013.

Thank you,
Ruth Chase

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Ruth Godfrey
	Address: 836 Santa Rosa Dr
	Date Submitted: 5/25/2020 8:30:26 PM

Follow the money. Haven't developers on the north side received more than their fair share of our tax dollars? Debbie Lightsey said it well. tallahassee.com/story/opinion/2020/05/21/ugly-welaunee-amendments-being-pushed-through-too-quickly-opinion/5229554002/
Pouring money into Welaunee so a private developer can make even more money will not solve Tallahassee's real issues. Spend tax dollars for once where the greatest number benefit. Or tell us why you are so committed to this change in the long term plan previously approved.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sally Butzin
	Address: 1628 Woodgate Way
	Date Submitted: 5/26/2020 10:14:26 AM

I missed the deadline to comment, which is exactly the problem with rushing this through with little time for thoughtful public comment. Reading letters to the editor this morning confirms my fears that your citizens become suspicious of nefarious motives when big decisions happen behind closed doors. Democracy needs sunlight to thrive. Delay this big decision until meetings are open again. It just doesn't look good.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sandra Mountain
	Address: 3592 Sedona Loop
	Date Submitted: 5/19/2020 10:56:38 PM

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 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 transit, 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 the County’s commitment to sustainability.
4. The Master Plan inadequately addresses affordable housing.
5. 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.
6. 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 violates open government principles. A virtual meeting without real time public comment 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.
7. 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.
8. 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sarah Cawthon
	Address: 921 CARRAWAY ST
	Date Submitted: 5/25/2020 11:15:43 AM

DELAY the vote on the Welaunee amendments until the public can truly be heard.

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.

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.

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.

The Master Plan inadequately addresses affordable housing.

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.

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.

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sarah Cawthon
	Address: 921 CARRAWAY ST
	Date Submitted: 5/25/2020 11:16:32 AM

DELAY the vote on the Welaunee amendments until the public can truly be heard.

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.

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.

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.

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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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sarah Lee-Alderson
	Address: 1547 Blockford Ct E, Tallahassee 32317
	Date Submitted: 5/24/2020 5:40:16 PM

I realize it is too late to beseech Commissioners to reconsider submittal of these amendments; however, I believe it is important that you hear from us. How else are you to know, if citizens do not speak their minds and hearts.

NOW is not the time to open Pandora's Box...Welaunee. Please don't open it now. At least, let the public hearing proceed in the historical format in which it has always offered citizens the right and opportunity to meet the Commissions in person.

Leon County is already top heavy; it is time to balance out the population, roads, public transportation, schools, traffic, water , sewer, police and sheriff's responsibility--- and move west and southward.

Given the location of Welaunee development, and with approval and cooperation from the State and Federal governments, I assume this is an opportune time to begin planning an additional exit from I-10 which would be needed between the Monticello/Tallahassee/90 exit and Thomasville Road. While another exit would be convenient, It is hard to imagine the huge increased commercial growth and fearsome traffic flow.

Please reconsider the submittal in favor of a true public hearing. As a long-time retired former employee of the BCC and lover of this sacred ground we call home, I know you all will.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Sarah Rychlik
	Address: 9601-68 Miccosukee Road Tallahassee FL 32309
	Date Submitted: 5/23/2020 4:24:05 PM

Commissioners:

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 requires that urban sprawl be discouraged through our future land use policies.

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 Development does not prevent Urban Sprawl, it enables Urban Sprawl. Seriously, the public does not benefit from expansion of the USA at this time.

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.

It grieves me that, to date, the City and County Commissions have taken inexplicable 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?

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.

- Sarah Rychlik

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Shauna Y Smith
	Address: 814 Apache Street
	Date Submitted: 5/21/2020 3:44:43 PM

All Welaunee projects should not be undertaken without ample opportunity to allow the public to give input

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Stuart Briley
	Address: 8851 star gate way
	Date Submitted: 5/21/2020 8:26:01 PM

I am writing to express my opposition to 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.

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 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 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Terry Schneider
	Address: 4541 Pecan Branch
	Date Submitted: 5/25/2020 10:41:07 AM

I am opposed to this amendment at this time. Having this pushed through in the middle of a pandemic without adequate citizen input is suspect. You work for the citizens of Leon County and Tallahassee, not only the wealthy land owners and contractors

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Tim Chapin
	Address: 1326 N Duval St
	Date Submitted: 5/25/2020 10:07:28 PM

I am writing in my capacity as a citizen of the City of Tallahassee and Leon County to register my deep concern over the amendments regarding the extension of the Urban Service Area to the “Arch” portion of the the old Welaunee Plantation property. In sharing my concerns I am drawing on my over 20 year career as a faculty member in Urban & Regional Planning at Florida State University where I have studied Florida land development patterns and growth management policy. In fact, I trained many of the TLCPD planning staff and have worked on several occasions with the city and county to advance quality planning and development efforts in this beautiful region since I came to Tallahassee in 1999.

My deep concerns regarding these amendments rest on two separate but equally troubling issues:

1. Bad Policy: This is remarkably poor growth management policy, and almost certainly would promote exactly the type of low density, auto-oriented development that Tallahassee has been wrestling with for many decades. Approval of these amendments would (again) promote uneven development, see many millions of infrastructure dollars flow into greenfield lands, and continue with a longstanding and troubling trend of undermining south side development efforts. I would observe that I think there is a time for these amendments, but now is not that time. In my view, the evidence clearly shows that it is too early to commit to this USA expansion, there is insufficient demonstrated need to do so, and huge infrastructure concurrency and environmental concerns require much greater planning analysis. For growth management reasons, I urge you to Vote No.

2. Bad Process: The planning process under which these amendments are being pushed forward is very troubling, especially in pro-citizen and pro-community Leon County. To advance these amendments during a global pandemic reflects poorly on the leadership of this community. The optics of pushing this forward (note that I said the optics; each of you knows how quickly perception can become reality) are that the powers that be are using the pandemic as a means of pushing through policies while citizens, families, and households are distracted by anxiety, the fear of becoming ill, lost employment, and the many uncertainties brought about by a global public health and economic crisis. For process reasons, I urge you to Vote No.

Respectfully Submitted,

Dr. Tim Chapin
Midtown Resident

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: tom kelley
	Address: 9601 Miccosukee Road #47
	Date Submitted: 5/24/2020 9:24:05 AM

I am opposed to this amendment. Urban sprawl is not a good thing. Subsidizing it with tax payer dollars even worse.
Thanks for listening.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Wendy Mountain
	Address: 3552 Gallagher Drive
	Date Submitted: 5/21/2020 12:48:44 PM

We do not need more development & traffic congestion on the northeast part of town. We have enough. It is not right to spend more taxpayer dollars subsidizing the wealthy. Please do not spoil what little rural quality of life we have left, to benefit a very few, at the expense, for many years to come, of the very many! If this was right, there would not be such a hurry to push it through. Those of us who already live here know this is going to lessen the quality of our lives. Our neighborhoods will be spoiled & we will be required to pay for it for the rest of our lives.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: William Phelan
	Address: 9601-20 Miccosukee Rd, Tallahassee, FL 32309
	Date Submitted: 5/23/2020 1:49:44 PM

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 and no one else. 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: William Phelan
	Address: 9601-20 Miccosukee Rd
	Date Submitted: 5/25/2020 10:57:27 AM

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, and expenditures ballooning. The national, state and local economy in 2021 will be very different than it is today. And who knows what 2030 will look like? Now is not the time for long-term planning. 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. What happened to the Southern Strategy? 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
9601-20 Miccosukee Rd
Tallahassee, FL 32309
wmjphelan@comcast.net

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 6	Name: Wills Flowers
	Address: 3250 Apollo Tr.
	Date Submitted: 5/21/2020 6:35:19 PM

I am opposed to extending the Urban Services Area to a large expanse of unbuilt land that should stay that way. The 'Welaunee Arches Caper' is clearly a case of exploiting City-County government by rich rent-seekers to inflate real estate assets for their private benefit. In a recent teleconference Commissioner Lightsey detailed how this development will overcrowd the northeast and suck money out of other parts of Leon County. Welaunee is a destructive exercise on two counts: it will aggravate income disparity by making the Northeast a rent-seekers playground at the expense of other neighborhoods; and it will make local climate change worse by replacing acres of vegetation with asphalt and overcrowded buildings (as in already happening in "Canopy Clearcut"). Recent studies have shown that Florida will encounter wetbulb heat anomalies sooner than anyone expected, and land changes like Welaunee are exactly what we don't want to be doing.

The following Citizen Comments
were received for Amendment Item #7

TMA 2020 012 – Welaunee Arch,
a 2020 Cycle Amendment to the Future Land Use Map
(City Only)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Agnes McMurray
	Address: 9900 Leaping Deer Lane, Tallahassee, FL 32309
	Date Submitted: 5/23/2020 12:43:09 PM

I am writing to request that the commission not take any further votes on the two comprehensive plan amendments regarding the Welaunee “Arch” until such time as citizens are able to participate in a meeting to determine these issues. Citizens have a 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. 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.

The amendments proposed 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.

There are currently 2000 acres of Welaunee under development. Why is the commission proposing to spend so much of our public resources to support further 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.

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.

Thank you,
Agnes McMurray

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Allison Orange
	Address: 3717 Bobbin Brook Circle
	Date Submitted: 5/21/2020 6:31:45 PM

Commissioners:

I would like to comment on both Amendment 6 and Amendment 7, regarding amending the plan for the City of Tallahassee and Leon County to benefit the Welaunee developers.

I am dismayed, actually appalled, that an item of this magnitude is being brought before the joint Commissions, with virtually no notice, and in the middle of a global pandemic, when most citizens are barely able to make it through their days due to the stress of working from home, being unemployed, overseeing distance learning for their children, and/or the very real possibility that their businesses may fail.

I believe it is because most citizens would not be in favor of these changes and will only become aware of them when it is too late.

Where is the public discussion on whether we need these additional homes in this location in Tallahassee? Is the land already designated for Welaunee already built-out and bought by home owners? Will we have the additional home buyers that were envisioned even six months ago, given the current economic situation.

Where will the public dollars come from for these changes as we head into the recession caused by Covid-19, and have actually fewer tax dollars to work with and more neighbors who will need assistance as we come through the pandemic.

Where is the discussion on how traffic will be handled on existing roads if these additional homes are built?

The questions are many and are of immense importance, and yet we have no chance to discuss in a public forum, because it is being done when we are advised to stay home.

What is the rush?

I would like to see these items deferred to a later time when actual consideration by the citizens can be made.

Thank you for your consideration,

Allison Orange

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Anne Hempel
	Address: 3862 Imaginary Road
	Date Submitted: 5/20/2020 11:52:52 AM

Dear commissioners,
Please Vote NO on Option 1
and
Vote NO on Option 2
Go with Option 3
Option 3 reaffirms your unanimous decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings.
Don't vote for Option 2. It will amend your rules of procedure. Please just 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!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Betsi Heinlen
	Address: 8774 NWK Way, Tallahassee, Florida. 32309
	Date Submitted: 5/25/2020 12:12:45 PM

I am very much opposed to this amendment. During this trying and unprecedented COVID-19 pandemic, it is irresponsible to hold a public hearing until you are able to hear directly from your constituents. I urge you to vote no.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Bob Jones
	Address: 183 Rosehill Dr
	Date Submitted: 5/25/2020 1:46:55 PM

At the May 21, 2020 Commission Meeting on Agenda item 10: I support Option 3. I do not support Option 1 and Option 2. Please vote to reaffirm your unanimous and correct decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings. Don't vote to amend your rules of procedure; please just follow them correctly. We don't support your rescinding your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Bryon and Barbara Ehlmann
	Address: 1066 MERRITT DR
	Date Submitted: 5/23/2020 5:39:46 PM

This amendment should be tabled or rejected outright because:

- 1) Such a significant comp plan change should not be considered now given the current pandemic and the lack of opportunity for citizen input. Stick by your original vote!
- 2) The amendment would be the ultimate in licensing urban sprawl. What happened to the emphasis on infill?
- 3) The city and county, given the current economic situation and likely future budget shortfalls, should not at this time be committing tax payers to providing the infrastructure for such a huge development area. What's the rush?
- 4) More dollars should instead be going to redevelopment.
- 5) Once again, another comp plan change that will bring about more deforestation. More wildlife habitat destruction. More traffic. More global warming.
- 6) A vote FOR this amendment now is certainly a vote showing a commissioner in the pocket of developers and showing a desire for quick passage before the opposition can mobilize.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Carol Knox
	Address: 1606 Chinnapakin Nene
	Date Submitted: 5/21/2020 12:37:17 PM

I am opposed to this amendment to the Comp Plan. I believe this amendment has been pushed through both City and County Commissions without adequate time for public discourse, with minimal public notice and during the Covid-19 pandemic that has virtually prevented public comment. I hope both Commissions are investigated by an independent outside organization for basic compliance with the Sunshine Law. The BCC's recent decision to reverse a week old commitment to wait for face to face meetings before taking on a massive public lands deal suggests collusion and an unfair advantage with regard to the pandemic and closure of county facilities. There is no reason that the landowners should hold such sway over local governments to demand this Comp Plan amendment without considerable input from area residents, especially during the Covid-19. The area to be changed is large and will have a significant impact on our community if not done at an appropriate pace and with adequate input and participation. This is wrong and will become a lasting stain on good government in Tallahassee. I thought we were better than this.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Casey Rychlik
	Address: 613 Dent Street
	Date Submitted: 5/25/2020 7:04:08 PM

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Cassie Dillman
	Address: 9716 Abbey Rd
	Date Submitted: 5/24/2020 10:39:05 PM

Please vote no on this amendment. I am requesting that this amendment be brought back to the table at a later date in order to ensure that the community has the opportunity to participate fully in this decision making process. Passing this amendment during this stressful and chaotic time, with out face to face discussion and input from your constituents, is unjustifiable and only works to disempower the community that you have been elected to serve.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Cathy Schroeder
	Address: 8920 Megans Lane
	Date Submitted: 5/21/2020 10:50:46 AM

Dear Commissioners,

You should not adopt this amendment as the reasons for planning development (more than 30 years ago) was to meet area growth--increased population . Tallahassee and Leon County are not growing at an excessive rate (tallahasseereports.com/2019/05/29/census-report-shows-leon-county-population-growth-last-among-large-counties/). Moving from Rural to Planned Development in the current FLUM is unnecessary, will increase the tax toll on residents and not remedy any relevant concerns. Please honor the wishes of those who elected you to represent the best interests of our community by not adopting Amendment 7 TMA 2020 012.

Thank you,
Cathy

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Connie Sundquist & Pauline Gensel (my mother)
	Address: 11166 Bexhill Lane
	Date Submitted: 5/24/2020 1:10:38 PM

I am a member of KIR, and I urge you to not recommend transmittal or adoption of the application for the Welaunee Expansion and to recommend that the Commission not approve Comprehensive Plan Amendment TMA2020013. Thank you. There is plenty of time to hear from all of us.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Danielle Irwin
	Address: 3185 Ferns Glen Dr.
	Date Submitted: 5/25/2020 7:55:31 PM

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, and 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 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 is lacking a robust analysis of how the Welaunee Arch 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 suppression will be. The City 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 with the more progressive areas of our great state. The proposed Master Plan is a good start but it can be strengthened with further public feedback and an eye on sustainability. There is no denying that investment is sorely needed within the existing USA – sidewalks, lighting, stormwater improvements, parks, transit, and greater incentives for infill development. Investment within the USA needs to be prioritized to achieve the enhanced quality of life our elected leaders should be seeking for the current Leon county residents. I also believe it is reasonable to be planning for the future large-scale developments that will occur in the east/northeast part of our City. Good sustainable planning begins years before shovels hit soil. We don’t often get the chance to work on a blank canvas; let’s get this one right. 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? We need more answers and more public participation before a vote.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Darwin Gamble
	Address: 1248 Halifax Court, Tallahassee, FL 32308
	Date Submitted: 5/20/2020 3:16:39 PM

Regardless of when the vote occurs, the City and County should not transmit Comprehensive Plan amendments TTA 2020-12 and TTA 2020-13 related to the Welaunee development to the State. These amendments would expand the Urban Service Area and encourage expensive urban sprawl across 2,800 acres of what is now mostly rural land. In addition, these amendments are inconsistent with Comprehensive Plan Goal 11 that established the Southern Strategy Area, and with Goal 2 of the Urban Forest Master Plan that aims to maintain Tallahassee’s tree canopy cover at 55%.

The purpose of Goal 11 in the Comprehensive Plan is to address population loss, high poverty, high unemployment, and “physical deterioration of the community” in the southern part of the Urban Service Area. The strategy includes implementing policies “designed to make better use of the available resources to the south, while lessening development pressure in the north and east.”

This goal was added to the Comprehensive Plan in 1998. However, If you visit neighborhoods within the Southern Strategy Area Boundary today, you will see vacant lots, vacant dwelling units, and dwelling units that should be vacant because they are substandard, to put it mildly. After more than two decades, the Southern Strategy has apparently bypassed substantial numbers of residents within the boundary while growth continues to boom in the north and east. The results are rampant income inequality and racial segregation, pulling the two Tallahassees even farther apart. This is not the kind of community any of us should want.

Goal 2 of the Urban Forest Master Plan aims to maintain the tree canopy level while improving canopy quality. When the plan was released in 2018 the overall tree canopy level was 55%; the area affected by the amendments had a canopy level of 61%. Opening those 2,800 acres to development will jeopardize the city’s effort to maintain the 55% overall canopy level.

Staff asserts that the amendments are consistent with Goal 13 of the Comprehensive Plan that provides for building out the Welaunee Critical Planning area. However, as described above, Goal 13 is inconsistent with Goal 11 of the plan and Goal 2 of the Urban Forest Master Plan. This episode exposes how flawed the Comprehensive Plan really is.

So now you have a choice. You can vote to adopt the amendments, make a few rich people even richer, and confirm that you have abandoned the Southern Strategy and the Urban Forest Master Plan. Or you can vote against those amendments and then get serious about making this a livable community for everyone.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Daryl Nall
	Address: 3830 Long and Winding Road
	Date Submitted: 5/22/2020 3:59:44 PM

Recent Op-eds in the Tallahassee Democrat brought my attention to the proposal to change the Comp Plan to expand and support a major (4000+ acres) development in the northeast part of Leon County. I understand Tallahassee would commit to \$60 million for infrastructure in this area. Such a large area would likely require additional public funds for schools, fire stations and recreational amenities.

This major decision is taking place in the midst of the Coronavirus pandemic, restricting public input. I object to both the process and the substance of this proposal. The process seems to me to be unnecessarily rushed during a time of uncertainty about future needs.

Tallahassee/Leon has become a city with “haves” and “have nots” segregated into different neighborhoods and even into widely separated parts of the county. The South and West sides of our community receive fewer resources than the North and East, arguably contributing to lower opportunity for residents and higher crime due to a great extent to the lack of opportunity. We have a chance to develop more diverse neighborhoods within the bounds of existing City boundaries. Let's give it time and a chance to make a difference.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Deborah Lawson
	Address: 1011 Shalimar Drive
	Date Submitted: 5/25/2020 1:58:41 PM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Deitra
	Address: 4370 Kimberly Cr.
	Date Submitted: 5/25/2020 5:56:59 PM

I understand the urgency to incorporate the land into the urban services area. However, why the rush now? We are in a very critical time with the unknown due to the pandemic and it's far reaching influences for years to come.

I feel to depend upon the internet as an informative and public platform is an inadequate use and truly a scam. So many of our older citizens do not have, or do not know how to use the technology to follow "informational output" to inform citizens of upcoming meetings, rezoning, scheduling, etc.

If, and I'm sure it will, pass please, please please have someone else in charge of the design. Canopy is an eyesore. Southwood is beautifully done with it's green spaces and hidden driveways. Have you ever tried to drive through Canopy on garbage collection day? It is near impossible.

Tallahassee needs more natural areas like Lawrenceville, Ga. Where they have trails, boardwalks, NOT just a 100 ft walkway around the streets of Centerville Rd.

Lawrenceville, Ga. built up fast with beautiful homes but 15 years later their property values have not increased. Too much development and not enough buyers.

Please do Tallahassee a favor and incorporate LARGE Greenspaces into the plan that I know you will pass even though it sounds like a lot of people don't see the demand for it.

The overpass should not even be a consideration. Not if a four lane road is going across Thorton to access the "landlocked" property. Let people access via Thomasville and the existing off ramp on 90. There is also plenty of room to build access off of centerville at I10 if you follow the power lines. No need to build round off/on ramps. Out west you have easy on easy off Interstates with no round off/on ramps.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Dr. Robert Hansen
	Address: 3850 Imaginary Rd Tallahassee, Fl 32309
	Date Submitted: 5/21/2020 12:01:16 PM

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. 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.

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.

Welaunee will capture a HUGE amount of the future “need” for housing, to the exclusion of other parts of town

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.

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!

The Toe and Heel have Master Plans that bear some resemblance to 21st century design - though still auto-oriented. So missing the transit component of a real 21st community.

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.

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.

There’s still 1400 acres to develop in the Toe and the Heel. Canopy Community is the only one under construction.

And there’s 1900 acres inside the USA where Welaunee Blvd and Shamrock extension and new interstate exchange is going.

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.

Why so long - BECAUSE THERE IS NO DEMAND OF THIS MAGNITUDE IN OUR SLOWLY GROWING COMMUNITY

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Dr. Robert Hansen
	Address: 3850 Imaginary Rd Tallahassee, Fl 32309
	Date Submitted: 5/21/2020 12:01:49 PM

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. 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.

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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!

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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.

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.

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Why so long - BECAUSE THERE IS NO DEMAND OF THIS MAGNITUDE IN OUR SLOWLY GROWING COMMUNITY

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Elgin Freeman
	Address: 4133 Pecan Branch
	Date Submitted: 5/20/2020 2:03:18 PM

"I am opposed to this amendment to the Comp Plan. I believe this amendment has been pushed through both City and County Commissions without adequate time for public discourse, with minimal public notice and during the Covid-19 pandemic that has virtually prevented public comment. I hope both Commissions are investigated by an independent outside organization for basic compliance with the Sunshine Law. The BCC's recent decision to reverse a week old commitment to wait for face to face meetings before taking on a massive public lands deal suggests collusion and an unfair advantage with regard to the pandemic and closure of county facilities. There is not reason that the landowners should hold the local governments hostage in their demands for a Comp Plan amendment. This is wrong and will become a lasting stain on good government in Tallahassee."

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Ellery Sedgwick
	Address: 530 McDaniel St Tallahassee, FL 32303
	Date Submitted: 5/25/2020 8:47:28 PM

Tallahassee and Leon County need a new approach to urban planning - one that shifts away from developing in fell swoop huge tracts on the north and east sides of the city and county; that shifts away from excessive commercial development that has favored chains and franchises at the expense of local businesses; that shifts away from off-campusing students, thereby inflating rents and causing the housing and affordability issues that developers claim (falsely) to be addressing with their mega-developments.

Growth needs to be focused within Capital Circle (without degrading historic neighborhoods) and pushed south to link the struggling and poorly connected neighborhoods there with the wider community. It also needs to emphasize small scale, organic (but controlled) development, driven by the needs of individual families and local business, rather than the profit-maximizing potential for the developer.

Our current course - which we have been on for decades - has encouraged sprawl, favored large developers over small contractors and big businesses over small, siphoned money from the local community, and degraded the quality of life in Tallahassee and Leon County. Welaunee is simply another step in that direction, and I strongly urge you to oppose the present amendments. While much has been made about how long Welaunee has been in the works, that is no point in its favor when that planning is part of a misguided strategy that puts the profits of a few ahead of the good of the community.

Sincerely,
Ellery Sedgwick

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Florentina Burigan
	Address: 183 Rosehill Dr W
	Date Submitted: 5/25/2020 1:53:00 PM

At the May 21, 2020 Commission Meeting on Agenda item 10: I support Option 3. I do not support Option 1 and Option 2. Please vote to reaffirm your unanimous and correct decision on April 28th to NOT consider large scale comprehensive plan amendments while the commission is holding virtual meetings. Don't vote to amend your rules of procedure; please just follow them correctly. We don't support your rescinding your April 28th vote!! Please do not consider large scale amendments UNTIL we can all meet in public without fear of COVID!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Frank Price
	Address: 1400 Milton St.
	Date Submitted: 5/20/2020 2:23:14 PM

The City of Tallahassee and Leon County have spent millions of dollars revitalizing the city center and trying to promote denser forms of development and yet at the same time have approved developments like Southwood and now potentially Welaunee. The scale and influence of these developments more than counters the investment in the city center by drawing offices and thus their workers out of downtown and into these car reliant subdivisions. Southwood was promoted as a walk-able New Urbanist development but its commercial space is like a ghost town now. Any suggestion that Welaunee will be anything more than more suburban sprawl is just green washing. Please REJECT Amendment 7 TMA 2020 012. Tallahassee has more than enough suburban development for the foreseeable future.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: George E. Lewis II
	Address: 2143 Miller Landing Road
	Date Submitted: 5/22/2020 8:14:44 PM

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Jeff Bastian
	Address: 319 W 8th Ave
	Date Submitted: 5/22/2020 10:42:08 AM

When in a hole stop digging. When offered a deal you lose money on walk away. I oppose the Welaunee expansion for those reasons.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Jeff Gilbert
	Address: 9677 Alice Moore Way
	Date Submitted: 5/23/2020 6:58:48 PM

Dear Commissioners:

This is a complicated matter and I've included a letter that summarizes what I understand. I am opposed to the Welaunee Comprehensive plan as it adds to urban sprawl, has been enacted over zoom and rushed through, is not in favor of most Tallahassee residents, and will cost tax payers a lot of money. I'm a member of different communities that are vocal and vote. We've had numerous email conversations about this deal and and very displeased with what's happening. It's abhorrent that this deal is being pushed through quickly and over zoom. Which from what a previous commissioner wrote might not even be legal as there wasn't a seven day notice.

Sincerely,
Jeff Gilbert

Here is a letter I agree with:

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 21stCentury 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 "Southern Strategy" commissioners were fond of discussing? In a county where twenty percent are considered "food insecure"! 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?

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: John Hedrick
	Address: 1551 Cristobal Dr #1, Tallahassee, Fl 32303
	Date Submitted: 5/26/2020 1:59:16 PM

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>

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: John Outland
	Address: 1562 Tung Hill Drive
	Date Submitted: 5/20/2020 4:35:14 PM

The annexation and expansion of the Welaunee Arch and Future Land Use Map amendment is a text book example of urban sprawl when the current USA contains more than an adequate supply of land to accommodate our projected population growth and housing needs for 20 plus years. The expansion will also be to the detriment of existing developed areas where infrastructure improvement and maintenance are needed. Sound comprehensive planning directs growth to areas with supporting infrastructure and away from environmentally sensitive areas. Let's not make a decision that will bring higher costs to the taxpayer and divert funds away from known infrastructure maintenance backlogs for roads, sewer, storm water management, affordable housing and renovation needs, conservation land, etc.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Judith Rainbrook
	Address: 1521 Heechee Nene, 32301
	Date Submitted: 5/23/2020 11:13:12 AM

I would like to comment on the proposed comprehensive plan and map amendment.

1. This is the largest map in recent history and the first major amendment of the Urban Service Boundary within recent times. Having this amendment come up at a time the public cannot attend and comment at an open public meeting goes against everything about how a democracy is supposed to work. I urge you to postpone the decision until the public can attend a meeting to discuss this matter.
2. Past studies by the Tallahassee Leon County Planning Department has determined that the existing Urban Service Area can accommodate the project population growth up until 2045. There is no documented need for an expansion of the boundary to accommodate the projected growth.
3. There has been no study or analysis that there is currently a need to expand the Urban Service Boundary. 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 needed, major changes in the urban services boundaries should not be made. That is just good planning. Anything else looks like a shady rushed deal in favor of developers, not the best interests of Tallahassee.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Julie Hauserman
	Address: 9516 SUN HAWK LN
	Date Submitted: 5/25/2020 1:21:58 PM

Dear Commissioners,

I am writing to oppose the vote on the Welaunee Arch at this time. This is an unprecedented time in history, with families needing to focus on their survival. This is not the time to jam a enormous decision down the community's throats without adequate public comment and participation. I was a news reporter covering the inception of the Leon-City of Tallahassee comprehensive plan. The work that went into the comprehensive plan was phenomenal, and we see many of the positive effects all these years later. The work the Mettler family, community members, and leaders put into planning Welaunee is also admirable.

But this Welaunee Arch amendment is ill-timed and is the type of "leapfrog" development which our leaders pledged to avoid when they developed the comprehensive plan. It's expected that the city will grow. But an amendment of this type - especially at this unsettled and perilous time - is not appropriate until more orderly infill has occurred in the city. Please do not vote for this. Let's take a step back and make sure everyone has the proper information and assure citizens that this is not as nefarious a political maneuver as it now seems. Please do not cheapen public service and further tarnish government's reputation by ramming this through now.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Justin Smith
	Address: 2201 Melanie Drive
	Date Submitted: 5/26/2020 9:30:15 AM

Please vote NO on the unsustainable Welaunee Comprehensive Plan amendments, specifically Amendment 7.
It is unethical and unprecedented that you are even voting on such an issue without full participation from the community. You are clearly not following protocol and have lost trust with the community as a result. Without public comment, you do not represent your constituents.
You must be proactive in incorporating a strong Clean Energy Plan that will soon be established and rightfully applied to all developments.
This is a deal-breaker issue for me as a voter and I will strongly campaign against the re-election of any and all commissioners who vote to allow any development at this time.
You need to consider the environment above all else.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Karen Rose
	Address: 9601 Miccosukee Rd, Lot 27 Tallahassee, FL 32309
	Date Submitted: 5/25/2020 12:22:39 AM

I have been to Calgary, Alberta, where from the air flying in, the city is incredibly contained. Flying in at night, it was a circle, with blackness all around. No sprawl at all.

I am very much in favor of urban infill. It makes me so sad to see empty buildings and parking lots left abandoned in favor of bulldozing a perfectly good forest just because the developer can. Regulation is not necessarily a bad thing. Another word for "regulation" is "protection." We could protect so much of our county simply by saying to developers, "Sorry, we aren't going to approve your request to bulldoze this land. We've still got x number of urban infill projects waiting to be re-developed, and we have these great incentives for you to do that."

I have huge concerns about the roads. Miccosukee Road being a designated canopy road, there is NO way, as you know, that it can absorb more than maybe about 3% of the traffic that the proposed development would create. I cringe at the thought that driving Miccosukee Rd could become like driving St. Augustine Rd between Magnolia and Blairstone. And going through Killlearn is the same thing, only worse, as the parents of a special-needs toddler pointed out during the most recent Blueprint meeting that I attended. Creating a huge problem like this that doesn't have a solution just can't be allowed. The solution has to be present at the same time, or the whole thing has to be set aside. Period.

I see what's happening at Arbor Trace, and I compare it to other neighborhoods, for example, the neighborhood that's been built off of Whirlaway Trail; and it's like night and day. In the Whirlaway Trail neighborhood, the canopy is still there, and the houses are for the most part, tucked into the forest. Driving down Centerville Rd, I can't even tell I'm driving past a housing development, because a buffer of trees has been left in place. The houses are spaced out enough that there doesn't seem to be a significant increase in the traffic; I assume most people take Whirlaway to Kerry Forest, and Kerry Forest to Thomasville Rd, rather than driving down Centerville Rd. This low-density, protect-the-forest development is what we need more of. Not the crazy, clear-cut, plow-it-all-under development. I am really at a loss trying to figure out how a neighborhood like Arbor Trace is even being allowed to be built in a city as well-known for its trees and canopy roads as Tallahassee is.

The thought that everywhere from Capital Circle to Crump and Roberts Road could all become city is just terrifying. We have this whole beautiful tract of land in a preserved state, and we want to....convert it all to city??? This is reminding me of the people who, when they saw that giant sequoia trees did not make good lumber, rather than leaving these thousand-year old trees standing, decided to cut them down anyway, and convert them into toothpicks. OMG. PLEASE find your wisdom and figure out ways to support Tallahassee's future that will protect and preserve as much of this beautiful tract of land as possible. Rather than chasing Nature away to the very edges of our county, please build carefully into our remaining rural and wild areas, interweaving the services and housing that we need in a way that preserves and protects the essence of the land.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Katheryn Mears
	Address: 2005 Gardenbrook Ln, Tallahassee, FL 32301
	Date Submitted: 5/19/2020 8:36:48 PM

I say NO to the Welaunee Arch and so should YOU!

And how dare you reverse your decision to pause on making major decisions during a pandemic without in-person realtime public comment!

We do NOT want or need more urban sprawl.

The project blows more money on the northside, the haves, at the expense of the have nots, when that money should go towards smart and environmentally sustainable infill and improved infrastructure.

BluePrint's proposed Comprehensive Plan Amendment to expand the Urban Services Area (USA) to include 2,800 acres of land in Northeast Tallahassee described as the Welaunee Arch is NOT in the best interest of the majority of the taxpayers and residents in Tallahassee and Leon county.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Kathleen Mick
	Address: 2100 Dolphin Blvd S
	Date Submitted: 5/26/2020 12:01:56 PM

Dear Commissioners:

I am opposed to the Welaunee Comprehensive Plan Amendments adding thousands of undeveloped acres to the Urban Service Area.

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.

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.

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.

The proposal is an example of urban sprawl, putting an inordinate burden on taxpayers and contributing heavily to our carbon footprint.

I urge each of you to put this decision on hold until it can be given the full consideration that it deserves.

Thank you,
Kathy Mick

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: kenneth Ross
	Address: 3842 imaginary rd Tallahassee fl 32309
	Date Submitted: 5/25/2020 10:30:58 AM

I think you should postpone the vote on amendment 7 . With the virus shutdown you have given the public enough time for our voices to be heard . I live in the area and have not seen a master plan on what the area will look like . If it's anything like the development they have done in the past like the one off of fleischmann then say good bye to our beautiful trees. I think you should wait until the public can be part of the process and you should follow the comp plan we have in places for this kind of development. I'm opposed to this area being development just would like it to be plan out thoughtfully.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Kim Armstrong
	Address: 1059 Parkview Dr
	Date Submitted: 5/20/2020 5:29:13 PM

This expansion of the Urban Service Area to the northeast conflicts with the Comp Plan's directive to make better use of the available resources to the south, while lessening development pressure in the north and east. Also, I don't understand why you're rushing this through without the proper input from the community.

It seems a horrible planning decision to spend the money this way right now. How can you be charging full steam ahead with this plan- acting exactly the same post world changing pandemic as you would have pre- world changing pandemic?

We don't need that land to accommodate projected growth and it will obviously disadvantage the communities in the South that are already disadvantaged- especially in light of the crisis Covid-19 has created for so many. It is shameful that Tallahassee's 32304 zip code has more residents living in poverty compared to any other zip code in Florida. I would like to hear how this has factored into everyone's decision and what is being done to address it.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Laura Newton
	Address: 4541 Pecan Branch
	Date Submitted: 5/24/2020 4:52:48 PM

Commissioners,

We keep hearing that “this,” the expansion of the USA to include all of the Welaunee arch, has been in the works for 30 years. However, the proposed comprehensive plan amendments were only submitted in November 2019, (later than the required Sept 27 date) and unveiled to the public only a few months ago. Half of that time frame has been dominated by the COVID-19 pandemic, which has kept the citizenry from meeting with commissioners in person and from attending commission meetings where they can participate in real time face to face deliberations. Heck, many of your constituents are too busy to read all the relevant material on your websites while trying to work from home or in essential jobs, or trying to figure out how to pay the bills while not working, to be teachers for their children, and to take care of elders they either need to protect in their homes or they aren’t allowed to visit. Some don’t have even access to the internet without being able to use a computer at the library, at school, or at work. .

The Welaunee Development is going to be the largest development in this community for the next twenty or thirty years. The Master Plan for the Toe and Heel took a number of years to develop with analysis and participation from the landowner, community, and staff. The Arch is an even bigger development. It cannot be treated like other Comp Plan amendments -- submittal, analyses, a few public hearings, then adoption within less than 6-7 months -- and much of that dominated by COVID.

Less than a week ago the planning department submitted a new version of the text amendment, and most folks are just realizing this. (TTA 2020 013 – Welaunee Arch Urban Services Area and Critical Area Plan: Changes to the proposed amendment since the Joint Workshop.)

In the most recent staff report on the amendment, (which most people don’t even know about) staff has pointed out that, “There is no timeline for how long it will take to update the Comprehensive Plan. However, a major study of the Comprehensive Plan and rewrite of policies and implementing land development regulations is a multi-year effort.”

So, one has to ask, why are we going forward with this very significant change to the Comprehensive Plan when the plan is need of serious revision because it is outdated and in need of massive overhaul?

While I understand the desire of the commissioners to honor the COT’s 1990 agreement with the Welaunee landowners, I would also hope that they would honor their agreement between our government and the citizens of Tallahassee and Leon County, The Comprehensive Plan, which is law.

I urge you to vote “no” on these comp plan amendments, and to require that they be resubmitted in a form that is part of a vigorous comprehensive plan review, includes a reworked master plan, phasing that includes sophisticated analysis for triggers, and ample time for input.

Sincerely,

Laura Newton

Laura Newton

850 510-5072

laurapnewton@comcast.net

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Linda Deaton
	Address: 9601 Miccosukee Rd #25
	Date Submitted: 5/26/2020 8:00:58 AM

Vote NO

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Linda Miklowitz
	Address: 2542 Arthur's Court
	Date Submitted: 5/23/2020 12:16:27 AM

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Lindsay E. Stevens
	Address: 2953 Baum Road, Tallahassee, FL 32317
	Date Submitted: 5/25/2020 10:18:50 PM

Commissioners:

I am writing in my capacity as a resident of Leon County to register my deep concern over the Comprehensive Plan amendments expanding the Urban Service Area (USA) to the “Arch” portion of the the old Welaunee Plantation property.

I only became recently aware of the proposed Comprehensive Plan amendments, as I, like most other people have been significantly distracted by the COVID-19 pandemic. Having over 20 years of professional land use planning experience in both the public and private sector under my belt – I am surprised and dismayed that my home community is pushing forward with a Comprehensive Plan amendment cycle at a time and in a manner that does not allow for full and complete public engagement and participation. As we have seen over the past couple of months, citizens access to computers and the internet is uneven – and limiting public participation to digital venues excludes fair and open access to the process. This sets a dangerous precedent that I believe runs contrary to the values that the City of Tallahassee and Leon County purport to uphold. I believe the Comprehensive Plan amendments should be postponed until a time when the citizens of the City and County can have a hearty and open discussion of the merits of the proposal. That time is NOT now.

Beyond the extremely poor timing and closed-door decisionmaking related to the proposed amendments, as a county resident and professional land use planner, I remain concerned by the bad policy being developed as part of this proposal. A cornerstone of good planning is ensuring that public facilities exist to support a proposed development. If you have not had an opportunity to look at the school concurrency/development impacts outlined in the staff report, I encourage you to do so – the numbers are stunning! However, the staff report seemingly kicks this can down the road for later policy makers to handle. I don’t believe that is the appropriate way to handle such a red-light issue. There are other red light issues related to these plan amendments, including expansion of the USA into rural areas, which perpetuates outdated autocentric development patterns and undermines investment that could otherwise go towards redevelopment of the City’s southside. I could go on to cite line and verse from the existing Comprehensive Plan, but honestly I don’t have the time – I have two kids to log online to finish up their digital school year, an elderly father to connect with and uplift while he is in his third month of quarantine, not to mention a full-time job that I am telecommuting to while worrying about impending layoffs and budget cuts... and I’m lucky compared to so many out there that are sick and unemployed.

There is no harm in pressing pause on the Comprehensive Plan amendments until a time when the citizens of Tallahassee and Leon County are better able to fully access and participate in the policy making process. After all, our Comprehensive Plan is supposed to articulate the future vision of our community. How can this be without full engagement and participation of the community?

Sincerely, Lindsay Stevens, J.D. AICP

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Lucia Maxwell
	Address: 9704 Abbey Road, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 11:52:48 AM

- 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. What is the need to expand? And now, when many of your constituents are facing job insecurity and state/ county funds are insecure as well.
- 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 good deal?
- This proposal anticipates 25,000 people about half the population increase projected for the county over the next 25 years. All of it for Welaunee? What happened to plans for development in the south and west?
- Building more roads for commuters in single occupancy vehicles is not a solution. No transit options? Housing unaffordable to most? An auto-oriented retro return to planning models from the 50’s? What is going on here? Good planning meets the needs of the people. All the people.
- “Public discussion does not mean dumping comments into Commissioners boxes just a few hours before they take a vote.” No discourse, no ability to make constructive suggestions, no listening to ideas and considering compromises.
- If the County votes to grant the Amendment without any public discussion, there will be lawsuits as a result of this action. Expensive suits. What’s the rush?

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Lucia Maxwell
	Address: 9704 fAbbey Road, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 11:55:11 AM

- 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. What is the need to expand? And now, when many of your consitutents are facing job insecurity and state/ county funds are insecure as well.
- 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 good deal?
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- Building more roads for commuters in single occupancy vehicles is not a solution. No transit options? Housing unaffordable to most? An auto-oriented retro return to planning models from the 50’s? What is going on here? Good planning meets the needs of the people. All the people.
- “Public discussion does not mean dumping comments into Commissioners boxes just a few hours before they take a vote.” No discourse, no ability to make constructive suggestions, no listening to ideas and considering compromises.
- If the County votes to grant the Amendment without any public discussion, there will be lawsuits as a result of this action. Expensive suits. What’s the rush?

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Lucia Sommer
	Address: 1611 Milton Street
	Date Submitted: 5/25/2020 9:24:50 PM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Madelon Horwich
	Address: 10210 Miccosukee Rd
	Date Submitted: 5/25/2020 8:42:17 PM

I oppose the Welaunee Comprehensive Plan Amendments that would add thousands of undeveloped acres to the Urban Service Area. It would promote undesirable urban sprawl and would not be the best use of taxpayer money.
On top of all this, many in our community are upset about the way the decision-making on this issue appears to be an attempt to circumvent our right to provide input.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Marney Richards
	Address: 1604 Hasosaw Nene Tallahassee 32301
	Date Submitted: 5/26/2020 10:01:24 AM

I have also entered comments on 2020 013.

I am strongly opposed to this amendment also. This would be a huge change to the land use map. It is not supported by current data for need and there has not been sufficient analysis of the impacts of the change. These 2 facts alone are reason not to move ahead at this time.

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.

Please stop the amendment process until we are beyond the pandemic emergency. Please commit to more serious analysis of the impacts of this proposal and more citizen involvement. And please let your leadership show the commitment to wise growth and sustainability that the City and County both profess.

Thank you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Mary Hinkley
	Address: 9700 Alice Moore Way
	Date Submitted: 5/25/2020 9:37:17 AM

I am writing in opposition to this amendment which would add thousands of acres to the Urban Service Area when there are already many undeveloped acres in the existing area. With the current economic challenges, we face, related to the Corona Virus, this is an unnecessary, unwarranted and ill-advised expansion of the USA. It is expensive and takes resources that would be better spent on infrastructure needs inside the existing service area. And why are we in such a rush to do this just now? What and who really benefits from this? Seems like this could easily wait until we can discuss this in an open forum and face-to-face. The balance of this year may well call on us to deal with economic challenges that are worse than anything we can remember. Let us guard our resources and wait until we can be clear about our needs. There is no rush. Do the right thing and vote against this amendment.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Mary Hinkley
	Address: 9700 Alice Moore Way, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 9:40:31 AM

I am writing in opposition to this amendment which would add thousands of acres to the Urban Service Area when there are already many undeveloped acres in the existing area. With the current economic challenges, we face, related to the Corona Virus, this is an unnecessary, unwarranted and ill-advised expansion of the USA. It is expensive and takes resources that would be better spent on infrastructure needs inside the existing service area. And why are we in such a rush to do this just now? What and who really benefits from this? Seems like this could easily wait until we can discuss this in an open forum and face-to-face. The balance of this year may well call on us to deal with economic challenges that are worse than anything we can remember. Let us guard our resources and wait until we can be clear about our needs. There is no rush. Do the right thing and vote against this amendment.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Maureen Malvern
	Address: 9601 Miccosukee Road lot 80
	Date Submitted: 5/24/2020 2:25:55 PM

I oppose approval of proposed comprehensive plan amendments TTA 2020 013 and TTA 2020012 at this time primarily for the following reasons:

- Approval would violate the statutory purpose of a comprehensive plan by encouraging suburban sprawl instead of infilling within the existing urban services area. This development is not needed yet. Development within the USA can create a more vibrant and sustainable community.
- Approval would promote inequity by directing still more resources to the prosperous northeast, contrary to the “southern strategy.” At a time when the less affluent are hit especially hard by the pandemic, resources need to be better allocated.
- Approval at this time discourages public comment by rushing through a decision when public meetings are prevented by the pandemic. I am disappointed in those commissioners who seem to be disrespectful of democracy.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Max Epstein
	Address: 1001 San Luis Rd
	Date Submitted: 5/26/2020 9:53:53 AM

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

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Amendment 7	Name: Melanie Simmons
	Address: 954 Miccosukee Rd
	Date Submitted: 5/26/2020 10:39:25 AM

Thank you for taking my comments. I have personally benefitted from the Welaunee plantation because I use the Miccosukee Greenway many times a month.

I am not well informed on the history of this development, but in general, I believe as a city we need to invest in the people and infrastructure of Southside and keep urban development densely populated.

Thanks

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Michael Blizzard
	Address: 3809 Lost Lane, Tallahassee, FL, 32309
	Date Submitted: 5/22/2020 1:09:41 PM

I am opposed to this amendment.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Mike Rychlik
	Address: 9601-68
	Date Submitted: 5/24/2020 4:53:43 PM

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Neil Fleckenstein
	Address: 13093 Henry Beadel Drive
	Date Submitted: 5/25/2020 12:38:33 PM

Dear Commissioners,

Tall Timbers has been a leader in science-based ecology and land stewardship for more than 60 years and a regional conservation leader for 30 years. We now hold conservation easements or fee simple title on more than 155,000 acres of high-quality habitat in the Greater Red Hills region, including significant conservation interests in northeastern Leon County. Over the past 30 years, we have also worked cooperatively with Leon County, the City of Tallahassee, community groups, and residents to address challenging growth issues in our community. Throughout this time, we have recognized that interested parties can have differing views on complex issues while still working collaboratively to improve our community. Key ingredients in this equation are time, opportunity, and information for stakeholders to work toward consensus on difficult issues.

Tall Timbers also has a long history of weighing in on and working with community partners on issues related to community planning, including expansion of the Urban Services Area. That said, we long ago recognized that Welaunee was a unique situation. Large portions of the Welaunee property were destined, at some point, to become a future growth sector for Tallahassee. Many factors dictated this including: community growth and transportation decisions made many decades ago (Including the location of Interstate-10); the resulting conversion to suburban residential uses of nearby rural lands; the location and size of the Welaunee property; and the long-term interests of the Mettler family.

At the same time, we also recognized that a multitude of important issues needed to be answered as part of the discussion regarding the expansion of the Urban Service Area to incorporate the Welaunee Arch. Issues such as: the timing of development (including consideration of growth trends and USA capacity); phasing of development across the Arch; establishing land use densities and intensities to prevent sprawl; protection of critical on-site natural resources; and coordination of infrastructure planning to ensure that other portions of our community, especially areas that have long awaited urbanized infrastructure, are not adversely affected by the development of this new community.

Some of these key details are addressed in the analysis by Planning Department staff. At the same time, community stakeholders have also raised many important issues in the weeks and months leading up to and following the February 25th Joint City-County workshop. Significant progress has been made just in the last two months on two important issues of interest to many stakeholders, including Tall Timbers: (1) The phasing of development in the Arch based upon defined metrics to reduce leapfrog development; and (2) Increased residential densities in the Residential District and the Residential Reserve to reduce urban sprawl.

These important improvements, arising out of concerns and recommendations by community stakeholders, underscore the value of citizen engagement in our planning process. Countless major projects in our community have been enhanced through inclusive community engagement. Cascades Park, Gaines Street and Franklin Boulevard come to mind. In other instances, potentially damaging projects — like a biomass energy facility on the South side or a mega gas station on rural Crump Road — have been avoided. And in some instances — utility-scale solar for example — active citizen participation resulted in better policy. The key ingredients, as noted earlier, have been time and opportunity plus the willingness to try to reach consensus on decisions that all stakeholders can live with.

COVID-19 has changed so many things in our nation, state, and community. Most important of which are the lives of families directly affected by the pandemic. Collectively, we have found workarounds for many things we used to take for granted. Can't go to the office? Work from home. Can't go out to eat? Order to

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Neil Jones
	Address: 9507 mount Everest Lane
	Date Submitted: 5/24/2020 3:49:55 PM

Dear Commissioners,

I oppose TMA 2020 012 – Welaunee Arch for the following reasons:

1. It is not justified economically or demographically based on growth projections.
2. It is not needed to accommodate population growth.

Sincerely,

Neil Jones

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee 32309
	Date Submitted: 5/25/2020 1:38:15 PM

Submittal 1 of 3

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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee 32309
	Date Submitted: 5/25/2020 1:39:20 PM

Submittal 2 of 3

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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee 32309
	Date Submitted: 5/25/2020 1:40:15 PM

Submittal 3 of 3

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 its 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

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Pamela Shank
	Address: 1615 SEQUOIA DR
	Date Submitted: 5/22/2020 5:34:02 PM

I am writing to express my disagreement with the Welaunee plan. I'm not opposed to change, nor growth, but I feel there is so much more that needs to be done in the city and county. I would be happy if the Welaunee development was put on hold.
(I'm not sure if I should have selected Amendment 6, or Amendment 7, for my comments. Just today I became aware of, and am just now watching, the FB feed from your live-streamed meeting yesterday.)

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Peter Butzin
	Address: 1628 Woodgate Way
	Date Submitted: 5/23/2020 6:50:06 PM

This meeting shouldn't even be happening. I wish to oppose not a specific amendment, but this meeting's legitimacy. The lockdown response to the Covid-19 pandemic is not the time to transmit to the state sweeping approval for a major expansion of the "urban core" and its effect on sprawl and public infrastructure for decades to come.

I have had conversations with several city and county commissioners who lament the death of civil discourse and growing distrust of public officials. While I hope that both concerns are exaggerated, I can't help but wonder if charges of nefarious behavior are at least partially justified by the majority of commissioners who have decided to charge ahead with this meeting without the benefit of direct, face-to-face public engagement.

It would have been so easy to delay this meeting a couple of months so that the public could directly participate. By moving ahead, however, commissioners should hardly be surprised that some of their constituents harbor suspicions that they may not be acting fully in the public interest.

While the substantive issues involved in this controversy are significant, I am most troubled that the City and County have so cavalierly minimized the importance of direct public input during this final stage in changing the Comprehensive Plan.

Yes, I understand that citizens have been provided with opportunities to submit emails, but such communications are far less effective than direct testimony and other opportunities to "petition for redress of grievances", that is guaranteed in our Constitution's First Amendment. Fortunately, Commissioners Minor, Dozier and Proctor understand. I wish that their fellow commissioners in both the City and County would also respect the importance of direct, public participation during an international crisis.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Randall VanOss
	Address: 9601 Miccosukee road #14, Tallahassee, Florida 32309
	Date Submitted: 5/25/2020 7:02:33 AM

Please put off this vote until more research is done. We need more resources in other sections of our county much more than the northeast does!!!

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Rob Lombardo
	Address: 9601 MICCOSUKEE RD LOT 54
	Date Submitted: 5/22/2020 7:07:57 AM

From Rob Lombardo, 25 year volunteer with Leon County Parks and Recreation and Chair of the Micosukee Greenway. Commissioners, the handling of the Welaunee Arch amendment will stand for some years as an example of good or bad government. Covid-19 has shut down the process of citizen interaction with their elected officials. You know and we know that the face to face engagement in an open meeting is the standard that we have depended upon for many years, and so have you. It is so obvious to your constituents that the process you and the City have chosen takes advantage of the Covid shutdown, pushing through the largest land use change in County history while your constituents are trying to find work and keep their families safe. Even worse, are your frequent emails to constituents warning about the risks of Covid-19 and encouraging all to stay safe. How hypocritical can you be?

Commissioners Dozier, Miner and Proctor have the best interests of their constituents in mind by consistently voting for a delay in the vote on this amendment, and pushing back on the obvious advantage the City and the plantation owners have by pushing this through now. Mr. Jackson, with one of the most needy districts in the County, how could you sit back and let this cabal of wealth land owners and developers rob your community of the needed resources for improved facilities and new programs? This will be the only time, probably in your political careers, to vote on a plan that will essentially rob all but zip code 32309, Commissioner Desloge's district, of resources for many years to come.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Rob Lombardo
	Address: 9601 Miccosukee Road Lot 54, Tallahassee, FL 32309
	Date Submitted: 5/25/2020 10:10:43 AM

Dear Commissioners, there is a compromise position on Welaunee development that would address the many concerns of constituents during the Covid pandemic and eventually bring the Welaunee development back on the BCC agenda when the time is right for public comment. The Welaunee arch development would be a much better plan if there was a solid Master Plan with open input from all sources, rather than a hastily put together plan drafted by Staff. A delay in consideration would all time for that to happen. A delay would also allow for the effects of Covid to level off, and constituents would have the opportunity to address all Commissioners in chambers with back and forth discussion. All this would take is: Vote no on the current Welaunee agenda item with a substitute motion asking staff to bring this back to the BCC at a time when Covid concerns have diminished. Pick a time certain that gives planners a chance to meet with community members to craft a more detailed Master Plan. 6 months? 12 months? This is the compromise you have asked for and it's possible and achievable. I hope you will consider this option.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Robin Colson
	Address: 2350 Phillips Rd, Apt 1104
	Date Submitted: 5/23/2020 4:08:55 PM

Please oppose this amendment for the following reasons:

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.

Thank you.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Rose Kelley
	Address: 3886 Long and Winding Road
	Date Submitted: 5/25/2020 9:53:34 AM

I oppose this amendment. At a time when a pandemic is shining a light on the inequitable standard of living for many our current citizens, especially in 32304 zip code, why on earth would we condone a huge development in the northeast in the name of growth? Until such time as there is equity of opportunity in housing, employment with a living wage, healthcare, education, childcare for all of our citizens, not just those with a household income of \$100,000+ who could afford the houses this Welaunee development provide, I say "no" to this needless expansion. Tallahassee has plenty of upscale housing.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Ruth Chase
	Address: 9540 Oak Hollow Trail, Tallahassee, 32309
	Date Submitted: 5/20/2020 9:13:00 PM

Dear Commissioners,

Re: Amendments TMA2020012 and TMA2020013

As the Covid stay-at-home strategies lengthened, the air in my neighborhood began to shimmer with breath-taking clarity. This morning, May 20, the sky above Tallahassee looked as beautiful as the air above the sea. The same thing happened when I was stranded in China beginning Sept. 11, 2001. Within a week Chinese children could clearly see for themselves that the sky is indeed blue and not the beige they saw every day of their lives. No planes flew.

Within days, the planet responds to lowering of human activity and pollution.

We strongly oppose these two amendments (TMA2020012 and TMA2020013) to the Comp Plan for development of Welaunee Planation area. There are better ideas than those which simply expand the same old same old development and the same old same old development problems, especially more CO2. Tallahassee was, at one time, unique. The last few years, it has mimicked Atlanta with more traffic, more congestion, more brown sky, more well manicured traffic islands. But the ugly behind the pretty, is that we aren't addressing the congested traffic and the congested air which results. We aren't addressing the destruction of hydraulic systems which result in costly flooding. We aren't addressing habitat loss or soil destruction....never mind unique ecosystems within ecosystems. And we leave behind the poorest of the poor in our chaotic repetitions of bad decisions. 800 families now depend upon the food bank. We are stamping approval for clear cutting and then naming the asphalt neighborhoods "Canopy." We are putting more cars on the streets, rather than innovating more intelligent ways to live in this century and on this ever-shrinking planet. Every generation thinks it sees the whole. Every generation before it has cut away an irreplaceable, essential beauty. Do not pass these 1950's style development amendments, Amendment TMA2020012 and Amendment TMA2020013.

Thank you,
Ruth Chase

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Sandra Mountain
	Address: 3592 Sedona Loop
	Date Submitted: 5/19/2020 10:57:22 PM

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 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 transit, 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 the County’s commitment to sustainability.
4. The Master Plan inadequately addresses affordable housing.
5. 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.
6. 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 violates open government principles. A virtual meeting without real time public comment 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.
7. 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.
8. 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Sarah Rychlik
	Address: 9601-68 Miccosukee Road Tallahassee, FL 32309
	Date Submitted: 5/23/2020 4:21:24 PM

Commissioners:

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 requires that urban sprawl be discouraged through our future land use policies.

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 Development does not prevent Urban Sprawl, it enables Urban Sprawl. Seriously, the public does not benefit from expansion of the USA at this time.

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.

It grieves me that, to date, the City and County Commissions have taken inexplicable 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?

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.

- Sarah Rychlik

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Stuart Briley
	Address: 8851 star gate way, tallahassee
	Date Submitted: 5/21/2020 8:27:48 PM

I am writing to express my opposition to 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.

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 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 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.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Susan Robinson
	Address: 4656 Inisheer Drive
	Date Submitted: 5/23/2020 1:08:18 PM

The decision to continue to meet virtually for large scale amendments after a unanimous decision previously not to do so does cause the questions, What made the chair change course on this?" Is there someone powerful pushing to get this passed? Please remember that you work for all citizens of Leon County. Taking away our democratic right to provide our voices face to face with our commissioners is especially harmful in a time when we are all feeling powerless over our circumstances, but should never be ok.

Affordable housing and financial support to address high unemployment rates (which will likely be followed by a tsunami of evictions and eventual homelessness for many if not addressed) should be the focus now, not putting more money into the pockets of the already wealthy developers. Developers who, by the way, have done a poor job of following the rules in their previous phases of the Welaunee Development, changing previously designated green spaces to high density apartments, poor planning on water drainage and water quality. I live in NE Tallahassee. There are plenty of homes for sale. We do not need more.

You can change course again and recognize that large scale amendments should be vetted before the public in an open face to face forum. Please put this off until we the people are able to be present and have a democratic conversation with you face to face.

Sincerely,
Susan Robinson

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Susanne Howell
	Address: 9601 - 45 Miccosukee Road
	Date Submitted: 5/20/2020 7:25:11 PM

I am opposed to this amendment to the Comp Plan. I believe this amendment has been pushed through both City and County Commissions without adequate time for public discourse, with minimal public notice and during the Covid-19 pandemic that has virtually prevented public comment. I hope both Commissions are investigated by an independent outside organization for basic compliance with the Sunshine Law. The BCC's recent decision to reverse a week-old commitment to wait for face to face meetings before taking on a massive public lands deal suggests collusion and an unfair advantage with regard to the pandemic and closure of county facilities. There is no reason the landowners should hold the local governments hostage in their demands for a Comp Plan amendment. This is wrong and will become a lasting stain on good government in Tallahassee.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Terry Schneider
	Address: 4541 Pecan Branch
	Date Submitted: 5/25/2020 10:44:59 AM

I am opposed to this amendment.

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Tim Chapin
	Address: 1326 N Duval St
	Date Submitted: 5/25/2020 10:08:52 PM

I am writing in my capacity as a citizen of the City of Tallahassee and Leon County to register my deep concern over the amendments regarding the extension of the Urban Service Area to the “Arch” portion of the the old Welaunee Plantation property. In sharing my concerns I am drawing on my over 20 year career as a faculty member in Urban & Regional Planning at Florida State University where I have studied Florida land development patterns and growth management policy. In fact, I trained many of the TLCPD planning staff and have worked on several occasions with the city and county to advance quality planning and development efforts in this beautiful region since I came to Tallahassee in 1999.

My deep concerns regarding these amendments rest on two separate but equally troubling issues:

1. Bad Policy: This is remarkably poor growth management policy, and almost certainly would promote exactly the type of low density, auto-oriented development that Tallahassee has been wrestling with for many decades. Approval of these amendments would (again) promote uneven development, see many millions of infrastructure dollars flow into greenfield lands, and continue with a longstanding and troubling trend of undermining south side development efforts. I would observe that I think there is a time for these amendments, but now is not that time. In my view, the evidence clearly shows that it is too early to commit to this USA expansion, there is insufficient demonstrated need to do so, and huge infrastructure concurrency and environmental concerns require much greater planning analysis. For growth management reasons, I urge you to Vote No.

2. Bad Process: The planning process under which these amendments are being pushed forward is very troubling, especially in pro-citizen and pro-community Leon County. To advance these amendments during a global pandemic reflects poorly on the leadership of this community. The optics of pushing this forward (note that I said the optics; each of you knows how quickly perception can become reality) are that the powers that be are using the pandemic as a means of pushing through policies while citizens, families, and households are distracted by anxiety, the fear of becoming ill, lost employment, and the many uncertainties brought about by a global public health and economic crisis. For process reasons, I urge you to Vote No.

Respectfully Submitted,

Dr. Tim Chapin
Midtown Resident

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Wayne Fleischer
	Address: 4701 Inisheer Court
	Date Submitted: 5/23/2020 10:40:10 AM

This subdivision has been botched from the beginning and it's truly disappointing to drive around the development and see what a poor job of planning that has been done. Not only the planning but arrogance to ignore what measures had been in place to do what they want and just pay a fine. Please don't allow future land use to become high density and a larger mess then it's already become.
Thank you

Board of County Commissioners, May 26, 2020 Citizen Comments

Amendment 7	Name: Wills Flowers
	Address: 3250 Apollo Tr.
	Date Submitted: 5/21/2020 6:09:58 PM

I am opposed to this amendment to the Comprehensive Plan because it uses public money to subsidize useless destruction of green space. With Florida exceptionally vulnerable to the rapidly approaching climate disruption, the last thing public policy should support are activities that trade vegetation, which mitigates the effects of climate disruption, for more asphalt and crowded buildings, which will amplify climate dangers. Florida is particularly vulnerable to wet-bulb temperature stress and every square yard of greenspace destroy will directly increase our future danger by making Tallahassee a bigger heat island.

A further reason to reject these amendments is the past performance of the Welaunee developers. They have amassed an impressive amount of environmental fines in the course of their destructive activities, and have shown that they are unable or unwilling to build anything in a way that doesn't damage the environment, to say nothing of the values of adjacent property. Apart from this particular issue, there is the issue of the physical ugliness of what has been built (and cut down) so far. In a community where greenspace and sustainability are highly valued, the developers of Welaunee have created a treeless Levittown and called it "The Grove". If they want to do this on their own land on their own dime, there's nothing more to say. However I vehemently oppose using my tax dollars to subsidize extending this toxic hellscape.