



# Leon County Government

## MEMORANDUM

TO: Honorable Chair and Board of County Commissioners

FROM: Chasity H. O'Steen, County Attorney *CHO*  
Emily Pepin, Assistant County Attorney

DATE: July 9, 2021

SUBJECT: Agenda Item #37, Attachment #5 – *Ex Parte* Communications & Consideration of Documentary Evidence

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### *Attachment #5, Ex Parte Communications*

Attachment #5, entitled “*Ex Parte* Communications”, is enclosed to supplement Agenda Item #37, First and Only Public Hearing for the “Leon County Fulfillment Center” Type “C” Site and Development Plan Application.

The documents in Attachment #5 disclose verbal and written *ex parte* communications received to-date and are being included in Agenda Item #37 so that they may be made part of the record of the quasi-judicial proceeding, considered by the Board, and reviewed by all interested parties. If you engage in any additional communications, please forward the communications or a summary of those communications to the County Attorney’s Office at your earliest convenience and no later than Tuesday, July 13, 2021 at 12:00 p.m.; those documents, if any, will be compiled in a supplemental memorandum and distributed to the Board prior to Tuesday’s public hearing regarding Agenda Item #37. Alternatively, you may opt to disclose any additional communications on the record at the public hearing.

### *Consideration of Documentary Evidence*

Additionally, Chapter 10, Article VII, Division 4, Section 10-7.405(9) of the Code of Laws of Leon County, Florida (Code), provides, in part, that “documentary evidence” submitted by the applicant or interested parties no later than noon on the Friday preceding the week of the scheduled public hearing for a Type “C” site and development plan application “shall be considered by the Board of County Commissioners and made a part of the hearing.” Any documentary evidence submitted after this timeframe “shall not be considered by the Board of County Commissioners nor made a part of the record.” This Code provision defines “documentary evidence” to mean “evidence in a physical or digital form, including, but not limited to, expert reports, photographs, documents, affidavits, memoranda, graphs/charts, maps, aerial photographs, and surveys.”

As applied to Agenda Item #37, the deadline for the submission of documentary evidence for the Board’s consideration during Tuesday’s public hearing expired at noon today, June 9, 2021. Accordingly, if you receive any records that would constitute documentary evidence as defined in

Chapter 10, Article VII, Division 4, Section 10-7.405(9) of the Code, please forward the records to the County Attorney's Office and be advised that the Board is precluded from considering such evidence at the public hearing, and such evidence will not be made a part of the hearing record.

If you have any questions regarding Attachment #5 or the consideration of documentary evidence, please do not hesitate to contact me at your earliest convenience.

CHO/ERP/jg

Enclosure

cc: Vincent S. Long, County Administrator  
Alan Rosenzweig, Deputy County Administrator  
Barry Wilcox, Director, DSEM  
Ryan Culpepper, Director, Development Services  
Beryl Wood, Board Secretary

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**From:** Gary Zirin  
**Sent:** Thursday, June 17, 2021 2:38 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** Re: Ex-Parte Communication - Project Mango

Just to clarify, the forwarded emails will come from the Commissioner's account.

On Jun 17, 2021, at 2:31 PM, Chasity OSteen <osteenc@leoncountyfl.gov> wrote:

Hi Gary,

Perfect! Thanks for staying on top of it. We'll be ready to receive the information you provide.

Best Regards,  
Chas-

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**From:** Gary Zirin <ZirinG@leoncountyfl.gov>  
**Sent:** Thursday, June 17, 2021 11:48 AM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Emily Pepin <PepinE@leoncountyfl.gov>; Patti Poppell <PoppellP@leoncountyfl.gov>  
**Subject:** Ex-Parte Communication - Project Mango

Chasity- I just wanted to give you a heads up that I will be forwarding you the responses that Commissioner Dozier has been sending to the emails received from constituents regarding Project Mango. Her response will include the original email received.

I am also in the process finalizing a document outlining the issues discussed at a 20-minute meeting that the Commissioner had this past Tuesday with some residents from the Lafayette Estates HOA about Project Mango. Once I have that finalized I will email it to you.

Thanks,  
Gary

<image001.png>

Gary Zirin  
Chief of Staff  
County Commissioner Kristin Dozier  
301 S. Monroe Street, Tallahassee, FL 32301  
(850) 606-5375 /work | (850) 264-5857 /cell  
[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)

*People Focused. Performance Driven.*

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:39 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Proposed distribution center on Mahan  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:00 AM  
To: jennandkiwi@gmail.com  
Subject: RE: Proposed distribution center on Mahan

Jennifer- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the Leon County Development Review Committee (DRC) on June 16th – I've attached the agenda for the DRC meeting to this email. If approved by the DRC the County Commission would consider the project at our July 13th County Commission meeting. This follows the Application Review Meeting held on May 26th. The following day, the County Administrator sent an update to the Board which I've included below.

The County Attorney notified the Commission that the development review process is a Quasi-Judicial proceeding. This type of proceeding is governed by State statute and discourages Commissioners from discussing this issue prior to our July 13th Board meeting. It also requires us to disclose any communication about the project to be included in the public record, such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

However, if you would like to talk with staff about Project Mango, please contact:

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program (TBP) administered by the Office of Economic Vitality (OEV).

On May 27th the Blueprint IA Board approved \$2.5 million in incentives offered by the OEV to Project Mango. OEV's Targeted Business Program (TBP) is one of the only incentives we have to recruit businesses to Leon County and Tallahassee. Although there are many opinions about whether we should offer incentives and what types of businesses should qualify, I believe the TBP program is good for our community. TBP is open to large and small businesses and is based on a formula which includes the amount a company will invest locally in land, construction and equipment. Importantly, companies receive TBP incentives only after they have made an investment in our community that leads to new jobs for our residents. I voted to support Project Mango's request; however, this incentive is contingent on direct investment in our community and no funding will be allocated unless this project moves forward.

I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
People Focused. Performance Driven.

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

From: jennandkiwi@gmail.com <jennandkiwi@gmail.com>

Sent: Friday, May 21, 2021 8:50 AM

To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>

Subject: Proposed distribution center on Mahan

FROM:"Jennifer Veal <jennandkiwi@gmail.com>

Hello, As a home property owner in the Mahan area, I respectfully ask that the county does not allow the "distribution center" to be built. This side of town is already having traffic congestion issues. Plus, bringing this

industrial type warehouse into our neighborhood will bring down property value. In addition, it is a good idea to be built further out. Thank you Jennifer Veal

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This message sent from the Leon County Website: [www.leoncountyfl.gov](http://www.leoncountyfl.gov)

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**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:40 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: New warehouse/fulfillment Center  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:01 AM  
**To:** tammy crew <crewcut5555@gmail.com>  
**Subject:** RE: New warehouse/fulfillment Center

Tammy- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16<sup>th</sup> – I've attached the agenda for the DRC meeting to this email.** If approved by the DRC the County Commission would consider the project at our **July 13<sup>th</sup> County Commission meeting.** This follows the **Application Review Meeting held on May 26<sup>th</sup>.** The following day, the **County Administrator sent an update to the Board which I've included below.**

The County Attorney notified the Commission that the development review process is a **Quasi-Judicial proceeding.** This type of proceeding is governed by State statute and **discourages Commissioners from discussing this issue prior to our July 13<sup>th</sup> Board meeting.** It **also requires us to disclose any communication about the project to be included in the public record,** such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

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**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385



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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** tammy crew <[crewcut5555@gmail.com](mailto:crewcut5555@gmail.com)>  
**Sent:** Sunday, May 23, 2021 3:39 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** New warehouse/fulfillment Center

Good afternoon Ms Dozier,

I am opposed to an area so close to residential neighborhoods because of the noise level of semi trucks coming and going all hours of the day. The noise level on top of the interstate will kill any ambience of a peaceful neighborhood. It will drop the value of our homes.  
FIND ANOTHER LOCATION!!!

Tammy Crew

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:40 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:02 AM  
**To:** E Smith <aurora6027@yahoo.com>  
**Subject:** RE: Project Mango

Eileen- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



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**From:** E Smith <[aurora6027@yahoo.com](mailto:aurora6027@yahoo.com)>  
**Sent:** Monday, May 24, 2021 7:40 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Project Mango

Dear Commissioner Dozier,

I want to express my concern about the proposal to build a huge Amazon Fulfillment Center between Mahan Drive and Miccosukee Rd. I've resided in Leon County for 44 years, and so I've seen many once-beautiful rural areas of the county/city swallowed up by development. I've also seen once normal traffic patterns turn into nightmares of

congestion. It's maddening, disrupting, ecologically unhealthy, and often times tragic. Project Mango seems to me to have the potential to turn into another travesty. Aren't there areas of the county that actually need development, like along southern and western parts of Capital Circle? I see potential traffic lights there and turn lanes to nowhere. To my knowledge, there are few residential neighborhoods or environmentally sensitive lands (I'm thinking of the Miccosukee Greenway) in parts of those areas. I know you will look very closely at this Amazon Center proposal and challenge anything that might cause deterioration to life (human and otherwise) and traffic in a very popular part of the county. Please weigh it all very carefully on behalf of those like me in your district. Thank you.

Eileen Smith

**Project "Mango"** - The Blueprint IA will also consider a new proposal for the development of a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. **The agenda item for this project has not been published yet and I should receive more information later today.**

I know that this project is of particular interest to many in my district and I will be reviewing all of the information once I receive it. Leon County's Department of Development Support & Environmental Management (DSEM) will host an Application Review Meeting for this project on Wednesday, May 26 @ 1:30pm at the Renaissance Center (435 N. Macomb Street). More information about this meeting is in sidebar, including a link to attend virtually.

The Blueprint Board will likely be asked to approve incentives that would be offered by the Office of Economic Vitality (OEV) to the projects applicant. When OEV identifies a potential project that could potentially bring jobs to the area, the project is given a pseudonym to provide confidentiality until the process is complete.

Click [here](#) to see the other items on the Blueprint IA's Agenda.

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:41 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: assistance?  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:03 AM  
**To:** Dale\_Jackson <jacksondaler@aol.com>  
**Subject:** RE: assistance?

Dale- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Again, thank you for your email.

Kristin



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 Tallahassee, FL 32301  
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**From:** Dale\_Jackson <[jacksondaler@aol.com](mailto:jacksondaler@aol.com)>  
**Sent:** Monday, May 24, 2021 9:44 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** assistance?

Well, if you really want to help, can you see to it that any massive "fulfillment center" be developed far out of town, far from existing homes and neighborhoods such as exist all along Mahan nearly up to I-10? Their parking lot alone will light up our night sky, and we'll hear those trucks at all hours. Don't believe the developers when they tell you otherwise.

And can you send someone to do a Heimlich maneuver on me as I'm choking at FSU's \$20 million request for stadium improvements after they paid some huge amount to fire a football coach that didn't bring immediate success. They can't have their cake and eat it too (eating our public tax money, I guess).

Thanks. 😊

Dale Jackson



**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:41 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: amazon fulfillment center  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:04 AM  
**To:** R S (spencase@yahoo.com) <spencase@yahoo.com>  
**Subject:** FW: amazon fulfillment center

Robert- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Shawna Martin, Development Services Administrator DESM - 850-606-1385

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On May 27th the Blueprint IA Board approved \$2.5 million in incentives offered by the OEV to Project Mango. OEV's Targeted Business Program (TBP) is one of the only incentives we have to recruit businesses to Leon County and Tallahassee. Although there are many opinions about whether we should offer incentives and what types of businesses should qualify, I believe the TBP program is good for our community. TBP is open to large and small businesses and is based on a formula which includes the amount a company will invest locally in land, construction and equipment. Importantly, companies receive TBP incentives only after they have made an investment in our community that leads to new jobs for our residents. I voted to support Project Mango's request; however, this incentive is contingent on direct investment in our community and no funding will be allocated unless this project moves forward.

I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** K D <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>

**Sent:** Tuesday, May 25, 2021 6:52 AM

**To:** Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>

**Subject:** Fwd: amazon fulfillment center

Sent from my iPad

Begin forwarded message:

**From:** R S <[spencase@yahoo.com](mailto:spencase@yahoo.com)>  
**Date:** May 24, 2021 at 7:13:00 PM EDT  
**To:** "Kristin Dozier, Leon County Commissioner" <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Subject:** amazon fulfillment center

Dear Kristin,  
First of all, THANKS for doing such a great job, we have voted for you for years and will continue to do so! Now to the subject of my email: PLEASE do your best to NOT allow that huge 'fulfillment center' development that's been in the news. It's in a HORRIBLE location, the traffic on Mahan is already bad enough, and the only other road near there is a CANOPY road - Miccosukee. Can you imagine what traffic will be like when hundreds or thousands of more cars on those roads? OMG! WHAT were they thinking?? There has got to be a location MUCH further out of town that will be much more suitable. Thanks for helping with this!

Sincerely,  
Robert Smith  
6027 Flintlock Loop  
Tallahassee, FL 32311

On Monday, May 24, 2021, 06:32:09 PM EDT, Kristin Dozier, Leon County Commissioner <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)> wrote:



Dear Friends:

Tomorrow at 9am the County Commission will hold a Budget Policy Workshop to continue the development of the 2021 budget and on Thursday, May 27th all seven (7) County Commissioner and five (5) City Commissioners will meet as the Board of Supervisors. I've included highlights from both agendas in the sections below. You can view the Budget Workshop agenda [here](#) and the Board of Supervisors agenda [here](#).

If there is ever anything I can help you with, please feel free to call me (850) 606-5375 or just email me at [dozierk@floridacounty.com](mailto:dozierk@floridacounty.com). You can also find me on [LinkedIn](#), [Facebook](#) and [Twitter](#).

*P.S. You're receiving this newsletter because you inquired about government services in the past. If you do not want to receive these newsletters, please click "Opt Out" at the bottom of this email.*



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## Agenda Highlights for the May 25th County Commission Budget Workshop

During the 2020 budget year the County Commission had to make several critical adjustments to the County Budget to address the impact of COVID-19 on revenues and impacts from the COVID-19 pandemic. The proposed budget for next year that we will discuss at tomorrow's meeting contemplates no increases to the current millage rate and no increases in any fees.

Proposed Expenditure Plan for the County's Coronavirus State and Local Recovery Funds under the American Rescue Plan Act will consider an expenditure plan for a recent allocation of \$57.0 million in Coronavirus State and Local Fiscal Recovery Funds under the federal American Rescue Plan Act that passed the Congress earlier this year and was signed by President Biden on September 8, 2020. The County is expected to receive the first \$28.5 million in May 2021 and \$28.5 million approximately 12 months later.

The table below summarizes the funding categories included in the proposed expenditure plan that the Commission is reviewing. For more details contained in the [agenda item](#):

**Table 1: Proposed Leon County CSLFR Expenditure Plan**

<b>Category:</b>	<b>Proposed Fu</b>
COVID-19 Revenue Loss Mitigation	\$25.6 million
Infrastructure Improvements	\$12.6 million
Local Human Services Partner Support	\$6.6 million
Public Health Response Support	\$1.7 million
Small Business Support	\$1.4 million
County Continuity of Operations Support	\$2.0 million
ERA Program Support	\$1.5 million
Reserve/Replenishment Account	\$5.7 million
<b>Total:</b>	<b>\$57.0 million</b>

*\*Sum of the separate figures may not match the total due to round*

Emergency Rental Assistance Program (ERAP) Funding under the American Rescue Plan Act - The Commission will receive an additional \$7.01 million in federal funds just received to extend the Emergency Rental Assistance Program which has been operating since March. The previous allocation received for the ERAP was \$8.9 million which was in addition to \$1.1 million distributed as part of the CARES programs in 2020.

This new round of funds will allow Leon County to expand access to a greater number of low-income residents that are experiencing financial hardship, and to maximize financial support to low-income residents.

The proposed new program would not require the engagement and participation of landlords and utility companies under the current program. Eligible applicants may receive direct payments from the County.

All eligible applicants who applied under the County's current rental assistance program, but were not funded, would be reconsidered for assistance through the County's new program, with no need for citizens to reapply.

Click [here](#) to see the other items on the Commissions Budget Workshop Agenda.

Watch the Commissions Budget Workshop in real time on Comcast channel 16, Prism channels 16 and 1016-HD, the County's [Facebook](#) page, [YouTube](#) channel, [Twitter](#) and County [website](#).

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## Agenda Highlights for the May 27th Blueprint 2020 Intergovernmental Agency (IA) Meeting

Consideration of Funding and Economic Impact Analysis for Proposed \$1 million TCC Athletic Facility Enhancements - The IA Board will consider funding for athletic facility enhancements (in the basketball locker and weight rooms, baseball and softball field house batting cages, stadium seating, and stadium development project). Funding for this project could be allocated from funds expected to be received by OEV from the TCC.

Status Report on Negotiations with FSU for Joint Convention Center Project and Consideration of a New Funding Request - The IA Board will consider discontinuing the Memorandum of Understanding (MOU) negotiations with FSU on the convention center project. The IA Board will analyze, assess, and identify new convention center project opportunities.

The Board will also consider a new funding request made by FSU to invest \$20 million into structural upgrades as proposed in the request submitted by FSU identified the following upgrades - replacing lighting, railing improvements, painting and rust prevention on the stadium bowl, addressing field drainage and creating a central food commissary.

Adjusted Meeting Schedule to Separate Blueprint Infrastructure and OEV Meetings - This item was originally on our April 2020 meeting agenda.

In recent years, we have dramatically increased the number of Blueprint infrastructure projects that require Board action and OEV action. Economic Vitality, which has made incredible progress in recently years, but we rarely have time to hear presentations and provide input. In December to hold separate Blueprint infrastructure and OEV board meetings. The full board supported bringing an agenda item to the Board. The decisions we make are the right fit for our community now and in years to come.

Project "Mango" - The Blueprint IA will also consider a new proposal for the development of a 800,000+ square foot development between I-10 and Thornton Road. **The agenda item for this project has not been published yet and I should be published soon.**

I know that this project is of particular interest to many in my district and I will be reviewing all of the information on the project. DSEM Management (DSEM) will host an Application Review Meeting for this project on Wednesday, May 26 @ 1:30pm at the DSEM office. The meeting is in sidebar, including a link to attend virtually.

The Blueprint Board will likely be asked to approve incentives that would be offered by the Office of Economic Vitality. The project potentially bring jobs to the area, the project is given a pseudonym to provide confidentiality until the process is complete.

Click [here](#) to see the other items on the Blueprint IA's Agenda.

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## Options for Citizen Participation at the Blueprint Meeting

Citizens wishing to attend the meeting in-person and speak must fill out a Speaker Request Form. Speakers are limited to 3 minutes.

If you wish to provide input on any agenda item at next Thursday's Blueprint meeting you can submit your written comments. Comments submitted after this time will be accepted and included in the official record of the meeting.

If you wish to provide comments live during the IA Board meeting via WebEx, please register to join at [www.BlueprintMeeting.com](http://www.BlueprintMeeting.com). Comments will be provided to you via email. Speakers are limited to 3 minutes.



Leon County Commission, District 5 | 301 S. Monroe Street

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301 S. Monroe Street 5th Floor  
Tallahassee, FL | 32301 US

This email was sent to [spencase@yahoo.com](mailto:spencase@yahoo.com).  
*To continue receiving our emails, add us to your address book.*

**Wednesday, June 16, 2021  
Starting at 10:00 a.m.**

**IN-PERSON AND VIRTUAL PUBLIC MEETING OPTIONS:**

The Development Review Committee (DRC) meeting will be held both in-person and virtually via the Zoom teleconference platform.

**In-Person Meeting Location:**

**435 N. Macomb Street, 2<sup>nd</sup> Floor, Renaissance Building, Tallahassee, FL 32301**

*(Please contact the Project Coordinator at least 48 hours in advance of the meeting if attending in person to ensure that social distancing can be maintained in the meeting room.)*

**Zoom (virtual) Teleconference Meeting Information:**

Please click the link below to join the webinar:

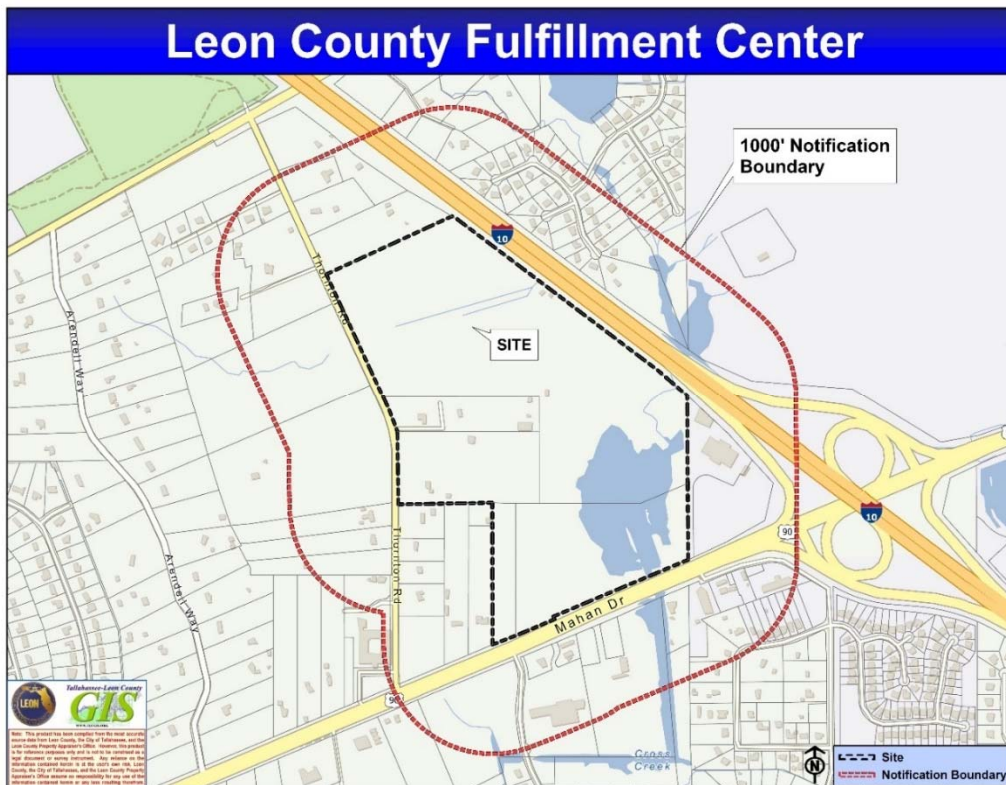
<https://zoom.us/j/97690077895>

Call in Audio#: +1 929 205 6099

Webinar ID: 976 9007 7895

**DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING:**

<b>NO. 1</b>	Project Name:	Leon County Fulfillment Center Type "C" Site and Development Plan (FDPA Track)
	Project ID#:	LSP21018
	Applicant:	Seefried Industrial Properties
	Agent:	Jason Lewis, P.E., Kimley-Horn and Associates
	Parcel ID#s:	12-18-20-001-0000, 12-18-20-202-0000, 12-18-20-212-0000, 12-18-20-0070-000 and 12-18-05-000-0110
	Location:	2533 and 2635 Thornton Rd, 6720 Mahan Rd and 6450 Sahano Acres (See Map Below)
	Project Description:	Fulfillment center (634,812 SF) with supporting infrastructure on a 110-acre portion of the property
	Project Coordinator:	Anastasia Richmond, Principal Planner, Development Services Division Email: <a href="mailto:RichmondA@leoncountyfl.gov">RichmondA@leoncountyfl.gov</a> Phone: 850-606-1321



In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator at 850-606-5011 or the Office of Resource Stewardship, 1907 South Monroe Street, Tallahassee, Florida 32301, by written or oral request at least 48 hours prior to the proceeding. Dial 7-1-1 (TDD and Voice) to access Florida Relay Service. Accommodation Request Forms are available on the website <http://cms.leoncountyfl.gov/home/accessibilitypolicy>.



**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:41 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Mango Project  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:06 AM  
To: Mike Allen <mallen444@comcast.net>  
Subject: RE: Mango Project

Mike- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the Leon County Development Review Committee (DRC) on June 16th – I've attached the agenda for the DRC meeting to this email. If approved by the DRC the County Commission would consider the project at our July 13th County Commission meeting. This follows the Application Review Meeting held on May 26th. The following day, the County Administrator sent an update to the Board which I've included below.

The County Attorney notified the Commission that the development review process is a Quasi-Judicial proceeding. This type of proceeding is governed by State statute and discourages Commissioners from discussing this issue prior to our July 13th Board meeting. It also requires us to disclose any communication about the project to be included in the public record, such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

However, if you would like to talk with staff about Project Mango, please contact:

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program administered by the Office of Economic Vitality (OEV). Page 26 of 206

On May 27th the Blueprint IA Board approved \$2.5 million in incentives offered by the OEV to Project Mango. OEV's Targeted Business Program (TBP) is one of the only incentives we have to recruit businesses to Leon County and Tallahassee. Although there are many opinions about whether we should offer incentives and what types of businesses should qualify, I believe the TBP program is good for our community. TBP is open to large and small businesses and is based on a formula which includes the amount a company will invest locally in land, construction and equipment. Importantly, companies receive TBP incentives only after they have made an investment in our community that leads to new jobs for our residents. I voted to support Project Mango's request; however, this incentive is contingent on direct investment in our community and no funding will be allocated unless this project moves forward.

I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
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-----Original Message-----

From: Mike Allen <mallen444@comcast.net>  
Sent: Wednesday, May 26, 2021 8:33 PM  
To: Kristin Dozier <DozierK@leoncountyfl.gov>  
Subject: Mango Project

Dear Commissioner- Just wanted to add my name to the growing list of east side residents vehemently opposed to "Mango Project". Been here since 1973 and have enjoyed the beauty, culture, and community feel that is Leon County. This proposal is too much for this part of the county. It's too much congestion, too much traffic, too many people, too much architectural ugliness, and too much disruption of the quality of life we value so strongly. Some reports suggest 500 semi trucks a day using the Mahan Dr I-10 interchange. That's ridiculous! I hope you will oppose this project and encourage your fellow commissioners to do same. There has to be limits to growth, otherwise everything we cherish so deeply will disappear.

Thank your for your time.

Mike Allen  
1037 Epping Forest Drive, Tallahassee

Sent from my iPhone

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:42 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:07 AM  
To: beth babcock <country-z@hotmail.com>  
Subject: RE: Project Mango

Beth- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the Leon County Development Review Committee (DRC) on June 16th – I've attached the agenda for the DRC meeting to this email. If approved by the DRC the County Commission would consider the project at our July 13th County Commission meeting. This follows the Application Review Meeting held on May 26th. The following day, the County Administrator sent an update to the Board which I've included below.

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Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

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However, if you would like to talk with staff about Project Mango, please contact:

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
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DozierK@leoncountyfl.gov  
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-----Original Message-----

From: beth babcock <country-z@hotmail.com>  
Sent: Wednesday, May 26, 2021 9:48 PM  
To: Kristin Dozier <DozierK@leoncountyfl.gov>  
Subject: Project Mango

Commissioner Dozier,

I want to register my objection to the proposed fulfillment center on East Mahan. Although I agree that such an enterprise could be an economic boon for Tallahassee, I strongly believe that this is an inappropriate location and will be harmful to the preservation of adjoining residential neighborhoods, both in their economic value and their quality of life.

I moved to the Pedrick Road area ten years ago. I chose this location over the Thomasville Road corridor because of its' natural beauty and lower density. Over the past year I have watched repeated clear cutting for multiple new developments, destroying much of the natural beauty and turning Pedrick into a constant stream of traffic.

I don't understand how zoning on the Mahan parcels ever changed to allow for development so close to a fulfillment center, right next to existing residential neighborhoods. One has to wonder if certain wealthy individuals have received preferential treatment over ordinary citizens. During today's Application Review Meeting it was heartbreaking to hear a Vineland neighborhood resident describe being woken up every morning at 4 AM by Publix trucks from his home that he built 31 years ago. One can only imagine what living on Thornton Road will be like with semi-trucks coming and going 24/7. This is not what the Mahan Gateway should look like.

A community needs more than a thriving economy. It needs neighborhoods and a way of life with natural beauty that entice people to live there. This fulfillment center should be developed in a area with like development that will not destroy any neighborhood.

I will watch with interest tomorrow's Blueprint IA meeting. Thank you for your time.

Beth Babcock  
5635 Jacksons Gap Road

Sent from my iPad

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:42 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango Concerns  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:07 AM  
**To:** carter chapman <carterchapman70@gmail.com>  
**Subject:** RE: Project Mango Concerns

Carter- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16<sup>th</sup> – I've attached the agenda for the DRC meeting to this email.** If approved by the DRC the County Commission would consider the project at our **July 13<sup>th</sup> County Commission meeting.** This follows the **Application Review Meeting held on May 26<sup>th</sup>.** The following day, the **County Administrator sent an update to the Board which I've included below.**

The County Attorney notified the Commission that the development review process is a **Quasi-Judicial proceeding.** This type of proceeding is governed by State statute and **discourages Commissioners from discussing this issue prior to our July 13<sup>th</sup> Board meeting.** It **also requires us to disclose any communication about the project to be included in the public record,** such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

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**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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Again, thank you for your email.

Kristin



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**From:** carter chapman <[carterchapman70@gmail.com](mailto:carterchapman70@gmail.com)>  
**Sent:** Thursday, May 27, 2021 10:35 AM  
**To:** Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Project Mango Concerns

Hi,

I just want to voice my concerns about the location of the project. This area is some of the prettiest areas in Tallahassee, and I don't think it is right to turn this beautiful residential area into an industrial area with 24/7 traffic, especially since it is not zoned for industrial use to begin with. This project is going to significantly lower home values in this area and take



away from the reason most people have moved to this area. This project needs to be put in an area of low population, not near so much residential area or either an area over by the airport that is already an industrial area.

Thanks, Carter Chapman

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:42 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Tax Revenue Loss  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:09 AM  
To: Paul Arnold <paularnoldlaw@gmail.com>  
Subject: RE: Tax Revenue Loss

Paul & Tina- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
People Focused. Performance Driven.

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

From: Paul Arnold <paularnoldlaw@gmail.com>  
Sent: Thursday, May 27, 2021 2:56 PM  
To: Gary Zirin <ZirinG@leoncountyfl.gov>  
Subject: Tax Revenue Loss

Good Afternoon,

Converting a very nice residential preserve region into an industrial region is going to mean massive property value decline. No one voluntarily moves into an industrial area.

How do I find out the total tax revenue from our district. If that revenue is reduced by 10% or more (likely) how much of an impact will that have on the budget year to year?

It is clear that planning wants this development at all costs. Why not place it where it won't have a detrimental effect on property values? Our area was growing and was undoubtedly going to be better than Killearn due to our proximity to downtown and the gorgeous parks we have to offer. That will end as soon as the ribbon is cut on this new warehouse district.

Thank you for your consideration,  
Paul Arnold

Sent from my iPhone

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:43 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:09 AM  
To: Lisa Beebe <beelisak@aol.com>  
Subject: RE: Mango

Lisa- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

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Shawna Martin, Development Services Administrator DESM - 850-606-1385

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Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
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-----Original Message-----

From: Lisa Beebe <beelisak@aol.com>  
Sent: Thursday, May 27, 2021 8:52 PM  
To: Kristin Dozier <DozierK@leoncountyfl.gov>  
Subject: Mango

Vote no for this project-horrible to do to this area! Most of these distribution sites are far away from the city as to not destroy the peace of our homes-these trucks will be running night and day! This is the worse idea ever! You cannot let this happen to this beautiful area that I call home!

Please do the right and say no-PLEASE!!!

Lisa and John Beebe

Sent from my iPhone

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:43 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango NO NO NO!!!!!!!  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:10 AM  
To: Kelly Fleck <kellyamfleck@hotmail.com>  
Subject: RE: Project Mango NO NO NO!!!!!!!

Kelly- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

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

From: Kelly Fleck <kellyamfleck@hotmail.com>  
 Sent: Friday, May 28, 2021 8:34 AM  
 To: Kristin Dozier <DozierK@leoncountyfl.gov>  
 Cc: Brian Fleck <bffleck@yahoo.com>  
 Subject: Project Mango NO NO NO!!!!!!!

No! Please do anything to stop this! We live in Arvah Branch and we bought here for the country atmosphere. This will destroy our property value and the neighborhood!!! No! Please I urge you don't let Amazon or anyone else destroy this beautiful area!!! We will move!!!! We do NOT want this!!!!!!

Kelly Fleck

Sent from my iPhone



**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:43 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango (Amazon)  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:11 AM  
**To:** Geoff Lawrence <k4nkc@comcast.net>  
**Subject:** RE: Project Mango (Amazon)

Geoff- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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---

**From:** Geoff Lawrence <[k4nkc@comcast.net](mailto:k4nkc@comcast.net)>  
**Sent:** Friday, May 28, 2021 11:12 AM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Brian Welch <[WelchB@leoncountyfl.gov](mailto:WelchB@leoncountyfl.gov)>  
**Subject:** Project Mango (Amazon)

Commissioners Dozier and Welch,  
Thank you for your service to Leon County.  
I ask that you please vehemently oppose the construction of the "Fulfilment" Center at I10 and Mahan.

Kristen, as a child of the Miccosukee Land Coop, I'm sure you appreciate the beauty of the East Side of Tallahassee.

There will be no way to maintain that beauty with the monster of the building being proposed, not even a low

one story structure but a massive 3 or 4 level behemoth.

And for the County to pay \$2.5 million to attract such a corrupt corporation as Amazon is unthinkable. I'd much rather have Leon County pay the \$2.5 million to Gadsden or Jefferson Counties for them to build it.

Not only is Amazon known to not pay federal taxes but their hype about creating 1000 jobs rings hollow.

It is an awful place to work and the employees are miserable. Ask anyone that's ever worked there.

See:

<https://time.com/5629233/amazon-warehouse-employee-treatment-robots/>

Thank you both for your consideration,

Geoff Lawrence  
2448 Arvah Branch Blvd.  
Tallahassee, FL 32309

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:44 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:11 AM  
**To:** Keese Alan <Alan.Keese@hcahealthcare.com>  
**Subject:** RE: Project Mango

Alan- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Shawna Martin, Development Services Administrator DESM - 850-606-1385

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Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
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301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** Keesee Alan <[Alan.Keesee@hcahealthcare.com](mailto:Alan.Keesee@hcahealthcare.com)>  
**Sent:** Friday, May 28, 2021 11:54 AM  
**To:** Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>; Bill Proctor <[PROCTORB@leoncountyfl.gov](mailto:PROCTORB@leoncountyfl.gov)>; Jimbo Jackson <[JacksonJ@leoncountyfl.gov](mailto:JacksonJ@leoncountyfl.gov)>; Brian Welch <[WelchB@leoncountyfl.gov](mailto:WelchB@leoncountyfl.gov)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Carolyn Cummings <[CummingsC@leoncountyfl.gov](mailto:CummingsC@leoncountyfl.gov)>; Nick Maddox <[MaddoxN@leoncountyfl.gov](mailto:MaddoxN@leoncountyfl.gov)>  
**Cc:** Sue Dick <[sdick@talchamber.com](mailto:sdick@talchamber.com)>  
**Subject:** Project Mango

Dear Leon County Commissioners:

I am writing to express my strong support for Project Mango.

Reflecting back one year ago, uncertainty abounded over the supply of PPE for our front line caregivers. Supply chain and logistics distribution centers were at the center of the fight against COVID. These centers became essential in providing speedy access to the necessary supplies used by the heroes in our community. These supplies arrived in Tallahassee from all over the world. Increasing access and availability of life saving supplies is of the upmost importance as our region grows. Having a state of the art logistics center close to home will better prepare our community to fight whatever disease comes our way.

As one of the largest tax paying entities in Tallahassee, we are proud to give back to our community through over \$21,500,000 in taxes to federal, state and local governments. We directly fund Leon County Schools, Leon County infrastructure development, and Leon County social services. We are proud to give back financially to the County and welcome new businesses with the same financial structure that give back through taxes. Our community benefits from a thriving private sector that pays taxes to our local government.

Please accelerate and support Project Mango to build a brighter future for our community.

Respectfully,

Alan Keesee

**Alan B. Keesee, FACHE**

Chief Executive Officer

Capital Regional Medical Center

O: 850-325-5017

2626 Capital Medical Blvd., Tallahassee, FL 32308

[Alan.keesee@hcahealthcare.com](mailto:Alan.keesee@hcahealthcare.com)



Confidential: Contains proprietary information. Not intended for external distribution.

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:44 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

---

**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:12 AM  
**To:** Carley Caldwell <dance85@icloud.com>  
**Subject:** RE: Project Mango

Carly- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** Carley Caldwell <[dance85@icloud.com](mailto:dance85@icloud.com)>  
**Sent:** Friday, May 28, 2021 12:05 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Project Mango

"Project Mango" proposes building one of the largest warehouses in the panhandle (823,173 square foot Amazon fulfillment center) at the old car museum property at the intersection of I10 and Mahan drive. The warehouse is a distribution center that will have



a constant flow of semi trucks. It will park in clear sight hundreds of semi truck trailers within its parking lot and at its numerous loading bays. This property is currently not zoned for heavy industrial uses.

Make no mistake, this will fundamentally change east Tallahassee to a heavy industrial area.

These fulfillment centers are routinely built far outside of cities, in pastures far away from schools and homes, but Project Tango proposes placing it directly within our residential area. The car museum area they are proposing is an activity center approved for a mall, homes, condos, or light industrial. All properties surrounding this land are zoned residential preserve, suburban, or residential.

We are not opposed to an Amazon fulfillment center. We are opposed to transforming east Tallahassee into an industrial park/warehouse district. We have land use planning in Tallahassee and Leon County. We are requesting that our land use planners do their jobs and place a project like this in an area that is planned for industrial use.

We are asking our elected officials to be a voice for our community. Sent from my iPhone

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:44 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

---

**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:12 AM  
**To:** Leah Sherman <leah.r.sherman@gmail.com>  
**Subject:** RE: Project Mango

Leah- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16<sup>th</sup> – I've attached the agenda for the DRC meeting to this email.** If approved by the DRC the County Commission would consider the project at our **July 13<sup>th</sup> County Commission meeting.** This follows the **Application Review Meeting held on May 26<sup>th</sup>.** The following day, the **County Administrator sent an update to the Board which I've included below.**

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Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
 Leon County Commission,  
 District 5  
 301 South Monroe Street,  
 Tallahassee, FL 32301  
 (850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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---

**From:** Leah Sherman <[leah.r.sherman@gmail.com](mailto:leah.r.sherman@gmail.com)>  
**Sent:** Friday, May 28, 2021 1:17 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Project Mango

Dear Commissioner Dozier,

I'm writing to ask if you can do anything to advocate against the construction of this new fulfillment center proposed for the east side of Tallahassee. I know you have championed the cause against environmentally destructive construction projects in the past, and as a life-long local this is one I am deeply concerned with. As you might have seen in the Tallahassee Democrat

and on local news sites, the proposed site is located very close to our amazing greenway system. I am the only Tallahassee resident worried about the environmental impact of such a project in this part of our city: water runoff, deforestation, and loss of habitat are all of major concern. There would certainly have to be additional infrastructure for large trucks as well, such as road widening projects, that would radiate out of the immediate property in question. I grew up on this side of town, and although I live closer to downtown now I do know this part of our city is very residential and family-oriented - I don't think this is the kind of project that would benefit this area at all. Jobs and the local economy are, of course, important, but I can't help but wonder if there aren't other sites elsewhere along the interstate that are more suitable than this one. <https://www.wctv.tv/2021/05/19/massive-retail-fulfillment-center-planned-at-mahani-10-interchange-in-tallahassee/>

Thank you for your time and consideration,  
Leah Sherman

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:44 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:13 AM  
**To:** Susan Manson <animallover82003@gmail.com>  
**Subject:** RE: Project Mango

Susan & Merrill - Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16<sup>th</sup> – I've attached the agenda for the DRC meeting to this email.** If approved by the DRC the County Commission would consider the project at our **July 13<sup>th</sup> County Commission meeting.** This follows the **Application Review Meeting held on May 26<sup>th</sup>.** The following day, the **County Administrator sent an update to the Board which I've included below.**

The County Attorney notified the Commission that the development review process is a **Quasi-Judicial proceeding.** This type of proceeding is governed by State statute and **discourages Commissioners from discussing this issue prior to our July 13<sup>th</sup> Board meeting.** It **also requires us to disclose any communication about the project to be included in the public record,** such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program (TBP) administered by the Office of Economic Vitality (OEV).

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** Susan Manson <[animallover82003@gmail.com](mailto:animallover82003@gmail.com)>  
**Sent:** Friday, May 28, 2021 4:51 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>  
**Subject:** Project Mango

Please do not allow Project Mango to occur at the Antique Car museum site. This will drastically change the look of this side of town along with worsening things like the flow of traffic, pollution, etc. Please place this project in an industrial area where it belongs. Thank you.

Susan Manson, MD

Merrill Emfinger  
Oak fair Farms subdivision  
Tallahassee, Fl

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:45 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:14 AM  
To: Rebecca Studard <rebecca.studard@gmail.com>  
Subject: RE: Project Mango

Rebecca- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the Leon County Development Review Committee (DRC) on June 16th – I've attached the agenda for the DRC meeting to this email. If approved by the DRC the County Commission would consider the project at our July 13th County Commission meeting. This follows the Application Review Meeting held on May 26th. The following day, the County Administrator sent an update to the Board which I've included below.

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Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

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However, if you would like to talk with staff about Project Mango, please contact:

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385



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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
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DozierK@leoncountyfl.gov  
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-----Original Message-----

From: Rebecca Studard <rebecca.studard@gmail.com>  
Sent: Sunday, May 30, 2021 8:15 AM  
To: Kristin Dozier <DozierK@leoncountyfl.gov>  
Subject: Project Mango

Good morning,

I am writing to you after having signed my name on a petition to keep Project Mango from ruining east Tallahassee. I live on this side of town and drive by that land on my way to work every day with my two small children in my car. I am greatly concerned about the extra traffic of large trucks this project will cause.

I am from Jacksonville originally and what I love most about Tallahassee is the pride Tallahassee takes in saving trees and keeping Tallahassee green. This project will ruin a beautiful piece of land with dozens of gorgeous oak trees.

I understand this fulfillment center will bring many jobs but please find somewhere else for it if you can. Leon county. Please do not allow this enormous industrial complex to ruin the east side of Tallahasee.

Thank you,

Rebecca Studard

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:45 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:15 AM  
**To:** Meg <megadob@comcast.net>  
**Subject:** RE: Project Mango

Meg- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
 Leon County Commission,  
 District 5  
 301 South Monroe Street,  
 Tallahassee, FL 32301  
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[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** K D <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Sent:** Thursday, June 3, 2021 10:05 AM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>  
**Subject:** Fwd: Project Mango

Sent from my iPad

Begin forwarded message:

**From:** MARY DOBBINS <[megadob@comcast.net](mailto:megadob@comcast.net)>  
**Date:** May 28, 2021 at 3:18:17 PM EDT  
**To:** [commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)  
**Subject:** Project Mango

Dear Commissioner Dozier,

I think a project of this size is better suited to western Leon County. I also question whether the zoning permits this project.

Thanks,  
Meg Dobbins

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**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:45 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango suggestion  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:16 AM  
**To:** maddyhz@gmail.com  
**Subject:** RE: Project Mango suggestion

Madelon- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Again, thank you for your email.

Kristin



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District 5  
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**From:** K D <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>

**Sent:** Thursday, June 3, 2021 10:06 AM

**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>

**Subject:** Fwd: Project Mango suggestion

Sent from my iPad

Begin forwarded message:

**From:** Madelon Horwich <[maddyhz@gmail.com](mailto:maddyhz@gmail.com)>

**Date:** June 2, 2021 at 9:56:15 PM EDT

**To:** Leon County Commissioner Kristin Dozier <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>

**Subject: Project Mango suggestion**

Commissioner Dozier, I live around the corner from the MLC. Some years back when DeVoe Moore was considering developing a an outlet mall at his property at I-10 and 90, I asked him about night-sky lighting, and he said he would consider it. With the project proposed at that intersection now, I'm wondering if there is any way the county could provide incentives for such lighting. In fact, I would like to suggest Growth Management might consider an ordinance requiring such lighting for new and replacement lighting, as some other municipalities do.

I am not sure what the best way to accomplish this is, but I thought maybe you would. Development is inevitable and not necessarily negative, but there's no reason why starry skies should become a thing of the past. Thank you so much for your consideration.

Madelon Horwich  
10210 Miccosukee Rd  
Tallahassee FL 32309  
850-896-5930



**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:46 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: The Mango Project  
**Attachments:** 6-16-21 DRC Agenda.pdf

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Monday, June 14, 2021 10:17 AM  
To: Bonita <bhernandez77@embarqmail.com>  
Subject: RE: The Mango Project

Mario & Bonita- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the Leon County Development Review Committee (DRC) on June 16th – I've attached the agenda for the DRC meeting to this email. If approved by the DRC the County Commission would consider the project at our July 13th County Commission meeting. This follows the Application Review Meeting held on May 26th. The following day, the County Administrator sent an update to the Board which I've included below.

The County Attorney notified the Commission that the development review process is a Quasi-Judicial proceeding. This type of proceeding is governed by State statute and discourages Commissioners from discussing this issue prior to our July 13th Board meeting. It also requires us to disclose any communication about the project to be included in the public record, such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

However, if you would like to talk with staff about Project Mango, please contact:

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program (TBP) administered by the Office of Economic Vitality (OEV).

On May 27th the Blueprint IA Board approved \$2.5 million in incentives offered by the OEV to Project Mango. OEV's Targeted Business Program (TBP) is one of the only incentives we have to recruit businesses to Leon County and Tallahassee. Although there are many opinions about whether we should offer incentives and what types of businesses should qualify, I believe the TBP program is good for our community. TBP is open to large and small businesses and is based on a formula which includes the amount a company will invest locally in land, construction and equipment. Importantly, companies receive TBP incentives only after they have made an investment in our community that leads to new jobs for our residents. I voted to support Project Mango's request; however, this incentive is contingent on direct investment in our community and no funding will be allocated unless this project moves forward.

I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
People Focused. Performance Driven.

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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

From: Bonita <bhernandez77@embarqmail.com>

Sent: Monday, June 7, 2021 7:45 PM

To: Kristin Dozier <DozierK@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>

Subject: The Mango Project

Dear Commissioners,

My Husband and I would like to go on record as opposed to this project at its current location. I agree with all the arguments against this project already presented to you. I would like to add noise and air pollution to the list. Also, the current entrances and exits on and off of interstate 10 at this location (209 exits) are already hazards.

If you have not already, we are requesting you actually travel on Interstate 10 exiting towards Tallahassee coming from the East and the West. It is very very very difficult to merge onto U.S. 90 towards Tallahassee. The short lanes allow

little time to merge onto 90 due to traffic coming from Monticello direction from approximately Page 67 of 206 driver only has a very short time to judge their ability to merge. Traffic accidents are already starting to occur in this location. With additional traffic, we believe more accidents will occur and lives placed in danger. In our opinion, there are "Blind Spot" coming off these exits. To say the least, it is a poorly designed exit.

This problem should be addressed. We previously asked our county commissioner to address this problem before "The Mango Project" was even a thought.

Thank you,

Mario and Bonita Hernandez  
6623 Landover Circle  
Tallahassee, FL. 32317  
850-443-6032

Sent from my iPhone

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:46 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: June 7th Newsletter  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Monday, June 14, 2021 10:18 AM  
**To:** 'amrose@embarqmail.com' <amrose@embarqmail.com>  
**Subject:** RE: June 7th Newsletter

Agnes- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Kristin



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---

**From:** K D <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Sent:** Monday, June 7, 2021 8:40 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>  
**Subject:** Fwd: June 7th Newsletter

Sent from my iPad

Begin forwarded message:

**From:** Agnes McMurray <[amrose@embargmail.com](mailto:amrose@embargmail.com)>  
**Date:** June 7, 2021 at 7:23:54 PM EDT  
**To:** "Kristin Dozier, Leon County Commissioner" <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Subject:** Re: June 7th Newsletter

Thank you Kristin for all of the information regarding commission discussions and actions. I appreciate your efforts.

Many of us are very concerned about Project Mango. One of my questions is whether the 1300 jobs created by this project will be jobs that actually provide a pay and benefit structure that results in enhanced opportunities for folks in our community. Jobs are one thing but good jobs are another. We need to be sure we're supporting good jobs.

The issue of the impact on nearby neighborhoods of this project is also of major concern. Light and noise pollution in particular should be carefully controlled if this is allowed to go forward.

Thank you , Agnes

On Jun 7, 2021, at 6:45 PM, Kristin Dozier, Leon County Commissioner <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)> wrote:



Dear Friends:

On May 25th the Commission held its annual Budget Workshop and on May 27th we joined our City colleagues for a very long Blueprint IA Board meeting. This means we have packed a lot of information into this Newsletter, including an update from both meetings and highlights from our agenda for tomorrow's Commission meeting.

Over the last several weeks I've received many emails and calls from constituents about a commercial development (Project "Mango") being proposed on the north side of Mahan Dr. between I-10 and



**June 8 - Leon County  
Commission Meeting**  
- 5th Floor Commission


Thornton Rd. Most of the concerns relate to increased traffic, light pollution and environmental impacts to surrounding neighborhoods. I've have also received many questions about the development review process for the project.

These are good questions and typical for new developments, even if this is not a typical project for our area. Additional information about the process and action taken by the Blueprint Board are included below.

This is the type of project that could help diversify our local economy and bring new jobs to our area. I plan to spend the next several weeks reviewing information from constituents and digging into the details from our staff to help me make a final decision on the issue.

If there is ever anything I can help you with, please feel free to call me (850) 606-5375 or just email me at [dozierk@leoncountyfl.gov](mailto:dozierk@leoncountyfl.gov). You can also find me on LinkedIn, Facebook and Twitter.

P.S. You're receiving this newsletter because you inquired about government services in the past. If you do not want to receive future newsletters, please click "Opt Out" at the bottom of this email.



### Agenda Highlights for the June 8th County Commission Meeting and Public Hearings

#### Bid Award for Construction of the

**Magnolia Drive Multi-Use Trail – Phase 1 and 4** - The Commission will consider awarding the bid for construction of the Magnolia Drive Multi-Use Trail – Phase 1 and 4 project to the lowest responsive bidder, M of Tallahassee, Inc., in the amount of \$1,895,234 including the water and sewer system relocation work.

The Phase 1 project will remove 3-feet of the previously built 10-foot



Chambers, Leon County Courthouse (3:00pm) - view the agenda [here](#).

**June 8 - Joint County/City Comp. Plan Amendments Adoption Hearing** - 5th Floor Commission Chambers, Leon County Courthouse (6:00pm) - view the agenda [here](#).

**June 15 - Capital Region Transportation Planning Agency** - City Commission Chambers, City Hall (1:30pm) - view the agenda [here](#).

**June 15 - Special Blueprint IA Board Meeting** - City Commission Chambers, City Hall (5:00pm) - view the agenda [here](#) when available.



**June 10-13** - Florida Animation Festival sponsored by the Tallahassee Film Festival at All Saints Cinema (7:00pm). More info. [here](#).

concrete trail from S. Meridian St. to Pontiac Dr., install enhanced landscaping and street lighting - the City of Tallahassee will also be installing an underground electric system. The Phase 4 project will include a multi-use trail on the south side of Magnolia Dr. from S. Monroe St. to S. Meridian St., upgraded water and sewer infrastructure, an enclosed stormwater system, roadway rebuilding, landscaping and street lighting - the City of Tallahassee will be installing an underground electric system and an updated signalization of the S. Meridian St. and Magnolia Dr. intersection.

**Anti-Defamation League Resolution Condemning Hate and Extremism** - The Commission will consider a Resolution condemning hate and extremism in response to the attack on the nation's Capitol on January 6, 2021.

**Interlocal Agreement for a Loan to Support the Children's Services Council (CSC) First Year of Operation** - The Commission will consider a loan of up to \$400,000 for the CSC's first year of operating expenses. The loan would be repaid with interest to the County by the end of the 2021.

**Approval of the CRA's recommendation to fund the revised TLH Arts, Inc. "Performance and Rehearsal Space" project in Railroad Square** - The Commission will consider approval of the recent CRA decision to award \$1.8 million in Tourist Development Tax funds to TLH Arts, Inc. to renovate an existing building and construct 300-seat black box theater space in Railroad Square.

**Public Hearing to Consider Adopting the Repeal of the Face Covering Requirements** - On May 3, 2021 Governor DeSantis, by Executive Order, immediately suspended all local emergency COVID-19 orders currently in place in cities and counties. Because of his action, the Leon County mask mandate was no longer in effect. This Public Hearing and Ordinance will officially repeal the Emergency Order put in place by the County Commission back on June 23, 2020.

**June 19** - Juneteenth Empowerment Day presented by the Capital City Community Outreach at Cascades Park (12p-6pm). More info. [here](#).

**Lifelong Learning** classes are offered through the Tallahassee Senior Center. More [here](#).



**Summer Programs & Events for All Ages** - Check out all the programs in June and July sponsored by Leon County Libraries [here](#).

**June 14 - The Queens' English: The LGBTQIA+ Dictionary of Lingo and Colloquial Phrases** sponsored virtually by Leon County Library Lecture Series (6:30pm) - learn more [here](#).

**Homework Hub: Tutoring on Zoom** sponsored by Leon County Libraries (4:00pm) - learn more and register [here](#).





## **Actions taken at the May 27th Blueprint Intergovernmental Agency (IA) Meeting**

**Consideration of Funding and Economic Impact Analysis for Proposed \$1 million TCC Athletic Facility Enhancements** - The Blueprint IA Board approved a funding request from TCC for athletic facility enhancements as a new economic development project. Funding for this project will be drawn from the American Recovery Plan Act (ARPA). **I supported TCC's request because we will not use sales tax revenue for this project, which would impact OEV's ability to take advantage of future opportunities to diversify our economy and create new jobs.**

**Status Report on Negotiations with FSU for Joint Convention Center Project and Consideration of a New Funding Request and Economic Impact Analysis for Repairs at FSU's Doak Campbell Stadium** - The Blueprint IA Board discontinued negotiations with FSU on the Convention Center project, agreeing to analyze, assess, and identify new convention center project opportunities at a later date.

The Board also approved an economic impact study of the Doak Campbell Stadium renovation project with funding to be considered at a future Blueprint IA meeting. The feasibility study will identify the following upgrades - replacing lighting, railing improvements, painting and rust prevention to the interior structures and guardrails, additional steps within the seating bowl, addressing field drainage and creating a central food commissary.

**I voted against this project because I don't feel this is the best way to diversify jobs in our community. If the \$20 million project is ultimately funded, the OEV budget will be left with few dollars for job creation and workforce development.**

**Adjusted Meeting Schedule to Separate Blueprint Infrastructure and OEV Meetings** - The Blueprint IA approved a new meeting schedule that includes separate meetings for economic development and infrastructure programs, while maintaining our current six (6) regular meeting per year. Currently all regular Blueprint meetings include both infrastructure projects and economic development programs and projects.

This **new schedule will give us more time to discuss OEV's programs and economic development projects.** Too often we do not have time to discuss economic development or hear from community partners and the public due to the large number of infrastructure projects.

**However it also means we will have less time to discuss infrastructure projects** because we will have 4 meetings instead of 6 to discuss infrastructure, two of which will be 'joint' meetings that include OEV Items.

<b>Option 2 - 6 Total Regular IA Meetings per Year</b>	
<b><i>2021 Meeting Dates</i></b>	
<u>Date</u>	<u>Department</u>
Thursday, February 18, 2021	Joint Meeting
Thursday, April 8, 2021	Joint Meeting
Thursday, May 27, 2021	Joint Meeting*
Thursday, July 15, 2021	Joint Meeting
Monday, September 27, 2021	Joint Meeting*
Thursday, December 9, 2021	Infrastructure
<b><i>Potential 2022 Meeting Dates</i></b>	
<u>Date</u>	<u>Department</u>
Thursday, February 10, 2022	OEV
Thursday, March 31, 2022	Infrastructure
Thursday, May 19, 2022	Joint Meeting*
Thursday, June 30, 2022	OEV
Thursday, September 22, 2022	Joint Meeting*
Thursday, December 8, 2022	Infrastructure

\* - Indicates Budget Workshop/Budget Public Hearing in addition to regular meeting.

I strongly opposed this decision and voted against this new schedule, even though I requested a review of our meeting structure and proposed separating our OEV and Infrastructure meetings late last year. Although the new meeting schedule will give us time to focus exclusively on economic development, it will reduce the time we have for infrastructure projects and public input. I also believe this change will result in long meeting, thereby putting more pressure on citizens who want to participate in Blueprint IA meetings.

**Instead I made a motion to hold eight (8) meetings, as shown below.** With meetings lasting more than 9 hours, this seems like the best option for both the Board and citizens.

<b>Option 3 - 6 Total Regular Meetings in 2021; 8 Total Regular Meetings After</b>	
<b><i>2021 Meeting Dates</i></b>	
<u>Date</u>	<u>Department</u>
Thursday, February 18, 2021	Joint Meeting
Thursday, April 8, 2021	Joint Meeting
Thursday, May 27, 2021	Joint Meeting*
Thursday, July 15, 2021	Joint Meeting
Monday, September 27, 2021	Joint Meeting*
Thursday, December 9, 2021	Infrastructure
<b><i>Potential 2022 Meeting Dates</i></b>	
<u>Date</u>	<u>Department</u>
Thursday, February 10, 2022	OEV
Thursday, March 31, 2022	Infrastructure
Thursday, May 19, 2022	Joint Meeting*
Thursday, June 16, 2022	OEV
Thursday, July 14, 2022	Infrastructure
Thursday, September 22, 2022	Joint Meeting*
Thursday, November 10, 2022	OEV
Thursday, December 15, 2022	Infrastructure

\* - Indicates Budget Workshop/Budget Public Hearing in addition to regular meeting.

**Project "Mango"** - The Blueprint IA approved \$2.5 million in incentives offered by the Office of Economic Vitality (OEV) to the projects applicant. If the applicant ultimately chooses Leon County the project calls for a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would immediately be

one of the largest employers in the community creating 1300+ jobs.

The **next step** in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16th**. If approved by the DRC the County Commission would consider the project at our **July 13th County Commission meeting**.

As I mentioned, I have received many questions about the state statute that gives businesses the right to request '**confidentiality**' for 180 days as they determine whether or not to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

To further complicate this issue, the County Attorney notified the Commission last week that the development review process is a **Quasi-Judicial proceeding**. This type of proceeding is also governed by statute and discourages Commissioners from discussing this issue prior to our July 13th Board meeting. It also requires us to disclose any communication about the project to be included in the public record, such as this Newsletter and all emails I receive and respond to in the coming weeks.

I understand why many people believe this is unfair, particularly when dealing with a large development like Project Mango. However, we are governed by state law and I will do my best to provide information when possible and contact information for our staff who can provide more details if needed.

This project is of particular interest to many in my district and I will continue to work with residents to ensure that their voices are heard throughout the process and their concerns are addressed.

### **Actions taken at the May 25th County Commission Budget Workshop**

During last weeks Budget Workshop our staff presented some preliminary budget figures that show a decline in collected property taxes despite a projected increase in property values by approx. 5%. The proposed County budget contemplates NO increases to the current millage rate and NO increases in EMS, stormwater, solid waste or fire service fees. We will also continue with no increases in the number of positions within County government and no layoff's of any employees.



We will continue to work though the summer to finalize the budget in time for our two Public Hearings in September.

**Proposed Expenditure Plan for the County's Coronavirus State and Local Recovery Funds under the American Rescue Plan Act (ARPA)** - The Commission approved an expenditure plan

for the recent allocation of \$57.0 million in Coronavirus State and Local Fiscal Recovery Funds under the federal American Rescue Plan Act that passed the Congress earlier this year and was signed by President Biden on March 11, 2021. Leon County will receive the first \$28.5 million in May 2021 and \$28.5 million approximately 12 months later.

Funding categories are summarized below. These categories also include the direct allocation that the City of Tallahassee will receive as a part of the ARPA.

Proposed Category	County Funding Share	City Funding Share	Total
<b>COVID-19 Revenue Loss Mitigation</b>			
Leon County Revenues	\$20,628,467	--	\$20,628,467
Blueprint Revenues (County Share)	\$4,923,866	\$3,996,181	\$8,920,047
<i>Category Subtotal:</i>	<i>\$25,552,333</i>	<i>\$3,996,181</i>	<i>\$29,548,514</i>
<b>Infrastructure Improvements</b>			
Northeast Lake Munson Sewer	\$2,900,000	--	\$2,900,000
Belair/Annawood Sewer	\$1,444,000	--	\$1,400,000
Woodville Sewer	\$8,256,000	--	\$8,300,000
<i>Category Subtotal:</i>	<i>\$12,600,000</i>	<i>--</i>	<i>\$12,600,000</i>
<b>Local Human Services Partner Support</b>			
Food Insecurity	\$767,280	\$622,720	\$1,390,000
Homelessness and Housing Support	\$3,462,144	\$2,809,856	\$6,272,000
Legal Services	\$447,120	\$362,880	\$810,000
Mental Health Services	\$110,400	\$89,600	\$200,000
Nonprofit Grant Program	\$1,843,680	\$1,496,320	\$3,340,000
<i>Category Subtotal:</i>	<i>\$6,630,624</i>	<i>\$5,381,376</i>	<i>\$12,012,000</i>
<b>Public Health Response Support</b>			
Leon County Health Department	\$534,702	--	\$534,702
Neighborhood Medical Center	\$500,000	--	\$500,000
Bond Community Health Center	\$300,000	--	\$300,000
Vaccine Hesitancy Engagement and Promotion	\$331,200	\$268,800	\$600,000
<i>Category Subtotal:</i>	<i>\$1,665,902</i>	<i>\$268,800</i>	<i>\$1,934,702</i>
<b>Small Business Support</b>			
SmartSteps Program	\$1,104,000	\$896,000	\$2,000,000
Local Chambers of Commerce	\$165,600	\$134,400	\$300,000
Entrepreneurship Support	\$165,600	\$134,400	\$300,000
<i>Category Subtotal:</i>	<i>\$1,435,200</i>	<i>\$1,164,800</i>	<i>\$2,600,000</i>
<b>County Continuity of Operations &amp; ERA Program Support</b>			
County Continuity of Operations Support	\$1,981,000	--	\$1,981,000
ERA Program Support	\$1,500,000	--	\$1,500,000
<i>Category Subtotal:</i>	<i>\$3,481,000</i>	<i>--</i>	<i>\$3,481,000</i>
<b>Reserve/Replenishment</b>			
Reserves/Replenishment Account	\$5,659,803	--	\$5,659,803
<i>Category Subtotal:</i>	<i>\$5,659,803</i>	<i>--</i>	<i>\$5,659,803</i>
<b>Proposed Category Totals:</b>	<b>\$57,024,862</b>	<b>\$10,811,157</b>	<b>\$67,836,019</b>

**Emergency Rental Assistance Program (ERAP) Funding under the American Rescue Plan Act** - The Commission approved the use an additional \$7.01 million in federal funds received to

extend the Emergency Rental Assistance Program which the County has been operating since

March. The previous allocation received for the ERAP was \$8.9 million which was in additional to \$11.4 million that was distributed as part of the CARES programs in 2020.

All eligible applicants who applied under the County's current rental assistance program, but were not funded, would be automatically reconsidered for assistance through the County's new program, with no need for citizens to reapply.



Read the latest edition of the Leon Link which contains useful information about County services, meeting schedules and upcoming events.



Leon County Commission, District 5 | 301 S. Monroe Street, Tallahassee, Florida 32301

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301 S. Monroe Street 5th Floor  
Tallahassee, FL | 32301 US

emma

This email was sent to amrose@embarqmail.com.  
*To continue receiving our emails, add us to your address book.*

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:47 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango  
**Attachments:** 6-16-21 DRC Agenda.pdf

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**To:** Andy Rasmussen <RasmussenAndy@msn.com>  
**Subject:** RE: Project Mango

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Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program (TBP) administered by the Office of Economic Vitality (OEV). Page 80 of 106

On May 27th the Blueprint IA Board approved \$2.5 million in incentives offered by the OEV to Project Mango. OEV's Targeted Business Program (TBP) is one of the only incentives we have to recruit businesses to Leon County and Tallahassee. Although there are many opinions about whether we should offer incentives and what types of businesses should qualify, I believe the TBP program is good for our community. TBP is open to large and small businesses and is based on a formula which includes the amount a company will invest locally in land, construction and equipment. Importantly, companies receive TBP incentives only after they have made an investment in our community that leads to new jobs for our residents. I voted to support Project Mango's request; however, this incentive is contingent on direct investment in our community and no funding will be allocated unless this project moves forward.

I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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**From:** Andy Rasmussen <[RasmussenAndy@msn.com](mailto:RasmussenAndy@msn.com)>

**Sent:** Tuesday, June 15, 2021 12:54 PM

**To:** Bill Proctor <[PROCTORB@leoncountyfl.gov](mailto:PROCTORB@leoncountyfl.gov)>; Jimbo Jackson <[JacksonJ@leoncountyfl.gov](mailto:JacksonJ@leoncountyfl.gov)>; Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>; Brian Welch <[WelchB@leoncountyfl.gov](mailto:WelchB@leoncountyfl.gov)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Nick Maddox <[MaddoxN@leoncountyfl.gov](mailto:MaddoxN@leoncountyfl.gov)>; Carolyn Cummings <[CummingsC@leoncountyfl.gov](mailto:CummingsC@leoncountyfl.gov)>

**Subject:** Project Mango

Dear Commissioners,



Please read the attached letter.

Thank you for your service!

Andrew Rasmussen  
1938 Vineland Drive, Tallahassee, FL 32317  
850-345-9711

---

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:47 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: June 7th Newsletter Project Mango Amazon Fulfillment Center  
**Attachments:** AmazonFulfillmentCenterProblemsArticles.docx; 6-16-21 DRC Agenda.pdf

---

**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Tuesday, June 15, 2021 3:48 PM  
**To:** cbrown302@msn.com  
**Subject:** FW: June 7th Newsletter Project Mango Amazon Fulfillment Center

Craig- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

The next step in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16<sup>th</sup> – I've attached the agenda for the DRC meeting to this email.** If approved by the DRC the County Commission would consider the project at our **July 13<sup>th</sup> County Commission meeting.** This follows the **Application Review Meeting held on May 26<sup>th</sup>.** The following day, the **County Administrator sent an update to the Board which I've included below.**

The County Attorney notified the Commission that the development review process is a **Quasi-Judicial proceeding.** This type of proceeding is governed by State statute and **discourages Commissioners from discussing this issue prior to our July 13<sup>th</sup> Board meeting.** It **also requires us to disclose any communication about the project to be included in the public record,** such as this email, my recent Newsletter and all emails I receive and respond to in the coming weeks.

Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

In addition to the development review process, Project Mango applied for the Targeted Business Program (TBP) administered by the Office of Economic Vitality (OEV). Page 83 of 106

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
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 301 South Monroe Street,  
 Tallahassee, FL 32301  
 (850) 606-5365/work  
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---

**From:** K D <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Sent:** Tuesday, June 15, 2021 11:05 AM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Gary Zirin <[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)>  
**Subject:** Fwd: June 7th Newsletter Project Mango Amazon Fulfillment Center

Sent from my iPad

Begin forwarded message:

**From:** Craig Brown <[cbrown302@msn.com](mailto:cbrown302@msn.com)>  
**Date:** June 11, 2021 at 5:45:16 PM EDT  
**To:** [commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)  
**Cc:** Ana Richmond <[richmonda@leoncountyfl.gov](mailto:richmonda@leoncountyfl.gov)>, Chasity O'Steen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>, [Jack.Porter@talgov.com](mailto:Jack.Porter@talgov.com), [kristellys.estanga@talgov.com](mailto:kristellys.estanga@talgov.com)  
**Subject:** **Re: June 7th Newsletter Project Mango Amazon Fulfillment Center**

Dear Ms. Dozier,

As one of your District 5 constituents, I want to thank you for keeping us informed with your June 7<sup>th</sup> newsletter about the highly confidential Project Mango Amazon Fulfillment center.

The attached file contains a small sampling of newspaper articles from around the country that clearly document the problems and issues caused by Amazon Fulfillment Centers to the surrounding residential communities. I am sure the county staff have already performed due diligence and researched many more articles than are in the attached file and talked to their counterparts in other communities that are currently suffering the repercussions of incompatible placement of these fulfillment centers.

I just want to make sure this **communication about the project will be** included in the **public record as stated in your latest newsletter** and that the attached document will be included as part of the analysis and review of this project by the Leon County Development Review Committee (DRC) prior to the June 16th meeting.

The attached newspaper articles are heartbreaking for both the individuals and the communities involved, but this picture of an existing Amazon Fulfillment Center from one article on the Mira Loma center is especially applicable because it is exactly what your constituents who live on Thornton Road will be seeing soon from their back yards (please note how the planted trees and shrubberies do nothing to hide the warehouse):



Based on these articles and the issues they point out, these are some questions that should be answered in writing by Amazon and made part of Leon County's agreement with Amazon during the "Quasi-Judicial process" being used to speed the approval process on this project:

1. How many of the promised \$15 an hour warehouse jobs will be full-time with benefits?
  2. How many of the promised \$15 an hour warehouse jobs will be part-time with no benefits?
  3. How many of the managerial jobs that pay above the \$15 an hour wage rate will be filled by local hires and how many will be filled by existing managers transferred in from other locations?
  4. How will noise, traffic violations, etc. from contract truckers that Amazon claims they have no control over be addressed to avoid destroying the adjacent residential areas?
  5. When the impossible result of lowering the noise level in the empty field after the construction of the Amazon Fulfillment Center is completed (as stated in the Kimely-Horn noise memo provided by Amazon) is not met, what penalties will the county enforce on Amazon and how will Amazon mitigate the noise that will be created by warehouse operations, 24-hour commercial diesel truck traffic, trash compactor operation and backup generator testing?
- Thank you for your continuing efforts to ensure district 5 residential areas are not adversely affected by the Amazon Fulfillment Center.

I would be willing to discuss any aspect of the project at your convenience.

Thanks,  
Craig Brown  
850-942-2668  
[cbrown302@msn.com](mailto:cbrown302@msn.com)

---

**From:** Kristin Dozier, Leon County Commissioner <[commissionerdozier@gmail.com](mailto:commissionerdozier@gmail.com)>  
**Sent:** Monday, June 7, 2021 6:46 PM  
**To:** [cbrown302@msn.com](mailto:cbrown302@msn.com) <[cbrown302@msn.com](mailto:cbrown302@msn.com)>  
**Subject:** June 7th Newsletter



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Dear Friends:

On May 25th the Commission held its annual Budget Workshop and on May 27th we joined our City colleagues for a very long Blueprint IA Board meeting. This means we have packed a lot of information into this Newsletter, including an update from both meetings and highlights from our agenda for tomorrow's Commission meeting.

Over the last several weeks I've received many emails and calls from constituents about a commercial development (Project "Mango") being proposed on the north side of Mahan Dr. between I-10 and Thornton Rd. Most of the concerns relate to increased traffic, light pollution and environmental impacts to surrounding neighborhoods. I've also received many questions about the development review process for the project.

These are good questions and typical for new developments, even if this is not a typical project for our area. Additional information about the process and action taken by the Blueprint Board are included below.



**June 8 - Leon County Commission Meeting**  
- 5th Floor Commission Chambers, Leon County Courthouse (3:00pm) - view the agenda [here](#).

**June 8 - Joint County/City Comp. Plan Amendments Adoption Hearing - 5th**

This is the type of project that could help diversify our local economy and bring new jobs to our area. I plan to spend the next several weeks reviewing information from constituents and digging into the details from our staff to help me make a final decision on the issue.

If there is ever anything I can help you with, please feel free to call me (850) 606-5375 or just email me at [dozierk@leoncountyfl.gov](mailto:dozierk@leoncountyfl.gov). You can also find me on LinkedIn, Facebook and Twitter.

P.S. You're receiving this newsletter because you inquired about government services in the past. If you do not want to receive future newsletters, please click "Opt Out" at the bottom of this email.



### Agenda Highlights for the June 8th County Commission Meeting and Public Hearings

#### Bid Award for Construction of the

**Magnolia Drive Multi-Use Trail – Phase 1 and 4** - The Commission will consider awarding the bid for construction of the Magnolia Drive Multi-Use Trail – Phase 1 and 4 project to the lowest responsive bidder, M of Tallahassee, Inc., in the amount of \$1,895,234 including the water and sewer system relocation work.

The Phase 1 project will remove 3-feet of the previously built 10-foot concrete trail from S. Meridian St. to Pontiac Dr., install enhanced landscaping and street lighting - the City of Tallahassee will also be installing an underground electric system. The Phase 4 project will include a multi-use trail on the south side of Magnolia Dr. from S. Monroe St. to S. Meridian St., upgraded water and sewer infrastructure, an enclosed stormwater system, roadway rebuilding, landscaping and street lighting - the City of Tallahassee will be installing an underground electric system and an updated



Floor Commission Chambers, Leon County Courthouse (6:00pm) - view the agenda [here](#).

**June 15 - Capital Region Transportation Planning Agency** - City Commission Chambers, City Hall (1:30pm) - view the agenda [here](#).

**June 15 - Special Blueprint IA Board Meeting** - City Commission Chambers, City Hall (5:00pm) - view the agenda [here](#) when available.



Community Events

**June 10-13** - Florida Animation Festival sponsored by the Tallahassee Film Festival at All Saints Cinema (7:00pm). More info. [here](#).

**June 19** - Juneteenth Empowerment Day presented by the Capital City Community Outreach at Cascades Park (12p-6pm). More info. [here](#).

**Lifelong Learning** classes are offered

signalization of the S. Meridian St. and Magnolia Dr. intersection.

Anti-Defamation League Resolution Condemning Hate and Extremism

- The Commission will consider a Resolution condemning hate and extremism in response to the attack on the nation's Capitol on January 6, 2021.

Interlocal Agreement for a Loan to Support the Children's Services Council (CSC) First Year of Operation

- The Commission will consider a loan of up to \$400,000 for the CSC's first year of operating expenses. The loan would be repaid with interest to the County by the end of the 2021.

Approval of the CRA's recommendation to fund the revised TLH Arts, Inc. "Performance and Rehearsal Space" project in Railroad Square

- The Commission will consider approval of the recent CRA decision to award \$1.8 million in Tourist Development Tax funds to TLH Arts, Inc. to renovate an existing building and construct 300-seat black box theater space in Railroad Square.

Public Hearing to Consider Adopting the Repeal of the Face Covering Requirements

- On May 3, 2021 Governor DeSantis, by Executive Order, immediately suspended all local emergency COVID-19 orders currently in place in cities and counties. Because of his action, the Leon County mask mandate was no longer in effect. This Public Hearing and Ordinance will officially repeal the Emergency Order put in place by the County Commission back on June 23, 2020.

through the Tallahassee Senior Center. More [here](#).



**Summer Programs & Events for All Ages -**

Check out all the programs in June and July sponsored by Leon County Libraries [here](#).

**June 14 - The Queens' English: The LGBTQIA+ Dictionary of Lingo and Colloquial Phrases** sponsored virtually by Leon County Library Lecture Series (6:30pm) - learn more [here](#).

**Homework Hub: Tutoring on Zoom** sponsored by Leon County Libraries (4:00pm) - learn more and register [here](#).



**Actions taken at the May 27th Blueprint Intergovernmental Agency (IA) Meeting**

Consideration of Funding and Economic Impact Analysis for Proposed \$1 million TCC Athletic Facility Enhancements - The Blueprint IA Board approved a funding request from TCC for athletic facility enhancements as a new economic development project. Funding for this project will be drawn from the American Recovery Plan Act (ARPA). **I supported TCC's request because we will not use sales tax revenue for this project, which would impact OEV's ability to take advantage**



**of future opportunities to diversify our economy and create new jobs.**

Status Report on Negotiations with FSU for Joint Convention Center Project and Consideration of a New Funding Request and Economic Impact Analysis for Repairs at FSU's Doak Campbell Stadium  
- The Blueprint IA Board discontinued negotiations with FSU on the Convention Center project, agreeing to analyze, assess, and identify new convention center project opportunities at a later date.

The Board also approved an economic impact study of the Doak Campbell Stadium renovation project with funding to be considered at a future Blueprint IA meeting. The feasibility study will identify the following upgrades - replacing lighting, railing improvements, painting and rust prevention to the interior structures and guardrails, additional steps within the seating bowl, addressing field drainage and creating a central food commissary.

**I voted against this project because I don't feel this is the best way to diversify jobs in our community. If the \$20 million project is ultimately funded, the OEV budget will be left with few dollars for job creation and workforce development.**

Adjusted Meeting Schedule to Separate Blueprint Infrastructure and OEV Meetings - The Blueprint IA approved a new meeting schedule that includes separate meetings for economic development and infrastructure programs, while maintaining our current six (6) regular meeting per year. Currently all regular Blueprint meetings include both infrastructure projects and economic development programs and projects.

This **new schedule will give us more time to discuss OEV's programs and economic development projects.** Too often we do not have time to discuss economic development or hear from community partners and the public due to the large number of infrastructure projects.

**However it also means we will have less time to discuss infrastructure projects** because we will have 4 meetings instead of 6 to discuss infrastructure, two of which will be 'joint' meetings that include OEV Items.

<b>Option 2 - 6 Total Regular IA Meetings per Year</b>	
<b>2021 Meeting Dates</b>	
<u>Date</u>	<u>Department</u>
Thursday, February 18, 2021	Joint Meeting
Thursday, April 8, 2021	Joint Meeting
Thursday, May 27, 2021	Joint Meeting*
Thursday, July 15, 2021	Joint Meeting
Monday, September 27, 2021	Joint Meeting*
Thursday, December 9, 2021	Infrastructure
<b>Potential 2022 Meeting Dates</b>	
<u>Date</u>	<u>Department</u>
Thursday, February 10, 2022	OEV
Thursday, March 31, 2022	Infrastructure
Thursday, May 19, 2022	Joint Meeting*
Thursday, June 30, 2022	OEV
Thursday, September 22, 2022	Joint Meeting*
Thursday, December 8, 2022	Infrastructure

\* - Indicates Budget Workshop/Budget Public Hearing in addition to regular meeting.

I strongly opposed this decision and voted against this new schedule, even though I requested a review of our meeting structure and proposed separating our OEV and Infrastructure meetings late last year. Although the new meeting schedule will give us time to focus exclusively on economic development, it will reduce the time we have for infrastructure projects and public input. I also believe this change will result in long meeting, thereby putting more pressure on citizens who want to participate in Blueprint IA meetings.

**Instead I made a motion to hold eight (8) meetings, as shown below.** With meetings lasting more than 9 hours, this seems like the best option for both the Board and citizens.

<b>Option 3 - 6 Total Regular Meetings in 2021; 8 Total Regular Meetings After</b>	
<b>2021 Meeting Dates</b>	
<u>Date</u>	<u>Department</u>
Thursday, February 18, 2021	Joint Meeting
Thursday, April 8, 2021	Joint Meeting
Thursday, May 27, 2021	Joint Meeting*
Thursday, July 15, 2021	Joint Meeting
Monday, September 27, 2021	Joint Meeting*
Thursday, December 9, 2021	Infrastructure
<b>Potential 2022 Meeting Dates</b>	
<u>Date</u>	<u>Department</u>
Thursday, February 10, 2022	OEV
Thursday, March 31, 2022	Infrastructure
Thursday, May 19, 2022	Joint Meeting*
Thursday, June 16, 2022	OEV
Thursday, July 14, 2022	Infrastructure
Thursday, September 22, 2022	Joint Meeting*
Thursday, November 10, 2022	OEV
Thursday, December 15, 2022	Infrastructure

\* - Indicates Budget Workshop/Budget Public Hearing in addition to regular meeting.

**Project "Mango"** - The Blueprint IA approved \$2.5 million in incentives offered by the Office of Economic Vitality (OEV) to the projects applicant. If the applicant ultimately chooses Leon County the project calls for a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would immediately be

one of the largest employers in the community creating 1300+ jobs.

The **next step** in the process will be a meeting with the **Leon County Development Review Committee (DRC) on June 16th**. If approved by the DRC the County Commission would consider the project at our **July 13th County Commission meeting**.

As I mentioned, I have received many questions about the state statute that gives businesses the right to request '**confidentiality**' for 180 days as they determine whether or not to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

To further complicate this issue, the County Attorney notified the Commission last week that the development review process is a **Quasi-Judicial proceeding**. This type of proceeding is also governed by statute and discourages Commissioners from discussing this issue prior to our July 13th Board meeting. It also requires us to disclose any communication about the project to be included in the public record, such as this Newsletter and all emails I receive and respond to in the coming weeks.

I understand why many people believe this is unfair, particularly when dealing with a large development like Project Mango. However, we are governed by state law and I will do my best to provide information when possible and contact information for our staff who can provide more details if needed.

This project is of particular interest to many in my district and I will continue to work with residents to ensure that their voices are heard throughout the process and their concerns are addressed.

---

### **Actions taken at the May 25th County Commission Budget Workshop**

During last weeks Budget Workshop our staff presented some preliminary budget figures that show a decline in collected property taxes despite a projected increase in property values by approx. 5%. The proposed County budget contemplates **NO** increases to the current millage rate and **NO** increases in EMS, stormwater, solid waste or fire service fees. We will also continue with no increases in the number of positions within County government and no layoff's of any employees.



We will continue to work through the summer to finalize the budget in time for our two Public Hearings in September.

Proposed Expenditure Plan for the County's Coronavirus State and Local Recovery Funds under the American Rescue Plan Act (ARPA) - The Commission approved an expenditure plan for the recent allocation of \$57.0 million in Coronavirus State and Local Fiscal Recovery Funds under the federal American Rescue Plan Act that passed the Congress earlier this year and was signed by President Biden on March 11, 2021. Leon County will receive the first \$28.5 million in May 2021 and \$28.5 million approximately 12 months later.

Funding categories are summarized below. These categories also include the direct allocation that the City of Tallahassee will receive as a part of the ARPA.

Proposed Category	County Funding Share	City Funding Share	Total
<b>COVID-19 Revenue Loss Mitigation</b>			
Leon County Revenues	\$20,628,467	--	\$20,628,467
Blueprint Revenues (County Share)	\$4,923,866	\$3,996,181	\$8,920,047
<i>Category Subtotal:</i>	<i>\$25,552,333</i>	<i>\$3,996,181</i>	<i>\$29,548,514</i>
<b>Infrastructure Improvements</b>			
Northeast Lake Munson Sewer	\$2,900,000	--	\$2,900,000
Belair/Annawood Sewer	\$1,444,000	--	\$1,400,000
Woodville Sewer	\$8,256,000	--	\$8,300,000
<i>Category Subtotal:</i>	<i>\$12,600,000</i>	<i>--</i>	<i>\$12,600,000</i>
<b>Local Human Services Partner Support</b>			
Food Insecurity	\$767,280	\$622,720	\$1,390,000
Homelessness and Housing Support	\$3,462,144	\$2,809,856	\$6,272,000
Legal Services	\$447,120	\$362,880	\$810,000
Mental Health Services	\$110,400	\$89,600	\$200,000
Nonprofit Grant Program	\$1,843,680	\$1,496,320	\$3,340,000
<i>Category Subtotal:</i>	<i>\$6,630,624</i>	<i>\$5,381,376</i>	<i>\$12,012,000</i>
<b>Public Health Response Support</b>			
Leon County Health Department	\$534,702	--	\$534,702
Neighborhood Medical Center	\$500,000	--	\$500,000
Bond Community Health Center	\$300,000	--	\$300,000
Vaccine Hesitancy Engagement and Promotion	\$331,200	\$268,800	\$600,000
<i>Category Subtotal:</i>	<i>\$1,665,902</i>	<i>\$268,800</i>	<i>\$1,934,702</i>
<b>Small Business Support</b>			
SmartSteps Program	\$1,104,000	\$896,000	\$2,000,000
Local Chambers of Commerce	\$165,600	\$134,400	\$300,000
Entrepreneurship Support	\$165,600	\$134,400	\$300,000
<i>Category Subtotal:</i>	<i>\$1,435,200</i>	<i>\$1,164,800</i>	<i>\$2,600,000</i>
<b>County Continuity of Operations &amp; ERA Program Support</b>			
County Continuity of Operations Support	\$1,981,000	--	\$1,981,000
ERA Program Support	\$1,500,000	--	\$1,500,000
<i>Category Subtotal:</i>	<i>\$3,481,000</i>	<i>--</i>	<i>\$3,481,000</i>
<b>Reserve/Replenishment</b>			
Reserves/Replenishment Account	\$5,659,803	--	\$5,659,803
<i>Category Subtotal:</i>	<i>\$5,659,803</i>	<i>--</i>	<i>\$5,659,803</i>
<b>Proposed Category Totals:</b>	<b>\$57,024,862</b>	<b>\$10,811,157</b>	<b>\$67,836,019</b>

Emergency Rental Assistance Program (ERAP) Funding under the American Rescue Plan Act - The Commission approved the use an additional \$7.01 million in federal funds received to extend the Emergency Rental Assistance Program which the County has been operating since March. The

previous allocation received for the ERAP was \$8.9 million which was in addition to \$11.4 million that was distributed as part of the CARES programs in 2020.

All eligible applicants who applied under the County's current rental assistance program, but were not funded, would be automatically reconsidered for assistance through the County's new program, with no need for citizens to reapply.



**Read the latest edition of the Leon Link which contains useful information about County services, meeting schedules and upcoming events.**



Leon County Commission, District 5 | 301 S. Monroe Street, Tallahassee, Florida 32301

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# Amazon trucks creating traffic headache in Milford, town officials say

283 Shares



Updated: 8:12 PM EST Feb 19, 2020

<https://www.wcvb.com/article/amazon-trucks-creating-traffic-headache-in-milfordmassachusetts-town-officials-say/31008010>



[Todd Kazakiewich](#)

Reporter

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**MILFORD, Mass. —**

Many Amazon customers said they appreciate the ease and expedience of ordering from the online retail giant.

But people who live in Milford would argue that living in a town with a distribution facility is an entirely different story because of the traffic congestion it is creating.

Advertisement

"It's just consistent, backed up traffic. If we knew it was going to be like this, I don't think we would've allowed it in the town," said resident Michael Rooney.

Town officials also believe the volume of delivery vehicles traveling to and from the distribution and transportation centers in Milford is overwhelming.

Bill Buckley, the chairman of the Milford Board of Selectmen, is also frustrated about how Amazon's employees drive.

"The drivers will caravan through intersections; blowing through red lights, creating unsafe situations," Buckley said.

Amazon is using the parking lot of an old shopping center off East Main Street to park its vehicles, about a mile away from its distribution center.

Buckley said the plaza where the vehicles are parked was not designed for the high level of commercial traffic.

"You can imagine what happens when you have a small town police force," Buckley said. "It can be overwhelming to always be there, to always be at these intersections."

The town's issues with Amazon have come up at meetings of the Board of Selectmen and in separate conversations with the company's representatives.

"Typically, what they'll say is, 'Go talk with our contractors. Cite them if they're not driving properly,'" Buckley said. "The benefit to taxes and revenue is far less than the (negative) impact that they're having on our community and quality of life."

In a statement, Amazon said it is working with Buckley and other town officials to help solve the problems.

"We are committed to being a good neighbor and having open and consistent dialogue in Milford," the statement reads. "We are working directly with the Milford officials to address their concerns."

## **Amazon vans backing up traffic at Holyoke distribution center**





Suzanne King, a project manager at BL Companies, presents on behalf of Amazon in front of the Holyoke Planning Board on Tuesday, Dec. 10, 2019. —DUSTY CHRISTENSEN

<https://www.gazettenet.com/Amazon-delivery-van-traffic-concerns-raised-by-Holyoke-city-planners-31271628>

**By DUSTY CHRISTENSEN**

Staff Writer

Published: 12/12/2019 10:25:09 PM

**HOLYOKE** — With the busy holiday shopping season in full swing, long lines of delivery vans entering the new Amazon distribution center on Lower Westfield Road have been tying up traffic and raising the eyebrows of city planners.

The delivery-van traffic jams were a topic at Tuesday's Planning Board meeting, where the engineering firm BL Companies — presenting on behalf of Amazon — made an appearance to present an amendment to their site plan. The distribution center has been granted a temporary certificate of occupancy, but must secure a permanent one from the board.

Marcos Marrero, the city's director of planning and economic development, said in an interview Thursday that often a temporary certificate of occupancy is granted when a site is in good enough condition for a business to operate. But the city wants to make sure that conditions in a site plan are actually being met before granting final approval.

"They're asking for their final certificate of occupancy, and the site isn't working as it was presented to the city," Marrero said of Amazon. "And so of course that's a matter for concern."

Marrero said there are heavily used intersections near the distribution center, given its location next to an exit from Interstate 91. The city wants to make sure to avoid traffic jams in that area, and on a recent inspection city staff noticed the vans queuing along the road.

It is up to Amazon to propose changes to the traffic flow, he said.

"Our interest is to not have their company queuing of cars spill out into the public road," Marrero said, adding that delivery vans have been lining up for extended periods on the street. "You don't want the street being taken over wholly by private business."

A spokesperson for Amazon said in an email the company was "working closely with our transportation partners to manage our deliveries and minimize disruption around our buildings." There were several other issues that Jeffrey Burkott, assistant director of planning, presented at Thursday's Planning Board meeting. Among them: excessive idling of trucks on the Amazon property; a road on the property that had been salted, despite a salting ban because it is near a wetland; and overgrown bushes on Homestead Avenue.

Amazon and BL Companies representatives said at the meeting that those issues had already, or would soon be, addressed. Amazon will return to the Planning Board on Jan. 14.

The Amazon distribution center opened this fall at the site of the former Paolo Freire Social Justice Charter School at 161 Lower Westfield Road.

The company said it would hire 235 warehouse workers, as well as 168 delivery service workers and 210 "flex drivers" — what Suzanne King, a project manager at BL Companies, described on Tuesday as delivery drivers that function like Uber drivers.

# Lower Salford says Amazon truck parking started without permit

- By Bob Keeler [bkeeler@21st-centurymedia.com](mailto:bkeeler@21st-centurymedia.com) @bybobkeeler on Twitter

[https://www.montgomerynews.com/soudertonindependent/news/lower-salford-says-amazon-truck-parking-started-without-permit/article\\_b72080d4-4772-11ea-85b4-6376b19a6b2f.html](https://www.montgomerynews.com/soudertonindependent/news/lower-salford-says-amazon-truck-parking-started-without-permit/article_b72080d4-4772-11ea-85b4-6376b19a6b2f.html)

Feb 4, 2020 Updated Feb 5, 2020

LOWER SALFORD — Applications will be submitted for use-and-occupancy permits for two parking lots that are being used to park trucks that make deliveries from Amazon, the owners of the properties told township supervisors at the board's Feb. 4 morning work session.

It's not always clear what approvals are needed for new and different uses, though, attorney Nate Fox, representing property owners Mike and Zach Moore, said.

"I think we're finding with this facility use, as elsewhere, there are holes in local municipal zoning ordinances because there's nothing that really speaks to this," Fox said.

"But it's easier to handle those holes when we're informed about them at the beginning of the process as opposed to getting calls from concerned residents and neighbors and having to kind of try to catch up to the process," Township Manager Joe Czajkowski said.

Sixty trucks are being parked at Ametek Pittman on Godshall Drive and 30 at the former Nyce Printing on Main Street without permits having been applied for in either case, township officials said. Both properties are owned by the Moores.

Amazon is not the tenant in either case, Zach Moore said.

"Amazon does not own and operate these fleets. There's Amazon logos on them, but it's not Amazon. They're all subcontractors that Amazon partners with," he said.

"Amazon's a great buzzword, but this is not Amazon."

"They're a result of Amazon having a warehouse in Towamencin, but they're not Amazon vehicles, understood," board member Chris Canavan said.

The township's questions are about the allowed use of the properties under the zoning rules, he said.

In the case of the Ametek site, which is zoned for industrial use, the parking lot which was an accessory use becomes a primary use, he said. At the Nyce site, which is zoned for residential use, it would be another non-conforming use joining other businesses already using the property, he said. Rock Community Church, which also uses part of the property, is not a non-conforming use because the institutional use is allowed, he said.

The Ametek lot has about 260 parking spaces, Fox said. Pittman was bought by Ametek, which moved the manufacturing work previously done at the site to Mexico, he said. The company still has engineering offices at the site, he said.

"Historically, it was a heavy manufacturing operation, and warehousing and storage, with tons of parking and tons of employees," Fox said. "We don't have that anymore."

Even if there are less vehicles, there are different traffic patterns and times of peak use, which also has to be considered, Canavan said.

There are also aspects of the plan that work in its favor, he said.

"The site's buffered. It's got an access to [Route] 63. It's close to the turnpike," he said.

A permit application and township review is necessary, though, he said.

# Brooklyn Park planning commission rejects proposed fulfillment center

Brooklyn Park and Champlin residents have widely criticized the proposed facility.



Volume 90%

Author: Lindsey Seavert  
Published: 6:38 PM CDT September 27, 2018  
Updated: 10:21 AM CDT September 28, 2018

BROOKLYN PARK, Minn. — At its Sept. 26 meeting, the Brooklyn Park planning commission voted against recommending approval for a development known as “Project Hotdish,” a proposed 2.6-million-square-foot retail fulfillment center in the North Park business park to be occupied by an unnamed tenant.

The project is within the boundaries of Winnetka Avenue, 109th Avenue, Highway 169 and the Three Rivers Rush Creek Regional Trail Corridor, and has been widely criticized by both Brooklyn Park and Champlin residents.

“Brooklyn Park calls it Project Hotdish, but I call it Project Hot Mess, but that’s just a personal opinion,” said R.J. Thiel, who sits on the Champlin planning commission.

Thiel says his city was never notified of Brooklyn Park’s plans. He worries about increased levels of traffic in an already crowded corridor, especially near Champlin Park High School, which already brings heavy traffic.

“What we have the potential for is 250 semi trucks a day pulling through this area that is not getting an expansion on a highway or major road. A potential for 1,000 employees, that’s 2,000 car trips a day through the area with no improvements planned, that I know of, or could see in the plans,” said Thiel. “That’s going to be a problem. It’s going to be harder getting around than it already is in our little forgotten suburb of Champlin, the in-between of Brooklyn Park and Anoka.”

“We are not being secretive,” said Cindy Sherman, Brooklyn Park planning director. “It doesn’t matter who the end user is if we have traffic studies, noise analysis, rules and regulations being met.”

Sherman said the city of Brooklyn Park held a neighborhood meeting when the developer, Scannell Properties, proposed a change, adjusting its’ original plan of seven smaller buildings to build one large facility instead. Scannell Properties did not return KARE 11’s calls and emails for comment.

Jen and Jeff Geisinger, a husband wife realtor team, live just across from the proposed development. They moved to the Brooklyn Park area because of the space and wildlife, and while they knew development was a possibility, planning commission records showed a distribution facility would not be permitted on the property.

“From a realtor’s standpoint, it’s devastating. Anybody I’ve talked to in the real estate world, said this is distribution on steroids. We would be lucky to get a distribution center at this point compared to what is going in over here,” said

Jen Geisinger. “Some of my neighbors have recently expressed if this goes through we will have to move, and I said, you guys, it’s too late, your values are going down as we speak, because everybody knows it’s a concern.”

Geisinger was one of 31 residents that went to the podium to voice concerns about the project, in the five-hour long planning commission meeting, before the commission rejected the plan around midnight.

The Brooklyn Park City Council will now vote on the development on October 8, and can still vote in favor of the plan, regardless of what the planning commission recommends.

# Land grab: What happens when warehouses move in next door?

<https://www.scpr.org/news/2017/10/16/76105/land-grab-what->

[happens-when-warehouses-move-in-nex/](https://www.scpr.org/news/2017/10/16/76105/land-grab-what-happens-when-warehouses-move-in-nex/)



A truck passes Jurupa Valley High School after school. Long-term studies of the Inland Empire show that pollution is high in communities with significant concentrations of warehouses and diesel trucks.

MAYA SUGARMAN/KPCC

Andrea Bernstein | October 16, 2017

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Ana Carlos still remembers the day last November when the letter came in the mail.

"I get inside the kitchen, I open it up, and it basically looks like an escrow contract," she recalls.

An Orange County developer was offering her \$440,000 for her house. She paid less than half that six years ago. The offer still stands.



"I wouldn't even considering selling," she says, looking out at her property. It spans two acres, with a barn, horses and goats. "They could have come here with an offer of \$1 million, and I would have said, no thank you."



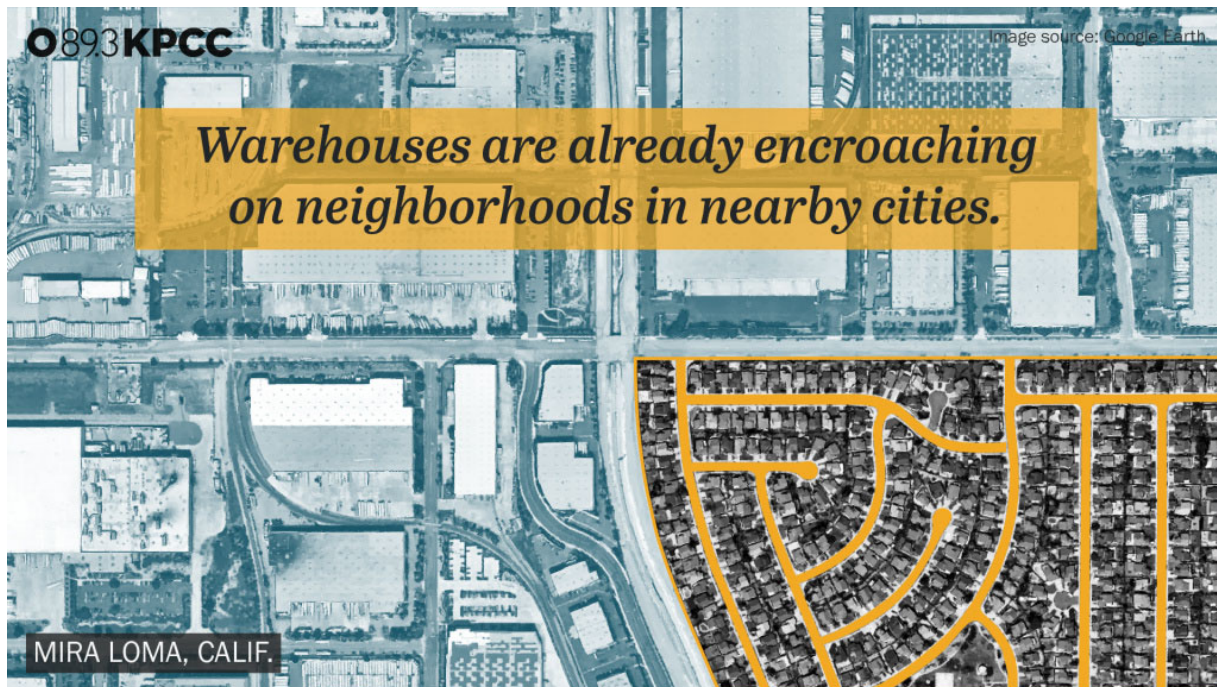
Nine-year-old Ernie Carlos plays tetherball in the backyard of his Bloomington home. In Nov. 2016, the Carlos family received a letter from an Orange County developer offering \$440,000 for their house.

[MAYA SUGARMAN/KPCC](#)

Carlos lives in Bloomington, an unincorporated area in San Bernardino county about four miles southwest of the city of San Bernardino. A drive through reveals custom homes spaced far apart and the occasional roadside stand selling eggs.

"We have three young children, so for us it was exciting for them to grow up and be outside with animals, in the garden," she says. "We liked the feel of this rustic town."

But developers have other plans for Bloomington. The community is nestled deep in the Inland Empire, which has become a mecca for the logistics and e-commerce industries. Over the past decade, warehouses have become a common sight in this part of Southern California.



As e-commerce and rapid shipping have become a way of life, the Inland Empire has become a mecca for logistics warehouses. Inside are mountains of online inventory.

[MAYA SUGARMAN/KPCC, GOOGLE EARTH](#)

As Americans buy more of their merchandise online, the industry is in a frenzy to build more warehouses to keep up with demand. But land in San Bernardino and Riverside counties isn't as easy to find these days. Much of it has been built out or bought up.

So some developers are getting creative – buying up patches of neighborhoods so they can demolish the homes and squeeze warehouses into the open space.

"I see it when I go to south Fontana," Carlos says. "To the left are homes, and to the right are these massive warehouses that don't end. They keep going and going, miles and miles of warehouse."

In some areas, it's clear that a few homeowners simply refused to sell.



A street sign in Mira Loma. Long-term studies of the Inland Empire show areas with more warehouses and trucks have higher incidences of asthma and other health problems, especially among children.

[MAYA SUGARMAN/KPCC](#)

"[The warehouses] have them caged in. An itty bitty house with these huge warehouse walls [around it]," says Carlos.

She mentions a family she knows in Fontana who refused to sell, even as the developers offered them more money. But as the months passed, more of the neighbors took the offers.

"And little by little, they started seeing the land leveled behind them, to the right and left of them," she says.

Then the warehouses were built. The offer from the developer increased to more than \$1 million.

"With the walls going up, and the warehouses, and the traffic from all these workers coming in, the trucks, they caved, they said, fine, have our house," Carlos says.



MAYA SUGARMAN/KPCC

She worries it could happen to her. The letter she received makes it clear that the developer, Howard Industrial Partners, is trying to acquire 30 adjoining acres. It's unclear what the company intends to build, but its website shows mostly logistics and distribution centers in its portfolio.

Carlos says it would be strange to have a big white building overlooking her horse stable, or to feel "caged in" by warehouses on either side of her. And then there's the traffic, the noise of heavy trucks, and the pollution, she says, her voice trailing off.

[Long-term studies of the Inland Empire](#) show that pollution is high in communities with high concentrations of warehouses and diesel trucks. There are also higher incidences of asthma and other health problems, especially with children.

"These developers know that once the neighbors start seeing the community go, we're going to budge," says Carlos. "We're going to throw in the towel and say, fine. Would we really want to be enclosed in walls of warehouses with our kids? This is not what we signed up for."

## **A VICIOUS CYCLE**

Rigoberto Diaz owns a home up the street from Carlos. He's lived here for 17 years.

He got the same letter from the developer, and he's already accepted the offer. A few other neighbors did too, he said.

"They're afraid to say it, because [some neighbors] may get mad," says Diaz. "But the reality is, they already signed up. I know quite a few of those. They're keeping it to themselves."



Proponents of warehouse development in Bloomington says it would generate additional tax revenue to address problems such as a lack of sidewalks.

[MAYA SUGARMAN/KPCC](#)

Diaz won't say how much money he was offered – just that it was more money than he could make in a traditional sale, and it's money he can give his kids someday.

He doesn't have it yet, or even a guarantee from the developer. The deal is contingent on whether the neighbors living closest to him also agree to sell. One hold out would block it from happening.



warehouse looms over a residential community in Mira Loma.

[MAYA SUGARMAN/KPCC](#)

But Diaz thinks most people in the neighborhood actually want out. He says this area has its share of problems, which the county can't fix.

To explain, he pulls out some photos of his backyard after it rained last year.

"It's a lake," he groans, pointing at the sizeable body of water that he says forms every time it rains. Water streams in from several other properties. Diaz has asked the county to fix it many times over the years.

"They say they don't collect enough money from taxes," he says. "They don't have the resources, so they won't be able to fix it."



The Carlos family owns two acres of land in Bloomington, with horses, goats and chickens.

[MAYA SUGARMAN/KPCC](#)

As Diaz sees it, Bloomington is stuck in a vicious cycle. The community generates very little tax revenue because the residents pay low property taxes. So the county provides only basic services. There are few sidewalks, no sewer and a limited law enforcement presence.

With such minimal county services, the community can't attract traditional businesses, such as restaurants, stores and office buildings. And without those companies, the community can't generate more tax revenue.





For the past three years, the Rocha family been fighting to keep a warehouse from being built behind their home. The project is still in the planning approval process.

[MAYA SUGARMAN/KPCC](#)

Diaz believes warehouse development could generate enough tax revenue to break that cycle.

Others agree. Gary Grosich is a longtime businessman and city planner in the Inland Empire. He also chairs the Bloomington Municipal Advisory Council, a county-appointed board that represents residents. Locals call it the MAC.

"There are several things we need, and the public has been asking for it – more public safety, we need an additional sheriff, we need to provide more services in the way of parks, we need infrastructure improvements," Grosich says.

He insists that Bloomington isn't going to allow warehouses to "hopscotch" all over the community. The MAC recently recommended that three small sections of town be designated for future industrial development. That would keep most of the warehouses clustered together, away from the central part of town. Ana Carlos and Rigoberto Diaz live in one of the designated areas.



Nine-year-

old Ernie Carlos plays in the backyard of his Bloomington home. Some developers are buying up patches of neighborhoods so they can demolish the homes and squeeze warehouses into the open space.

[MAYA SUGARMAN/KPCC](#)

Developers would still be required to go through the same county approval process, which includes an environmental review and a vote from the board of supervisors. Projects in the designated areas would be more likely to receive the required zoning changes.

"The areas identified by the council for rezoning were selected because of their proximity to the I-10 and 60 freeways, the railroad tracks, existing industrial areas and truck routes," said Lee and Associates, the real estate

firm that sent the offer letters to Carlos and Diaz. "We have been in contact with property owners in those areas, and most have told us that they support the council's proposal," the firm said in an emailed statement.

Grosich says the MAC spent months gathering public feedback from residents as it developed Bloomington's updated community plan, and that most residents support the idea of limited warehouse development in exchange for enhanced public services.

But others in the community say the MAC has turned a deaf ear to their concerns, and they don't believe a plan like this will limit warehouse development.



Thomas and Kim Rocha formed Concerned Neighbors of Bloomington and collected 1,000 signatures from residents who oppose warehouses.

[MAYA SUGARMAN/KPCC](#)

## **A COMMUNITY DIVIDED**

Kim and Thomas Rocha live a few blocks east of Rigoberto Diaz.

For the past three years, they've been fighting to keep a warehouse from being built behind their home (it's still in the planning approval process).

In that span of time, several other warehouse projects have been proposed around town.

"We realized that, 'Oh my God, they're going to surround us.' So it doesn't [matter] if I win [the fight against] this warehouse here, I'm still going to have one right there," says Kim Rocha. "So I'm going to have the trucks anyway. Smog, pollution, the quality of my life...and our community, it's a poor community, and a lot of poor people sometimes don't have a voice."

Earlier this year, the Rochas formed a group called Concerned Neighbors of Bloomington. Kim says they've collected more than 1,000 signatures from residents who oppose warehouses, so they find it hard to believe the MAC's claim that most residents support this kind of development.

"It's like, where are these people?," she asks, growing frustrated. "We don't find these people saying they want the warehouses. To me, it's like, who is telling you this? Because we are in this community too."

Bloomington residents don't often attend county meetings to protest the warehouses, says Kim Rocha. They work long hours, some are elderly and don't speak or read English, she says. So when the county sends a postcard to inform them of a future warehouse project, many people don't see it or understand what it says, adds Rocha.

Residents may not find out what's going on until a project is about to break ground. That's similar to what happened this summer after [the San Bernardino County Board of Supervisors approved a warehouse project near an elementary school](#). Many parents were shocked that they weren't informed beforehand.

"It's like David and Goliath," Kim Rocha sighs. "Like, we're fighting big business, big money, and we're just little people."

The Rochas have been to many of the MAC meetings, and they know about Bloomington's tax revenue problem. They don't think warehouses are the way to solve it.

Ultimately, Kim Rocha says, if they can't get county leaders to see it their way, it'll be up to residents to hold the line.

# Amazon drops Braintree plans

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## UPCOMING EVENTS

By Fred Hanson

The Patriot Ledger

<https://www.patriotledger.com/news/20191025/amazon-drops-braintree-plans>

Posted Oct 25, 2019 at 5:58 PM Updated Oct 25, 2019 at 9:28 PM

## Mayor Joseph Sullivan said the retail giant has dropped plans for a distribution facility on Campanelli Drive.

BRAINTREE — Amazon has apparently dropped its plans to open a “last mile” distribution center on Campanelli Drive, Mayor Joseph Sullivan said.

The mayor said he has not heard anything directly from Amazon, but he has been informed of the decision both by the owner of the property and an attorney who represented Amazon. He said he doesn’t know if the decision is related to Amazon’s decision to purchase the former Necco Candy factory in Revere for a distribution center.

“We were notified by the property owner that Amazon as a prospective tenant is not going forward,” Sullivan said.

A lawyer who represented Amazon at hearings on the project before the town’s planning board did not return a message for comment.

The 200,000-square-foot center was to be in a portion of the former United Liquors warehouse and distribution center at 175-185 Campanelli Drive, which is off Granite Street.

The town’s planning board approved a special permit for the center in July 2018, subject to a series of 68 conditions, including that part-time drivers for Amazon display a sign so the town could monitor compliance with another requirement that prohibited drivers from using residential side streets. Amazon appealed the decision in the state’s Land Court, saying that the conditions were “arbitrary and capricious” since they did not apply to other companies.

**Amazon also argued that since the drivers are “independent contractors,” the conditions are beyond Amazon’s power to control, the retail giant said.**

Sullivan supported the town’s actions on the permit.

“We have certain standards in how businesses should operate and Amazon, it seems at this time, has taken a different turn,” he said.

Other conditions set a minimum for the insurance the drivers would carry and would require background and driving records checks.

The permit was also appealed by several neighboring businesses, who said the distribution center “will significantly increase delays and accidents at the intersection of Campanelli Drive and Granite Street” as well as several nearby intersections.

Traffic concerns were a major issue during the planning board hearings on the Amazon proposal, with many residents saying it would worsen the congestion on Granite Street. Michael Giaimo, a lawyer representing Amazon before the planning board, said the traffic generated by the center would be “no worse than the traffic that was there previously” when United Liquors was operating there.

Another condition on the project was that Amazon would pay \$1.2 million to upgrade traffic signals between Braintree Five Corners and the Randolph line, tying them into a new control system that changes the lights based on traffic demand, not a pre-programmed cycle.



For the past three years, the Rochas have been fighting to keep a warehouse from being built behind their home. The project is still in the planning approval process.

[MAYA SUGARMAN/KPCC](#)

"If you don't sell, you may be the major block that's stopping them. Just don't sell, don't give in," Thomas Rocha says, recounting the advice he recently gave a retiree who lives nearby.



He and his wife also realize the developers have deep pockets, and that worries them.

"Remember the lady who lived over there?" Kim Rocha says, gesturing over her head.

Her husband nods.

"Her house value came in at \$375,000, and they offered her \$800,000." The woman took the offer.

## **Your Cyber Monday shopping is polluting this small town**

<https://archive.curbed.com/2018/11/20/18104847/cyber-monday-warehouse-real-estate-pollution-amazon>

*Lawsuit and airport protest showcase the dark side of the e-commerce boom*

By [Patrick Sisson](#) Updated Dec 2, 2019, 12:02pm EST



A line of trucks wait outside a distribution center in San Bernardino. A recent lawsuit and airport protest underscore community complaints about the growth of warehouses and traffic in the region. *Courtesy Center for Community Action and Environmental Justice*

Enrique Jaime moved to Bloomington, California, in 2008 seeking something different. The 75-year-old retiree was sick of the traffic and pollution that came with living in Lynwood, near the ports, freeways, and refineries of Long Beach, and decided to move with his wife, Carmen, 64, to this more peaceful and rural area in San Bernardino County, about 50 miles east of downtown Los Angeles.

“We wanted to enjoy a better life, with no traffic hassles,” he said.

Everything was good until the warehouses came. In the last decade, as the [rapid growth of e-commerce](#) has created a seemingly insatiable demand for logistics facilities, this portion of Southern California has become one of the nation’s largest hubs for warehouses. Even though it measures just 6 square miles, Bloomington already has four large warehouses within its boundaries, and plans were approved in 2017 to build a 680,000 square-foot facility [260 feet](#) from Walter Zimmerman Elementary School.

Last September, the county approved construction of the Slover Distribution Center, a 334,000-square-foot facility set on 17 acres of re-zoned residential land at the corner of Slover and Laurel avenues, 550 feet from a high school and 50 feet from the property line of nearby homes, including the Jaimes’. “With this particular warehouse,” Jaime says, “our health will be diminished because of the diesel fumes.”

“There’s no bigger hotbed for this issue than the Inland Empire area of Los Angeles, which has seen a massive proliferation of warehouses,” says Adrian Martinez, a staff attorney for Earthjustice, an environmental law firm. “There’s an appetite for more and more warehouses, taking more and more cargo. It’s under the guise of adding jobs, but if you look under the hood, it’s exacting a big toll on communities, and changing the landscape of the area.”

On October 26, 2018, Earthjustice filed a lawsuit against the San Bernardino Board of Supervisors on behalf of the local Center for Community Action and Environmental Justice, alleging that the review process for the Slover project, specifically the 292-page environmental impact report, doesn’t meet the standard of the California Environmental Quality Act (CEQA), and didn’t properly factor in air pollution and traffic impacts. On December 2, 2019, Cyber Monday, [environmental groups and residents](#) will stage a large protest at an Amazon facility meant to push the company, [rumored owner of a new \\$200 million air cargo logistics center](#) at the nearby San Bernardino International Airport, to sign a legally enforceable Community Benefits Agreement that will help reduce pollution.

The lawsuit—which was [settled earlier this year](#), without being able to stop construction of the Slover facility—and the cargo center protest highlight how, in a

retail economy increasingly dictated by e-commerce and home delivery, the downsides can often be out of sight, and out of mind. The quickening pace of [warehouse development](#)—an additional 16.8 million square feet of warehouse space broke ground nationally during the third quarter of 2019, according to [Cushman & Wakefield](#)—and increased truck traffic, is often concentrated in smaller, rural areas, especially those near large metro areas.

“This will be one of those things, part of the shifting landscape of American consumerism,” says Martinez. “People often don’t think about, how does this package from Amazon, or rug from Target, get here. All along the way, there’s places where toxic pollution is essentially poisoning communities. There’s a growing frustration that this industry isn’t doing enough to clean up its act.”



Just like the Bloomington Industrial Facility, seen here, the Slover Distribution Center will be close to homes and schools. *CCA EJ*

## How the warehouse boom is impacting rural communities

According to San Bernardino county's public information officer, David Wert, logistics activity is a big factor in the county's recent job growth. In Southern California, nearly all the fulfillment centers serving the e-commerce industry are in San Bernardino, he says. In 2017, the county's logistics centers added 12,000 new jobs, a steep increase from the 4,500 added the year before, with a median pay of \$48,000. The county has added roughly [84,000 jobs in the warehouse and logistics industry in the last decade](#), reshaping the local job market. Real estate brokerage CBRE said land costs in the county [rose 35 percent](#) in 2018 due to high demand.

The developer behind the Slover project, JM Realty, told the [San Bernardino Sun](#) that the project will generate \$6 million in general fund revenue for the county by 2029 and create 290 temporary and permanent jobs.

Wert also says these new projects bring much-needed infrastructure upgrades to an unincorporated area with few sidewalks aging streets, and no sewer system. Every project is responsible for street improvements, landscaping, as well as intersection improvements and traffic control improvements.

According to Anthony Victoria-Midence, communications director for the Center for Community Action and Environmental Justice (CCA EJ), the local group that was party to the Slover lawsuit, that's not enough.

"This is not pioneer development, this is polluting development," he says. "The pollution outweighs the economic development. We don't think it'll provide any benefit. It may bring a couple new sidewalks or pave a couple new roads, but it won't provide any real solution, it'll provide more issues."

Opponents of these warehouses point to the dangers of diesel pollution from a constant stream of trucks coming to and from these large facilities. [Health studies](#) have shown that children who live near heavy traffic, and are exposed to particulate pollution from heavy trucks and [diesel engines](#), develop higher incidences of health problems such as asthma. Some physicians have gone so far as to call areas near distribution centers and highways "[diesel death zones](#)." The Draft Environmental Impact Report for the Slover Project, which will have 162 truck docks, predicted the distribution center would add more than 1,000 trips per day to and from the busy I-10 and I-60 corridors. Victoria-Midence's groups has gone so far as to ask for pollution caps for facilities and the [electrification of delivery vehicles](#).

The Inland Empire is far from alone in feeling the effects of this industry's rapid expansion. In Chicago, Dallas, Houston, Philadelphia, and Miami, the number of

warehouses has grown by 20 percent since 2003. Due to their size and cost, there's great economic incentive to locate them in less desirable, more inexpensive, suburban or rural areas. According to a [study of warehouse locations](#) in the greater Los Angeles area by Quan Yuan for the Union of Concerned Scientists, "low-income and medium-income minority neighborhoods contain a vast majority of warehouses and distribution centers." A [Brookings Institution report](#) found that despite recent growth in the region, "a series of economic booms and busts have left the region with more residents but fewer good jobs."

Bloomington has been hit particularly hard by the warehouse boom, according to Victoria-Midence. Warehouses have sprouted up in nearby Rialto and Fontana, serving companies such as Amazon, Target, and Walmart, which bring in increased truck traffic. Between San Bernardino and nearby Riverside County, Amazon has 14 large facilities in the region—the most of any metropolitan area in the U.S. In a region with scattered farmland and horses running through fields, these large warehouses are taking root close to schools and residences.

These areas have some of the [worst air pollution in the state](#), so increased road usage, as well as idling diesel engines at warehouse facilities, contributes to an already-serious problem.

Bloomington residents who are against the warehouses—a 2017 [survey](#) by local economic development group IE2030 found that 75 percent of residents don't want warehouses near homes—also argue they aren't being fairly represented. Since the town is located in an unincorporated part of the county, which lacks a mayor or city council, land-use decisions are made by the County Board of Supervisors.

The region's state representatives, Senator Connie Leyva and Assemblymember Eloise Gomez Reyes, agree, [writing in a op-ed](#) in the *Inland Empire Community News* that "the approval of the proposed warehouse in Bloomington by the San Bernardino County Board of Supervisors will further erode our quality of life and have serious health impacts on the hardworking community that will be most directly impacted by this project." Local school board member Abigail Medina [wrote an op-ed last week](#) that "It is time for us to demand better for our schools, our children, and our community."

"The San Bernardino County Board of Supervisors acted with inconceivable neglect by approving a warehouse project that fails to consider the health and safety of Bloomington families," Ericka Flores, senior organizer at CCAEJ, said in a statement. "Land use decisions should be made to benefit working class communities, not harm them."





Bloomington residents protesting outside the San Bernardino County Government Center in February 2018. *Anthony Victoria*

## **The side effects of e-commerce**

The Slover facility represents just one project in the region's continuing logistics boom. [UPS](#) started operating five cargo flights a week out of San Bernardino International Airport ([two package handlers were killed in a tragic accident at the facility](#) last week), and Ontario International Airport will allow service from Frontier and international carrier China Airlines, developments expected to fuel future growth. The forthcoming Eastgate Air Cargo Logistic Center and will add at least 24 around-the-clock air cargo flights and 7,516 vehicle trips daily, including 500 daily truck trips, according to estimates from CCAEJ.

A coalition of community groups, under the banner of [San Bernardino Airport Communities](#), are asking for, among other things, soundproofing, air filters and double-paned windows for schools and residents, zero-emission delivery trucks, and limits on truck idling to reduce pollution.

According to Victoria-Midence, this isn't just a Bloomington or San Bernardino issue. Areas such as [Fresno](#) have also seen rapid growth in logistics and warehouse facilities.

"We're not pushing back against logistic workers and those involved in the industry, because it does provide a lot of jobs in our community," he says. "At the same time, a lot of decisions have been made that aren't responsible, the jobs aren't as stable as promised, and the community hasn't been consulted."

When asked about the traffic impact of the warehouses last fall, Wert said the county would normally order order traffic studies on a project-by-project basis, so they'd have information on what would be needed to mitigate impacts, such as wider streets, altered traffic signals, and new freeway interchanges. But the county was currently in the midst of a massive update to the general plan, and is currently reviewing the entire road networks, warehouses and all.

"Short answer: We don't have data that measures that, but we're working on it," he wrote.

Victoria-Midence says that the Jaimes aren't alone; a number of Bloomington residents moved there from the LA area in search of a quieter lifestyle. The Jaimes specifically asked about the big, empty lot next to their home when they purchased their current house, the future site of the Slover project, and were told a home would be built there in the future.

Carmen has found that the traffic and pollution irritates her, and she has trouble breathing. Now the Jaimes are considering moving.

“When we lived in Lynwood, the traffic from trucks and trains and refineries had a huge affect on my respiratory health,” she said through a translator. “Once we moved to Bloomington, I was able to live and breathe better, and the environment is more peaceful and nice. That’s why I’m fighting hard against the warehouses in the community. It’s coming to the point where I’m going to have to choose to live in an area with cleaner air, or breathe in this toxicity.”

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:48 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Deeply concerned resident

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**From:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Sent:** Thursday, June 17, 2021 9:23 AM  
**To:** Francis Jamross <fjamross@hotmail.com>  
**Subject:** RE: Deeply concerned resident

Francis- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

Project Mango proposes a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. If approved this would be one of the largest employers in the community creating 1300+ jobs.

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Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

Due to these restrictions, I will focus on the development review process and will not be able to address any of the specific questions about stormwater, traffic, etc. Although I know this is frustrating for many of us, please know I have and will continue to read all your comments sent directly to me and/or included as part of the development review process.

**However, if you would like to talk with staff about Project Mango, please contact:**

Ana Richman, Project Manager and Principal Planner DESM - 850-606-1321  
Shawna Martin, Development Services Administrator DESM - 850-606-1385

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** Francis Jamross <[fjamross@hotmail.com](mailto:fjamross@hotmail.com)>  
**Sent:** Wednesday, June 16, 2021 5:07 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Deeply concerned resident

Ms. Dozier,

I like many others that live in the general vicinity of the proposed fulfillment center are very concerned about the impact to our area. Our concern is how this will impact our travel and of course the value of our property. I by no means want to stand in the way of creating economic opportunity for our county and its

citizens but my concern is that the leaders are putting blinders on when it comes to the project and that what is happening is a forgone conclusion and the hell with the impact of those around.

A few questions to ponder:

- Was the feasibility study of this project conducted pre -pandemic when FSU football traffic is backed up on Mahan Drive? (This of course is in the Fall when fulfillment Centers are at their busiest)
- Numerous homes have come into the Eastside in the past 10-months and the businesses (i.e. Vineyard Publix ) cannot support the population increase. How will an additional 1300 people in the area impact that?
- Local businesses are scrambling for employees to staff their businesses. How will they be able to complete with this conglomerate business promising higher wages? What impact will this have on the community when there are no amenities to spend these higher wages on because restaurants, stores, animal hospitals and such have to close up shop because they cannot afford to compete in pay and with bodies to fill the jobs? Has anyone given any thought on what time of employer the rumored business is said to be? When there is smoke there is fire especially when the powers that be say 'there is room for improvement'.
- Will the economic windfall for the county make up for the environmental impact of pollution and wear and tear to the infrastructure to cover the upkeep?
- Will the large warehouse structure on the first I-10 exit for the county be a deterrent to potential students at the local colleges? Will this structure be featured in images of the canopy roads, lakes, live oak trees on our County website and Visit FL publications? Is this the image you want to portray for the gateway for the county?
- Imagine if your home or those of the other commissioners were in a 2-mile rage of this massive building with 24-hour operation would you feel the same about this opportunity?

I think the general consensus among people in this area is not that we are against this business coming in, we just don't want it to be so visible and intertwined with residential areas. Perhaps there is another area north of I-10 that could accommodate this opportunity. I am not going to put any more effort in writing this email because in my heart of hearts I believe the decision has already been made by the local leaders. By writing my concerns I will know that I have done my part in the process and have had my say. I can respect myself for doing what I think is right and I hope that you will be able to say the same when it is your time to act.

Thank you

Mr. Francis Jamross  
Tallahassee, FL

**From:** Gary Zirin  
**Sent:** Thursday, June 17, 2021 2:49 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Fulfillment Center

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**From:** Lesley Nolan <lesleysglass@gmail.com>  
**Sent:** Thursday, June 17, 2021 10:45 AM  
**To:** Kristin Dozier <DozierK@leoncountyfl.gov>  
**Subject:** Re: Fulfillment Center

Kristin:

Thank you for your thorough response and explanation. As I said in my letter, my concern is mostly about the impact of all this growth on a canopy road and Thornton Road. I feel so badly for those homeowners on Thornton road as the entire character will be fundamentally changed. I look forward to hearing more about the project and I will consider contacting one of the project staff as you mentioned.

Thank you

Lesley Nolan

On Thu, Jun 17, 2021 at 9:24 AM Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)> wrote:

Dan & Lesley- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Throughout my time on the County Commission I have had very limited communication on quasi-judicial matters prior to our public meeting. However, there are rare occasions when the proposed project directly impacts District 5 and I believe it is my responsibility to share information and respond to constituents to the best of my ability and in accordance with State statutes.

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I have received many questions about the State statute that gives businesses the right to request 'confidentiality' for 180 days as they determine whether to locate in our community. While I understand these concerns, this business has a right to request confidentiality and we must follow state law.

Again, thank you for your email.

Kristin



Kristin Dozier  
Leon County Commission,  
District 5  
301 South Monroe Street,  
Tallahassee, FL 32301  
(850) 606-5365/work  
[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)

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**From:** Lesley Nolan <[lesleysglass@gmail.com](mailto:lesleysglass@gmail.com)>  
**Sent:** Wednesday, June 16, 2021 1:30 PM  
**To:** Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>  
**Subject:** Fulfillment Center

Dan and Lesley Nolan    6460 Justin Grant Trail    850 322-2898

## Arvah Branch Subdivision

All traffic patterns are connected here in our little berg of Tallahassee. The Welaunee Project, long in coming, has tremendous impact. With no roads connecting Centerville and Miccosukee, both protected Canopy Roads, the Canopy project has all the markings of Godzilla running down the road in the future. To add to our pending doom is the upcoming possibility of the "Fulfillment Center". These two items are connected. Why, because they will be pulling traffic across the same corridor, mostly Miccosukee.



I have never been naïve enough to believe that when we bought in Arvah Branch in 1989 that it would be the same. I knew about Powerhouse even then. So here are some concerns:

1. Four entrances on Miccosukee NE of I10 only one of them connects to a road that can, through an intersection, move traffic off of Miccosukee. That is the one connecting to Miles Johnson which at this time is a winding, barely two lane road connecting to Crump Road very close to Mahan. Otherwise traffic will have to choose NE or SE.
2. Traveling SE down Miccosukee the first alternative to exit that road is Thornton Road. Currently this road is two lanes with no traffic light at Miccosukee and only a blinking light at Mahan. Here our two projects converge.
  - Miccosukee is an unlit narrow 2 lane road for the most part. Traffic for the fulfillment center will be happening at all times of the day and night for employees to come and go from work.
  - There is currently very little housing within 10 miles of this area for the number of employees that would make \$15.00 an hour. It is recommended that at that pay one could rent an apartment at no more than \$700 a month. In fact that would be a better utilization of Mr. Devoe's land.
  - Where are these employees coming from? What roads will they travel on? Have you seen the traffic backing up on Mahan and Capital Circle at just about any time of the day?
3. Will there be an entrance on Thornton road for the fulfillment center, which is currently a residential road although zoned for mixed use I believe (erroneously in my opinion)?
4. Due to the projected increase traffic on Thornton from the Fulfillment center and Welaunee, Thornton will become a major cut over, yet it is not connected to Canopy so those people will have to again, travel down Miccosukee Road. You are adding traffic to this little road from both projects. It seems to me that it will have to be four-laned with turn lanes.
5. We have a memory care center, newly built, at the corner of Mahan and Thornton. A **Tractor Supply** is truly out of character for the entire area. In some ways it bothers me more than the fulfillment center.

I don't have a problem with a fulfillment center. I think the lack of foresight of land use, traffic, and property values are just not being considered properly. Amazon has a 150% turnover rate. Check out the NYT article. Where are those employees coming from? What are you doing to the only attractive entrance into the city of Tallahassee off of I10!

Lesley Nolan

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Lesley C S Nolan

"Laughter carries us through Life"

--

Lesley C S Nolan

"Laughter carries us through Life"

**From:** Kristin Dozier  
**Sent:** Thursday, June 17, 2021 2:49 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** FW: Project Mango DRC meeting

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

From: Kristin Dozier <DozierK@leoncountyfl.gov>  
Sent: Thursday, June 17, 2021 9:26 AM  
To: johnpviele@gmail.com  
Subject: RE: Project Mango DRC meeting

John- Thank you for sharing your perspective on Project Mango. I've received many emails about this proposed project which, as always, represent a wide range of opinions and includes questions and/or concerns about the potential impact to the area. Although I can't answer many of your questions at this time, all the issues you and others have raised will be considered during the development review process and I'm grateful you took the time to share your thoughts with me.

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Again, thank you for your email.

Kristin

Kristin Dozier  
Leon County Commission, District 5  
301 South Monroe Street, Tallahassee, FL 32301  
(850) 606-5365/work  
DozierK@leoncountyfl.gov  
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-----Original Message-----

From: johnpviele@gmail.com <johnpviele@gmail.com>

Sent: Wednesday, June 16, 2021 11:52 AM

To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>

Subject: Project Mango DRC meeting

FROM:"John Viele <johnpviele@gmail.com>

I attended the DRC meeting on 6/16/2021 regarding project Mango and I spoke up. I would like to call attention to the hubris related to how the public comment was accepted.

It was apparent in the very design of the meeting agenda. Yes, people were given a couple of minutes to speak. But then all of their concerns were essentially shrugged off AFTER the public comment segment was over with no opportunity of the speakers to rebut or state whether those responses actually addressed their concerns. During this process, one of the speakers' comments was actually mocked.

This is obviously unacceptable and cannot be tolerated. If the citizens and voters concerns mean so little to you, then we have the wrong people in these jobs and changes need to be made.

The question of conflict of interest inherent in an applicant supplying the data as to how their development will impact the surrounding area was ignored. This is a legal concern.

The concern about impact of property values in that area over a period of years was also ignored.

The way in which this project is being railroad through the approval process suggests a degree of shadiness. I would urge all of you to think long and hard about slowing this process down, taking public input more seriously, and doing a better job of spreading the word about the public's opportunity to raise their concerns including holding meetings at times when it is more convenient for the public to participate. In other words, you should embrace full transparency.

I would recommend that you not assume that if you shove this thing down our throats, that will be the end of it. We the families of Tallahassee to whom you would be doing SIGNIFICANT harm by approving this development in this location will not just forget about what you do here.

In many cases we are people who voted for you, even supported your run for office. I would hope that our voices and our concerns would matter to you more than they seem to thus far.

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This message sent from the Leon County Website: [www.leoncountyfl.gov](http://www.leoncountyfl.gov)

**From:** Gary Zirin  
**Sent:** Thursday, June 17, 2021 2:58 PM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** Dozier Newsletters which reference Project Mango  
**Attachments:** 5-24-21 Dozier Newsletter.pdf; 6-7-21 Dozier Newsletter.pdf

Chasity- See the attached two (2) Newsletters that Commissioner Dozier sent to constituents which included references to Project Mango.

Thanks,  
Gary



Gary Zirin  
Chief of Staff  
County Commissioner Kristin Dozier  
301 S. Monroe Street, Tallahassee, FL 32301  
**(850) 606-5375 /work | (850) 264-5857 /cell**  
ZirinG@leoncountyfl.gov

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**Kristin Dozier**  
Leon County Commissioner  
DISTRICT 5

Dear Friends:

Tomorrow at 9am the County Commission will hold a Budget Policy Workshop to continue the development of the County's FY 2022 Budget. and on Thursday, May 27th all seven (7) County Commissioner and five (5) City Commissioners will meet as the Blueprint 2020 IA Board. I've included highlights from both agendas in the sections below. You can view the Budget Workshop agenda [here](#) and the Blueprint IA agenda [here](#).

If there is ever anything I can help you with, please feel free to call me (850) 606-5375 or just email me at [dozierk@leoncountyfl.gov](mailto:dozierk@leoncountyfl.gov). You can also find me on [LinkedIn](#), [Facebook](#) and [Twitter](#).

*P.S. You're receiving this newsletter because you inquired about government services in the past. If you do not want to receive future newsletters, please click "Opt Out" at the bottom of this email.*

### Agenda Highlights for the May 25th County Commission Budget Workshop

During the 2020 budget year the County Commission had to make several critical adjustments to the County Budget based on reduced revenues and impacts from the COVID-19 pandemic. The proposed budget for next year that we will discuss at tomorrows Budget Workshop contemplates no increases to the current millage rate and no increases in any fees.

**Proposed Expenditure Plan for the County's Coronavirus State and Local Recovery Funds under the American Rescue Plan** - The Commission will consider an expenditure plan for a recent allocation of \$57.0 million in Coronavirus State and Local Fiscal Recovery Funds under the federal American Rescue Plan Act that passed the Congress earlier this year and was signed by President Biden on March 11, 2021. Leon County is expected to receive the first \$28.5 million in May 2021 and \$28.5 million approximately 12 months later.

The table below summarizes the funding categories included in the proposed expenditure plan that the Commission will consider, with many more details contained in the [agenda item](#):

*Table 1: Proposed Leon County CSLFR Expenditure Plan*

Category:	Proposed Funding:
COVID-19 Revenue Loss Mitigation	\$25.6 million (45%)
Infrastructure Improvements	\$12.6 million (22%)
Local Human Services Partner Support	\$6.6 million (12%)
Public Health Response Support	\$1.7 million (3%)
Small Business Support	\$1.4 million (2%)
County Continuity of Operations Support	\$2.0 million (4%)
ERA Program Support	\$1.5 million (2%)
Reserve/Replenishment Account	\$5.7 million (10%)
<b>Total:</b>	<b>\$57.0 million (100%)</b>

*\*Sum of the separate figures may not match the total due to rounding*

**Emergency Rental Assistance Program (ERAP) Funding under the American Rescue Plan Act** - The Commission will consider a plan to use an additional \$7.01 million in federal funds just received to extend the Emergency Rental Assistance Program which the County has been operating since March. The previous allocation received for the ERAP was \$8.9 million which was in additional to \$11.4 million that was distributed as part of the CARES programs in 2020.

This new round of funds will allow Leon County to expand access to a greater number of low-income residents that are experiencing financial hardship, and to maximize financial support to low-income residents.

The proposed new program would not require the engagement and participation of landlords and utility companies which is a requirement under the current program. Eligible applicants may receive direct payments from the County.

All eligible applicants who applied under the County's current rental assistance program, but were not funded, would be automatically reconsidered for assistance through the County's new program, with no need for citizens to reapply.

Click [here](#) to see the other items on the Commissions Budget Workshop Agenda.

Watch the Commissions Budget Workshop in real time on Comcast channel 16, Prism channels 16 and 1016-HD, the County's [Facebook](#) page, [YouTube](#) channel, [Twitter](#) and County [website](#).

### Agenda Highlights for the May 27th Blueprint 2020 Intergovernmental Agency (IA) Meeting

**Consideration of Funding and Economic Impact Analysis for Proposed \$1 million TCC Athletic Facility Enhancements** - The Blueprint IA Board will consider a funding request from TCC for athletic facility enhancements (in the basketball locker and weight rooms, baseball and softball field house batting cages, stadium seating and scoreboards, and baseball locker rooms and press box) as a new economic development project. Funding for this project could be allocated from funds expected to be received by OEV from the American Recovery Plan Act (ARPA) Fiscal Year 2021 allocation.

**Status Report on Negotiations with FSU for Joint Convention Center Project and Consideration of a New Funding Request and Economic Impact Analysis for Repairs at FSU's Doak Campbell Stadium** - The Blueprint IA Board will consider discontinuing the Memorandum of Understanding (MOU) negotiations with FSU on the Convention Center project as outlined in the 2015 Agreement, and at a later date analyze, assess, and identify new convention center project opportunities.

The Board will also consider a new funding request made by FSU to invest \$20 million into structural upgrades as part of an overall project to renovate Doak Campbell Stadium. A feasibility study submitted by FSU identified the following upgrades - replacing lighting, railing improvements, painting and rust prevention to the interior structures and guardrails, additional steps within the seating bowl, addressing field drainage and creating a central food commissary.

**Adjusted Meeting Schedule to Separate Blueprint Infrastructure and OEV Meetings** - This item was originally on our April 2021 Blueprint Agenda, but due to time constraints it was moved to next weeks meeting.

In recent years, we have dramatically increased the number of Blueprint infrastructure projects that require Board action and public input. We have also created a new Economic Development Organization, the Office of Economic Vitality, which has made incredible progress in recently years, but we rarely have time to hear presentations and public comment about how we create jobs for our community. This is why I introduced an idea in December to hold separate Blueprint infrastructure and OEV board meetings. The full board supported bringing an agenda item back to discuss our options, and I believe this is our best opportunity to ensure the policy decisions we make are the right fit for our community now and in years to come.

**Project "Mango"** - The Blueprint IA will also consider a new proposal for the development of a 800,000+ square foot fulfillment center to be located on 170 acres on the north side of Mahan Drive between I-10 and Thornton Road. **The agenda item for this project has not been published yet and I should receive more information later today.**

I know that this project is of particular interest to many in my district and I will be reviewing all of the information once I receive it. Leon County's Department of Development Support & Environmental Management (DSEM) will host an Application Review Meeting for this project on Wednesday, May 26 @ 1:30pm at the Renaissance Center (435 N. Macomb Street). More information about this meeting is in sidebar, including a link to attend virtually.

The Blueprint Board will likely be asked to approve incentives that would be offered by the Office of Economic Vitality (OEV) to the projects applicant. When OEV identifies a potential project that could potentially bring jobs to the area, the project is given a pseudonym to provide confidentiality until the process is complete.

Click [here](#) to see the other items on the Blueprint IA's Agenda.

### Options for Citizen Participation at the Blueprint Meeting

Citizens wishing to attend the meeting in-person and speak must fill out a Speaker Request Form. Speakers are limited to 3 minutes.

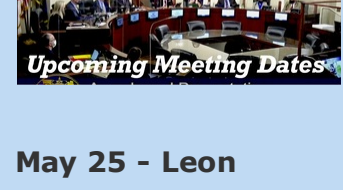
If you wish to provide input on any agenda item at next Thursday's Blueprint meeting you can submit your written comments by emailing [Comments@BlueprintIA.org](mailto:Comments@BlueprintIA.org) until 5 p.m. on May 26, 2021. Comments submitted after this time will be accepted and included in the official record of the meeting.

If you wish to provide comments live during the IA Board meeting via WebEx, please register to join at [www.BlueprintIA.org](http://www.BlueprintIA.org) by 5 p.m. on May 26, 2021, and WebEx meeting access information will be provided to you via email. Speakers are limited to 3 minutes.



**May 26 - Project "Mango" Application Review Meeting** - Renaissance Building, 2nd Floor (1:30pm). view meeting info. and agenda [here](#).

**May 26 - Northeast Gateway: Welaunee Boulevard PD&E Study Public Hearing** - Roberts Elementary School (5:30pm). Find info. on how to attend virtually [here](#).



**May 25 - Leon County Board of County Commissioners Budget Policy Workshop** - 5th Floor Commission Chambers, Leon County Courthouse (9:00am) - view the agenda [here](#).

**May 27 - Blueprint Intergovernmental Agency Board Meeting** - 2nd Floor Commission Chambers, Tallahassee City Hall (3:00pm) - view the agenda [here](#).



**May 26 - The Tallahassee Bus Boycott: A Panel Discussion** presented virtually by the National Education & Empowerment Coalition (9:30am) - More info. [here](#).

**June 6 - WFSU's Summer Challenge** presented by WFSU with support by Florida KidCare. More info. [here](#).



**Summer Programs & Events for All Ages** - check out all the programs in June and July sponsored by Leon County Libraries [here](#).

**Homework Hub: Tutoring on Zoom** sponsored by Leon County Libraries - 4:00pm - learn more and register [here](#).



Leon County Commission, District 5 | 301 S. Monroe Street, Tallahassee, Florida 32301

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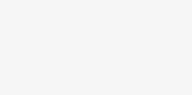
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**From:** Chasity OSteen  
**Sent:** Thursday, June 17, 2021 3:15 PM  
**To:** Gary Zirin  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** RE: Dozier Newsletters which reference Project Mango

Thanks, Gary! Confirming receipt.

---

**From:** Gary Zirin <ZirinG@leoncountyfl.gov>  
**Sent:** Thursday, June 17, 2021 2:58 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Emily Pepin <PepinE@leoncountyfl.gov>; Patti Poppell <PoppellP@leoncountyfl.gov>  
**Subject:** Dozier Newsletters which reference Project Mango

Chasity- See the attached two (2) Newsletters that Commissioner Dozier sent to constituents which included references to Project Mango.

Thanks,  
Gary



Gary Zirin  
Chief of Staff  
County Commissioner Kristin Dozier  
301 S. Monroe Street, Tallahassee, FL 32301  
(850) 606-5375 /work | (850) 264-5857 /cell  
[ZirinG@leoncountyfl.gov](mailto:ZirinG@leoncountyfl.gov)

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



**From:** Chasity OSteen  
**Sent:** Tuesday, June 22, 2021 1:08 PM  
**To:** Emily Pepin  
**Subject:** FW: Project Mango

Good afternoon Emily,

A quasi-judicial matter disclosure below to be added into the record. Thank you!

Best Regards,  
Chas-

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

From: Nick Maddox <MaddoxN@leoncountyfl.gov>  
Sent: Tuesday, June 22, 2021 1:03 PM  
To: ktime27@gmail.com  
Cc: Chasity OSteen <osteenc@leoncountyfl.gov>  
Subject: RE: Project Mango

Thank you very much for your email. I sincerely appreciate your input and will take it into consideration as the process continues.

Best,  
Nick

Nick Maddox  
Commissioner, At-Large  
Leon County Board of County Commissioners  
301 South Monroe Street | Tallahassee, FL 32301  
(850) 606-5367 /work | (850) 606-5301 /fax maddoxn@leoncountyfl.gov

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

From: ktime27@gmail.com <ktime27@gmail.com>  
Sent: Tuesday, June 22, 2021 10:38 AM  
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>  
Subject: Project Mango

FROM:"KH Viele <ktime27@gmail.com>

The Amazon fulfillment center on Mahan will be a disaster for nearby residential neighborhoods. The traffic study was done in December during the pandemic (completely inaccurate data); the noise level study was performed using 'estimated computer simulation' rather than actual noise levels at an active fulfillment center; and public input was stymied with questions not allowed during/after staff recommendations. The fulfillment center's "busy season" (aka 24 hour operations) is the fourth quarter of the calendar year during football and winter festivities. Mahan access from I-10 to our city is currently the ONLY roadway that looks inviting and welcoming. Hope you all are budgeting for a Monroe Street-like facelift for Mahan in ten years. Given his blatant disregard for following local environmental rules, I know it is tempting to finally wrest away this piece of wetland sensitive property from the current owner and replace it with 'buffering swales', a long driveway and a brand spanking new public road but a fulfillment center is NOT the way to go here. Place it closer to our airport and its I-10 access in an area already zoned industrial. Your choice to line the pockets of the already obscenely rich/non- taxpaying entities over your current constituents will be remembered.

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This message sent from the Leon County Website: [www.leoncountyfl.gov](http://www.leoncountyfl.gov)

**From:** Chasity OSteen  
**Sent:** Wednesday, June 23, 2021 10:44 AM  
**To:** Emily Pepin  
**Subject:** Fwd: Project Mango DRC meeting

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**From:** Nick Maddox <MaddoxN@leoncountyfl.gov>  
**Sent:** Wednesday, June 23, 2021 10:32:50 AM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Subject:** FW: Project Mango DRC meeting

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

**From:** johnpviele@gmail.com <johnpviele@gmail.com>  
**Sent:** Wednesday, June 16, 2021 11:52 AM  
**To:** Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>  
**Cc:** Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>  
**Subject:** Project Mango DRC meeting

FROM:"John Viele <johnpviele@gmail.com>

I attended the DRC meeting on 6/16/2021 regarding project Mango and I spoke up. I would like to call attention to the hubris related to how the public comment was accepted.

It was apparent in the very design of the meeting agenda. Yes, people were given a couple of minutes each to speak. But then all of their concerns were essentially shrugged off AFTER the public comment segment was over with no opportunity of the speakers to rebut or state whether those responses actually addressed their concerns. During this process, one of the speakers' comments was actually mocked.

This is obviously unacceptable and cannot be tolerated. If the citizens and voters concerns mean so little to you, then we have the wrong people in these jobs and changes need to be made.

The question of conflict of interest inherent in an applicant supplying the data as to how their development will impact the surrounding area was ignored. This is a legal concern.

The concern about impact of property values in that area over a period of years was also ignored.

The way in which this project is being railroad through the approval process suggests a degree of shadiness. I would urge all of you to think long and hard about slowing this process down, taking public input more seriously, and doing a

better job of spreading the word about the public's opportunity to raise their concerns including public hearings at times when it is more convenient for the public to participate. In other words, you should embrace full transparency.

I would recommend that you not assume that if you shove this thing down our throats, that will be the end of it. We the families of Tallahassee to whom you would be doing SIGNIFICANT harm by approving this development in this location will not just forget about what you do here.

In many cases we are people who voted for you, even supported your run for office. I would hope that our voices and our concerns would matter to you more than they seem to thus far.

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This message sent from the Leon County Website: [www.leoncountyfl.gov](http://www.leoncountyfl.gov)

**From:** Chasity OSteen  
**Sent:** Wednesday, June 23, 2021 10:44 AM  
**To:** Emily Pepin  
**Subject:** Fwd: Project Mango  
**Attachments:** Fulfillment Center development.pdf

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**From:** Nick Maddox <MaddoxN@leoncountyfl.gov>  
**Sent:** Wednesday, June 23, 2021 10:33:08 AM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Subject:** FW: Project Mango

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**From:** Andy Rasmussen <RasmussenAndy@msn.com>  
**Sent:** Tuesday, June 15, 2021 12:54 PM  
**To:** Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>  
**Subject:** Project Mango

Dear Commissioners,

Please read the attached letter.

Thank you for your service!

Andrew Rasmussen  
1938 Vineland Drive, Tallahassee, FL 32317  
850-345-9711

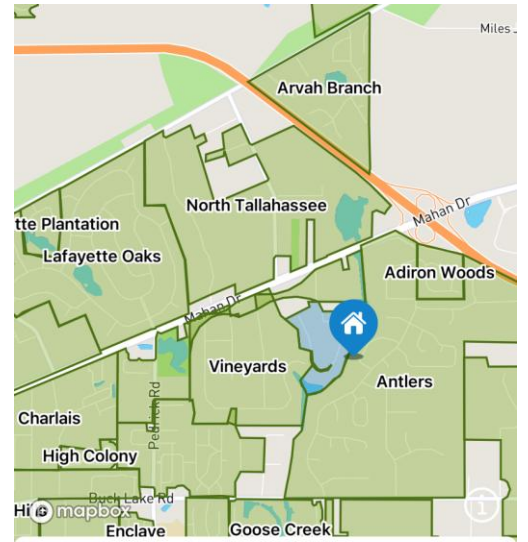
June 15, 2021

Dear Leon County Commissioners,

My name is Andrew Rasmussen, and I live at 1938 Vineland Drive within the Lafayette Estates subdivision (Fig. 1). I am writing to express my concerns and opposition to the proposed development of the fulfillment center dubbed "Project Mango".

I urge you to carefully consider the negative impacts of this development on the east side of Tallahassee. A business of this size and type should not be placed adjacent to a floodway within an area surrounded by residential neighborhoods.

The 24/7 trucking into and out of the facility would create significant traffic problems, along with air and noise pollution. Roadways severely impacted by the heavy trucking used in this business would include Vineland Drive, Thornton Road, Walden Road, and Mahan Drive.



**Lafayette Estates**  
Tallahassee, FL

Figure 1.

The location of the proposed development is next to a floodway (Fig. 2) that drains South through residential areas and then into Lake Lafayette. Storm water runoff from "Project Mango" poses a threat to aquatic ecosystems, as well as drinking water of homeowners on private wells (me included).

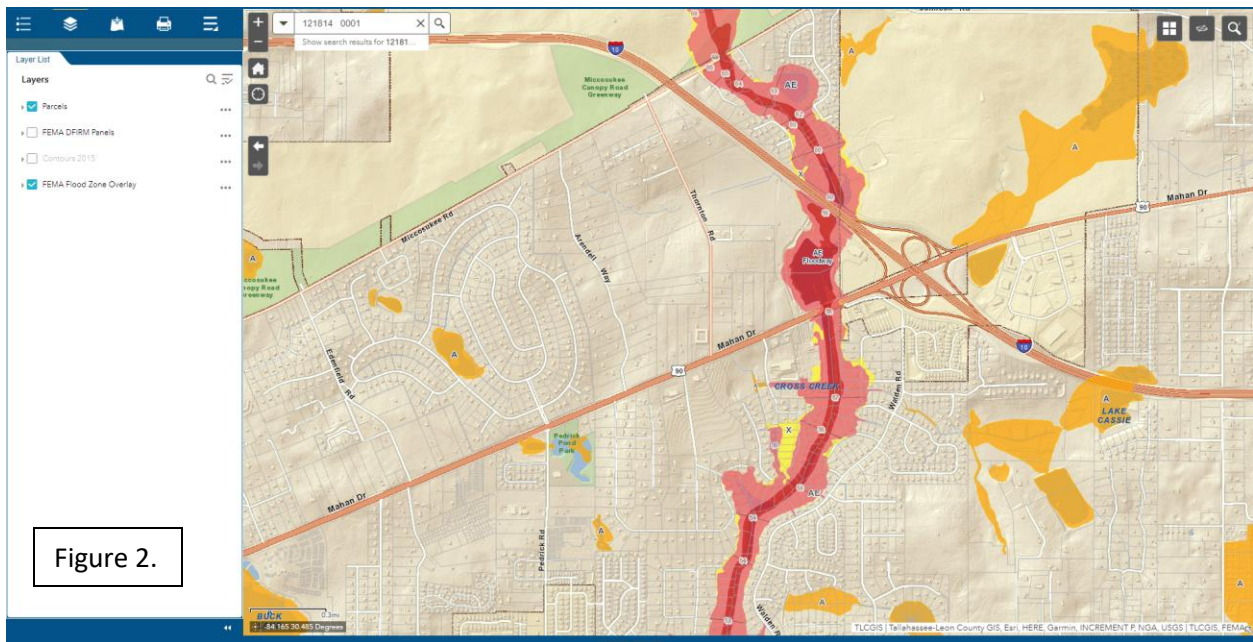
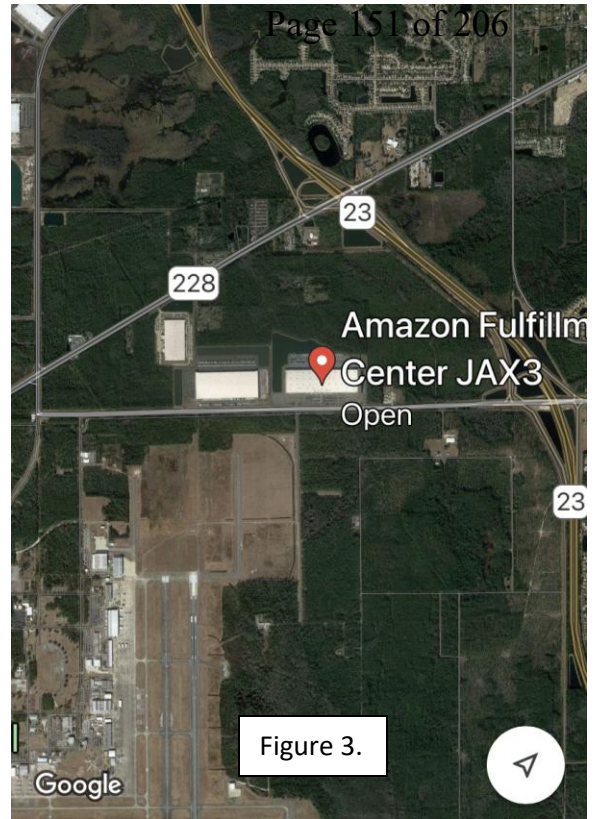


Figure 2.

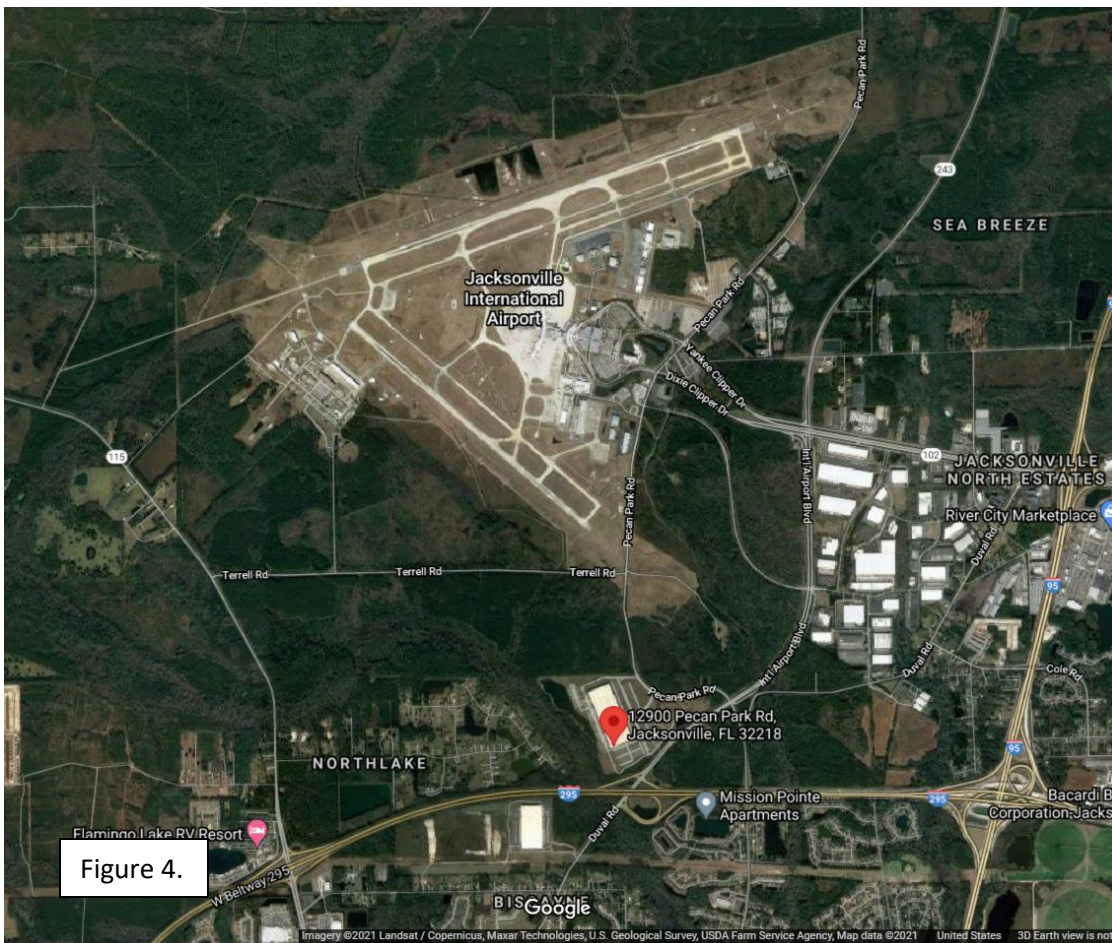
Currently the two Amazon fulfillment centers closest to Tallahassee are in the Jacksonville area (Figs. 3, 4). Both developments are placed next to airports (Cecil and Jacksonville International) and away from residential areas and their associated roadways.

In conclusion, I believe the site at Mahan near I-10 is inappropriate for the proposed development of a fulfillment center. I urge you to carefully consider the negative impacts that this project would have on the health, safety and quality of life of those living on the east side of Tallahassee. A petition in opposition of "Project Mango" is evidence that many citizens of Tallahassee feel the same way as I do.

Sincerely,



Andrew Rasmussen (email: [RasmussenAndy@msn.com](mailto:RasmussenAndy@msn.com)); Tel: 850-345-9711)



**From:** Chasity OSteen  
**Sent:** Wednesday, June 23, 2021 10:44 AM  
**To:** Emily Pepin  
**Subject:** Fwd: Opposition to Project Mango Proposed Location

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**From:** Nick Maddox <MaddoxN@leoncountyfl.gov>  
**Sent:** Wednesday, June 23, 2021 10:33:21 AM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Subject:** FW: Opposition to Project Mango Proposed Location

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**From:** Amanda Driscoll <adriscoll.fsu@gmail.com>  
**Sent:** Thursday, June 17, 2021 12:31 PM  
**To:** Nick Maddox <MaddoxN@leoncountyfl.gov>; Catherine Jones <JonesC@leoncountyfl.gov>  
**Subject:** Opposition to Project Mango Proposed Location

Dear Commissioner Maddox,

My name is Amanda Driscoll and I reside at 2547 Arendell Way, and own property in downtown Tallahassee. I am a registered voter and Professor of Political Science at FSU. I write to oppose the proposed distribution center that is central to Project Mango, that if approved by you and the other commissioners would be located in DeVoe Moores property west of Thorton and adjacent to I-10.

This is a residential neighborhood and will only continue to be so with the Welaunee expansion. Increased residential pressures will open opportunities for new residential infrastructure, as well as grocery stores, retail, restaurants and related services. The proposed distribution center will cause considerable traffic and noise pollution, driving down property values and making way to intensified industrialization. This is not what north west Tallahassee needs.

Please vote against this proposal, and work to find an alternative location to the distribution center such that jobs might be created while the residential integrity and property values of north west Tallahassee be preserved.

Best,  
Amanda

--

Amanda Driscoll, Ph.D.  
Associate Professor  
Director of Undergraduate Studies  
Department of Political Science  
Florida State University  
567 Bellamy Building  
Tallahassee, FL 32306



**From:** Chasity OSteen  
**Sent:** Wednesday, June 23, 2021 10:44 AM  
**To:** Emily Pepin  
**Subject:** Fwd: Project Mango: Proposed Amazon Fulfillment Center

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**From:** Nick Maddox <MaddoxN@leoncountyfl.gov>  
**Sent:** Wednesday, June 23, 2021 10:34:47 AM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Subject:** FW: Project Mango: Proposed Amazon Fulfillment Center

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

**From:** Mary Driscoll <wdriscoll@gmail.com>  
**Sent:** Friday, June 18, 2021 12:49 AM  
**To:** Nick Maddox <MaddoxN@leoncountyfl.gov>  
**Subject:** Project Mango: Proposed Amazon Fulfillment Center

This proposed site at Mahan and I-10 has been shuttled along without input or consideration of those who would be most impacted by this. Hidden by the name ' Project Mango' it is just now coming to full attention of the residents of Tallahassee. Why is this type of structure and facility not being proposed for the industrial park areas West and South of town, near the airport? The rural nature of East Tallahassee will never recover after this change is thrust upon us. Never. Please listen to those who are just now getting the opportunity to share their dismay.

We live in Lafayette Oaks, shop at Publix stores along Mahan, can't believe you could do this to this region of town.

Mary and Robert Driscoll  
2316 Tour Eiffel Drive  
Tallahassee, FL 32308

**From:** Gary Zirin  
**Sent:** Wednesday, June 30, 2021 11:40 AM  
**To:** Chasity OSteen  
**Cc:** Emily Pepin; Patti Poppell  
**Subject:** Dozier meeting with Lafayette Estates neighbors - Project Mango  
**Attachments:** June 15, 2021 - Lafayette Estate Neighbors Meeting.pdf

Chasity- Attached are notes from a meeting that Commissioner Dozier had with four (4) residents from the Lafayette Estates neighborhood on June 15, 2021. They invited the Commissioner to join them on-site at the entrance to their neighborhood which is directly across Mahan Drive from the proposed Project Mango site.

Thanks,  
Gary



Gary Zirin  
Chief of Staff  
County Commissioner Kristin Dozier  
301 S. Monroe Street, Tallahassee, FL 32301  
(850) 606-5375 /work | (850) 264-5857 /cell  
ZirinG@leoncountyfl.gov

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June 15, 2021 (from 10:00am until 10:30am) – Commissioner Kristin Dozier meeting with Lafayette Estates homeowners (Ray Moreau, Nancy Moreau, Chantel Pruett & Doug Jones) onsite, just south of the corner of Vineland Dr. and Mahan Dr.

Commissioner Dozier explained the quasi-judicial process and expressed the importance of meeting with members from the Lafayette Estates neighborhood about their concerns related to the proposed “Project Mango.” She noted that she was only there to listen to the concerns and would be reluctant to mention any possible solutions because of the quasi-judicial nature of the issue.

Specific concerns by homeowners:

- \* Vineland Dr. extension – constituents concerned about design of new intersection;
- \* Thornton Rd./Mahan Dr. intersection – constituents concerned about the increase of traffic by Mango employees with no current signalization currently at intersection;
- \* Stormwater runoff – constituents concerned about that stormwater runoff from site will impact their neighborhood;
- \* Site locations – constituents questioned whether the developer was interested in any other sites in the county;
- \* Land use designation/changes – constituents concerned that notification to surrounding neighbors when land use changes are necessary are not broad enough. They noted Lafayette Estates is directly across from the proposed site, but since they are not within 1000 square feet, they are not included in the notification process.

Commissioner Dozier noted the incentives that were approved on May 27, 2021, by the Blueprint IA Board for Project Mango and the necessity of confidentiality which is driven by state statute. She thanked the neighbors for asking her to meet with them and encouraged them to attend the Development Review Committee meeting on June 16<sup>th</sup> at 10:00am.

**From:** Emily Pepin  
**Sent:** Wednesday, July 07, 2021 8:42 AM  
**To:** Jessica Gillespie  
**Subject:** FW: Amazon Public Hearing on July 13 at 6pm

Jess,

Here is another email to add.

Thank you!



Emily R. Pepin  
Assistant County Attorney  
Leon County Attorney's Office  
Leon County Courthouse  
301 S. Monroe Street, Tallahassee, Florida 32301  
**(850) 606-2522 (work)**  
[PepinE@leoncountyfl.gov](mailto:PepinE@leoncountyfl.gov)

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**From:** Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Sent:** Wednesday, July 7, 2021 6:06 AM  
**To:** Emily Pepin <[PepinE@leoncountyfl.gov](mailto:PepinE@leoncountyfl.gov)>  
**Subject:** Fwd: Amazon Public Hearing on July 13 at 6pm

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**From:** Nick Maddox <[MaddoxN@leoncountyfl.gov](mailto:MaddoxN@leoncountyfl.gov)>  
**Sent:** Tuesday, July 6, 2021 10:59:53 PM  
**To:** Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Subject:** Fwd: Amazon Public Hearing on July 13 at 6pm

Nick Maddox  
Commissioner, At-Large  
Leon County Board of County Commissioners  
301 South Monroe Street | Tallahassee, FL 32301  
(850) 606-5367 /work | (850) 606-5301 /fax  
[maddoxn@leoncountyfl.gov](mailto:maddoxn@leoncountyfl.gov)

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**From:** ANN BIDLINGMAIER <[annbid@embarqmail.com](mailto:annbid@embarqmail.com)>

**Sent:** Tuesday, July 6, 2021 7:38:57 PM

**To:** kathyi mcguire <[kathyi.mcguire@gmail.com](mailto:kathyi.mcguire@gmail.com)>; Rick \*\* Minor <[rickminor@yahoo.com](mailto:rickminor@yahoo.com)>; Nick Maddox <[MaddoxN@leoncountyfl.gov](mailto:MaddoxN@leoncountyfl.gov)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Matlow, Jeremy <[Jeremy.Matlow@talgov.com](mailto:Jeremy.Matlow@talgov.com)>; Jack Porter <[jack@jackfortallahassee.com](mailto:jack@jackfortallahassee.com)>

**Cc:** darwingamble <[darwingamble@yahoo.com](mailto:darwingamble@yahoo.com)>; Steve Been <[stevebeen@gmail.com](mailto:stevebeen@gmail.com)>; munroe barry <[munroe.barry@icloud.com](mailto:munroe.barry@icloud.com)>; johnhedrick13 <[johnhedrick13@yahoo.com](mailto:johnhedrick13@yahoo.com)>; kmh8arin <[kmh8arin@gmail.com](mailto:kmh8arin@gmail.com)>; BERNARD GROSSMAN <[bgrossman4@comcast.net](mailto:bgrossman4@comcast.net)>; Lennie Helfand <[lhelfandlaw@outlook.com](mailto:lhelfandlaw@outlook.com)>; Linda Miklowitz <[lmiklowitz@gmail.com](mailto:lmiklowitz@gmail.com)>; Dan Hendrickson <[danhendrickson@comcast.net](mailto:danhendrickson@comcast.net)>; susiecaplowe <[susiecaplowe@comcast.net](mailto:susiecaplowe@comcast.net)>; Teresa Wells <[teresawells.tw34@gmail.com](mailto:teresawells.tw34@gmail.com)>; shirley zahn <[shirleyzahn@gmail.com](mailto:shirleyzahn@gmail.com)>; Max Epstein <[max.epstein@gmail.com](mailto:max.epstein@gmail.com)>; Lucia Sommer <[sommerlucia@gmail.com](mailto:sommerlucia@gmail.com)>; randiedenis <[randiedenis@gmail.com](mailto:randiedenis@gmail.com)>; Alaina Thomas <[alaina@rethinkenergyflorida.org](mailto:alaina@rethinkenergyflorida.org)>; kim <[kim@rethinkenergyflorida.org](mailto:kim@rethinkenergyflorida.org)>; Brian Lee <[brian@rethinkenergyflorida.org](mailto:brian@rethinkenergyflorida.org)>; davejacobsen <[davejacobsen@msn.com](mailto:davejacobsen@msn.com)>; Carrie Litherland <[carriegraham93@gmail.com](mailto:carriegraham93@gmail.com)>; Dotinman-johnson <[dotinman-johnson@hotmail.com](mailto:dotinman-johnson@hotmail.com)>; Satya Stark-Bejnar <[tallycac@gmail.com](mailto:tallycac@gmail.com)>; grant gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>; Steve Urse <[surse2@comcast.net](mailto:surse2@comcast.net)>; Meta Calder at gmail <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>; Karolyn Burns <[biogeek91@gmail.com](mailto:biogeek91@gmail.com)>; Jackson Oberlink <[jacksonoberlink@gmail.com](mailto:jacksonoberlink@gmail.com)>; Sam Adams <[samadams32303@gmail.com](mailto:samadams32303@gmail.com)>; Eunice Johnson-Shepherd <[eunice@floridarising.org](mailto:eunice@floridarising.org)>; Geraldine Seay <[ghseay@gmail.com](mailto:ghseay@gmail.com)>; Rosa Morgan <[rosa.ramosmorgan@gmail.com](mailto:rosa.ramosmorgan@gmail.com)>; Cara Fleischer <[mommafly1@gmail.com](mailto:mommafly1@gmail.com)>

**Subject:** Re: Amazon Public Hearing on July 13 at 6pm

I will be there. We have to turn out in the hundreds to prevent this human abuse, which the County doesn't want to acknowledge. How can staff go with this, unless they are pressured? Go figure. Ann

---

**From:** "kathyi mcguire" <[kathyi.mcguire@gmail.com](mailto:kathyi.mcguire@gmail.com)>

**To:** "darwingamble" <[darwingamble@yahoo.com](mailto:darwingamble@yahoo.com)>

**Cc:** "Steve Been" <[stevebeen@gmail.com](mailto:stevebeen@gmail.com)>, "munroe barry" <[munroe.barry@icloud.com](mailto:munroe.barry@icloud.com)>, "johnhedrick13" <[johnhedrick13@yahoo.com](mailto:johnhedrick13@yahoo.com)>, "kmh8arin" <[kmh8arin@gmail.com](mailto:kmh8arin@gmail.com)>, "BERNARD GROSSMAN" <[bgrossman4@comcast.net](mailto:bgrossman4@comcast.net)>, "Lennie Helfand" <[lhelfandlaw@outlook.com](mailto:lhelfandlaw@outlook.com)>, "Linda Miklowitz" <[lmiklowitz@gmail.com](mailto:lmiklowitz@gmail.com)>, "Dan Hendrickson" <[danhendrickson@comcast.net](mailto:danhendrickson@comcast.net)>, "susiecaplowe" <[susiecaplowe@comcast.net](mailto:susiecaplowe@comcast.net)>, "Teresa Wells" <[teresawells.tw34@gmail.com](mailto:teresawells.tw34@gmail.com)>, "shirley zahn" <[shirleyzahn@gmail.com](mailto:shirleyzahn@gmail.com)>, "Max Epstein" <[max.epstein@gmail.com](mailto:max.epstein@gmail.com)>, "Lucia Sommer" <[sommerlucia@gmail.com](mailto:sommerlucia@gmail.com)>, "randiedenis" <[randiedenis@gmail.com](mailto:randiedenis@gmail.com)>, "annbid" <[annbid@embarqmail.com](mailto:annbid@embarqmail.com)>, "Alaina Thomas" <[alaina@rethinkenergyflorida.org](mailto:alaina@rethinkenergyflorida.org)>, "kim" <[kim@rethinkenergyflorida.org](mailto:kim@rethinkenergyflorida.org)>, "Brian Lee" <[brian@rethinkenergyflorida.org](mailto:brian@rethinkenergyflorida.org)>, "davejacobsen" <[davejacobsen@msn.com](mailto:davejacobsen@msn.com)>, "Carrie Litherland" <[carriegraham93@gmail.com](mailto:carriegraham93@gmail.com)>, "Dotinman-johnson" <[dotinman-johnson@hotmail.com](mailto:dotinman-johnson@hotmail.com)>, "Satya Stark-Bejnar" <[tallycac@gmail.com](mailto:tallycac@gmail.com)>, "grant gelhardt" <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>, "Steve Urse" <[surse2@comcast.net](mailto:surse2@comcast.net)>, "Meta Calder at gmail" <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>, "Karolyn Burns" <[biogeek91@gmail.com](mailto:biogeek91@gmail.com)>, "Jackson Oberlink" <[jacksonoberlink@gmail.com](mailto:jacksonoberlink@gmail.com)>, "Sam Adams" <[samadams32303@gmail.com](mailto:samadams32303@gmail.com)>, "Eunice Johnson-Shepherd" <[eunice@floridarising.org](mailto:eunice@floridarising.org)>, "Geraldine Seay" <[ghseay@gmail.com](mailto:ghseay@gmail.com)>, "Rosa Morgan" <[rosa.ramosmorgan@gmail.com](mailto:rosa.ramosmorgan@gmail.com)>, "Cara Fleischer" <[mommafly1@gmail.com](mailto:mommafly1@gmail.com)>

**Sent:** Monday, June 21, 2021 11:07:41 AM

**Subject:** Re: Amazon Public Hearing on July 13 at 6pm

And an article this week from the New York Times, in case you didn't see it.

The Amazon That Customers Don't See

<https://www.nytimes.com/interactive/2021/06/15/us/amazon-workers.html?referringSource=articleShare>

On Mon, Jun 21, 2021 at 10:53 AM Darwin Gamble <[darwingamble@yahoo.com](mailto:darwingamble@yahoo.com)> wrote:

The Leon County Development Review Committee (DRC) is recommending that the County Commission approve Amazon's Fulfillment Center application at I-10 and Mahan Drive. Here's the public hearing notice from the County's calendar.

Tuesday Jul 13	6:00 PM	<b>Board of County Commissioners Public Hearing</b> First and Only Public Hearing for the Leon County Fulfillment Center Type "C" Site and Development Plan Application County Courthouse, 5th Floor Commission Chambers - 301 S. Monroe St. Contact: Ryan Culpepper at 850-606-1300
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It's almost certainly an Amazon facility based on the two companies managing the application-- Seefried Industrial Properties and Kimley-Horn. The companies last year helped Amazon find a warehouse location in Melbourne.

[Amazon-linked developer hopes to break ground on Melbourne distribution center in Q1 2021](#)

Those same two companies are identified in the DRC June 16 agenda.

<https://cms.leoncountyfl.gov/Portals/57/docs/Development%20Services/6-16-21%20DRC%20Agenda.pdf?ver=9Dbwx9kYPLZl17Pj6FEynA%3d%3d>

In case you missed the Marketplace report about Amazon's high turnover rate, Here's a link.

<https://www.marketplace.org/2021/06/18/amazon-workforce-turnover-dominance-investigation/>

Darwin

**From:** Emily Pepin  
**Sent:** Thursday, July 08, 2021 4:38 PM  
**To:** Jessica Gillespie  
**Subject:** FW: Project Mango discussion - ex-parte communication  
**Attachments:** Ex Parte Communications Disclosure Form (fillable form) (002).pdf; Memo to BCC re Quasi-Judicial Proceedings 6-21-2021 - Signed.pdf

FYI. We can include just to cover our bases.



Emily R. Pepin  
Assistant County Attorney  
Leon County Attorney's Office  
Leon County Courthouse  
301 S. Monroe Street, Tallahassee, Florida 32301  
**(850) 606-2522 (work)**  
[PepinE@leoncountyfl.gov](mailto:PepinE@leoncountyfl.gov)

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---

**From:** Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Sent:** Thursday, July 8, 2021 4:36 PM  
**To:** Emily Pepin <[PepinE@leoncountyfl.gov](mailto:PepinE@leoncountyfl.gov)>  
**Subject:** Fwd: Project Mango discussion - ex-parte communication

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**From:** Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>  
**Sent:** Thursday, July 8, 2021 3:13:03 PM  
**To:** Meta Calder <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>; Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>; Steve Urse <[surse2@comcast.net](mailto:surse2@comcast.net)>  
**Cc:** Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)>; Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Subject:** Project Mango discussion - ex-parte communication

Hello Grant, Meta and Steve,

I hope you all are doing well, and I'm looking forward to our Zoom meeting about Project Mango tomorrow morning. One thing I wanted to make you aware of is that the meeting's subject (Project Mango site planning, use of the land, ideas for the facility, etc.) is considered quasi-judicial, which means that our discussion will be considered ex-parte communication. As such, after our meeting, I am required to submit meeting notes for their inclusion as a public record on this project. There's no action required on your part, but I just wanted you to be aware of this.

To provide more detail, I've attached an explanatory memo from our County Attorney's Office, as well as the form I will likely use for submitting our meeting notes. Thanks again, and please don't hesitate to let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



PLEASE NOTE: Per Florida's Public Records Law ([Chapter 119](#) of the Florida Statutes), most written communication to or from County officials and staff regarding County business are public records available to the public and media upon request. As such, this email communication may be subject to public disclosure.



**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

**Project Name / Issue:**

**Name of person/group/entity with whom communication took place and date of communication:**

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

**Attach written communication received:**



# Leon County Government

## INTEROFFICE MEMORANDUM

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Emily R. Pepin, Assistant County Attorney *EP*

THROUGH: Chasity H. O'Steen, County Attorney *CAO*

DATE: June 21, 2021

SUBJECT: Notice of Pending Quasi-Judicial Proceedings and Ex Parte Communications

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This memorandum serves as notice of pending quasi-judicial proceedings that are expected to come before the Board at a future meeting and provides direction on ex parte communications. Quasi-judicial proceedings are required when the Board considers certain land use applications, such as site specific rezonings, site plans, and development orders. Accordingly, attached hereto is a chart of known pending land use applications that may come before the Board in a quasi-judicial proceeding, including the name of the applicants and agents who are representing them, as well as other known parties interested in the application. The chart will be updated periodically and distributed to the Board as appropriate.

Parties to a quasi-judicial proceeding shall be afforded due process, meaning they shall have the right to be heard, to cross-examine parties or party-intervenors, and to be informed of all the facts that form the basis of the decision of the Board. Based upon existing caselaw, the County Attorney's Office recommends that members of the Board not initiate or knowingly engage in ex parte communications on pending quasi-judicial proceedings. "Ex parte communications" are oral or written communications made to a member of the Board on a matter to come before the Board in a quasi-judicial proceeding by, or on behalf of, a party outside of a Board meeting, and without notice to the other parties.

If a Commissioner participates in or receives an ex parte communication regarding a pending quasi-judicial matter, the Commissioner must forward information regarding the communication to the County Attorney so that it may be made part of the record. Please note that the obligation to disclose an ex parte communication extends to all communications received on the project, regardless of the date of the communication. A Commissioner may use the attached form to provide information regarding the ex parte communication or otherwise document, in writing, the parties involved and the substance of the ex parte communication.

If an ex parte communication occurs after agenda materials are distributed to the Board, the Commissioner must disclose at the Board meeting information regarding the substance of the communication and who it was with, so that the communication is made a part of the record. Failure to follow this procedure could result in a presumption of prejudice and form the basis of a legal challenge in Court.

If you have any questions, please contact the County Attorney's Office.

cc: Vincent S. Long, County Administrator  
Alan Rosenzweig, Deputy County Administrator  
Ken Morris, Assistant County Administrator  
Barry Wilcox, Director of Development Services and Environmental Management  
Ben Pingree, Director of PLACE

Project Name	Proposed Date(s) to be Heard	Applicant / Agent / Interested Parties	Description
Fulfillment Center at Mahan Drive (LEP21018)	Currently proposed for July 13, 2021.	<u>Applicant:</u> Seefried Industrial Properties  <u>Agent:</u> Jason Lewis, P.E., Kimley Horn and Associates, Inc.	This applicant requests the development of a 634,812 square foot fulfillment center with mixed retail goods and associated infrastructure on land located at Mahan Drive and the I-10 interchange.
Southwood DRI DO 6 <sup>th</sup> Amendment	The Applicant did not meet the deadline of June 11, 2021, to file an appeal in Circuit Court. This application will not be coming back before the Board.	<u>Applicant:</u> Francis C. Chaney, LLC  <u>Agent:</u> Carolyn Bibler, P.E. and Charles McMurry	On November 17, 2020, the Board denied the application for the Southwood DRI DO 6 <sup>th</sup> Amendment seeking to re-designate a portion of golf course property to low density residential.
Cawthon Multi-Family Residential (LSP21017)	TBD	<u>Applicant:</u> Arbor Properties, LLC / Golden Oak Land Group, LLC  <u>Agent:</u> Brennon Clayton, P.E., Kimley-Horn and Associates, Inc.	This application seeks the development of a multi-family residential apartment complex on approximately 15.9 acres located on the Cawthon Property on the south side of Bannerman Road, east of the Summerbrooke residential subdivision.
Southwood DRI DO 7 <sup>th</sup> Amendment	TBD	<u>Applicant:</u> St. Joe Company  <u>Agent:</u> Carlton Fields	This application seeks an amendment to the DRI DO and requires both City and County approval. Currently postponed from February 9, 2021, to a date uncertain.
Bradfordville Hills PUD Concept Plan and Rezoning to PUD f/k/a Pine Cone Woods (LSP21014)	TBD	<u>Owner:</u> Pine Cone Woods, LLC  <u>Agent:</u> Tom O'Steen, P.E. / Moore Bass Consulting	This application seeks the development of a PUD concept plan for a future rezoning to the PUD District. Communications about this project and the prior 2020 Comprehensive Plan Amendment should be made a part of the record.

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 10:06 AM  
**To:** Jessica Gillespie; Emily Pepin  
**Subject:** Fwd: Project Mango discussion - ex-parte communication

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**From:** Grant Gelhardt <grant.gelhardt@gmail.com>  
**Sent:** Friday, July 9, 2021 9:32:24 AM  
**To:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>  
**Cc:** Meta Calder <metaorleans@gmail.com>; Rick Minor <MinorR@leoncountyfl.gov>; Steve Urse <surse2@comcast.net>; Chasity OSteen <osteenc@leoncountyfl.gov>  
**Subject:** Re: Project Mango discussion - ex-parte communication

Amazon unveiled plans to open its fifth Ohio-based fulfillment center in Euclid, expected to add more than 1,000 full-time jobs.

On Fri, Jul 9, 2021 at 9:30 AM Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)> wrote:  
Ohio Amazon

Grant

On Fri, Jul 9, 2021 at 8:45 AM Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)> wrote:

Good morning –

Please click here:

Join Zoom Meeting

<https://us02web.zoom.us/j/89783303131>



Jodi Wilkof

Chief of Staff  
Leon County Commissioner Rick Minor  
301 South Monroe Street

Tallahassee, FL 32301  
**(850) 606-5373** /work | **(850) 491-0192** /cell  
[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

---

**From:** Meta Calder <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>  
**Sent:** Friday, July 9, 2021 8:45 AM  
**To:** Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>  
**Cc:** Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>; Steve Urse <[surse2@comcast.net](mailto:surse2@comcast.net)>; Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)>; Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Subject:** Re: Project Mango discussion - ex-parte communication

Need a Zoom Meeting address to connect to.

On Thu, Jul 8, 2021 at 3:13 PM Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)> wrote:

Hello Grant, Meta and Steve,

I hope you all are doing well, and I'm looking forward to our Zoom meeting about Project Mango tomorrow morning. One thing I wanted to make you aware of is that the meeting's subject (Project Mango site planning, use of the land, ideas for the facility, etc.) is considered quasi-judicial, which means that our discussion will be considered ex-parte communication. As such, after our meeting, I am required to submit meeting notes for their inclusion as a public record on this project. There's no action required on your part, but I just wanted you to be aware of this.

To provide more detail, I've attached an explanatory memo from our County Attorney's Office, as well as the form I will likely use for submitting our meeting notes. Thanks again, and please don't hesitate to let me know if you have any questions.

All the best,

**Rick Minor**, Chairman

Commissioner, Leon County District 3

(850) 606-5363 office

(850) 445-1914 cell

[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



PLEASE NOTE: Per Florida's Public Records Law ([Chapter 119](#) of the Florida Statutes), most written communication to or from County officials and staff regarding County business are public records available to the public and media upon request. As such, this email communication may be subject to public disclosure.

---

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 1:30 PM  
**To:** Jessica Gillespie  
**Subject:** Fwd: Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Thaell  
**Attachments:** Ex Parte Comm (Rick Minor, Project Mango) (2021-06-14, 2021-07-08) Thaell - ATTACHMENT A.pdf;  
Ex Parte Comm (Rick Minor, Project Mango) (2021-06-14, 2021-07-08) Thaell.pdf

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---

**From:** Rick Minor <MinorR@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 1:12:30 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>  
**Subject:** Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Thaell

Hello Chasity,

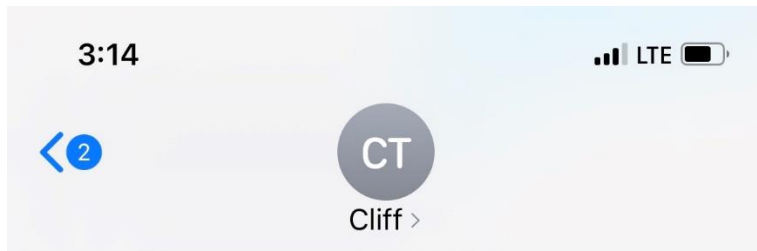
Please see the attached ex-parte communication disclosure form, with attachment, regarding Project Mango / Fulfillment Center at Mahan Drive (LEP21018). Thanks very much, and please let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



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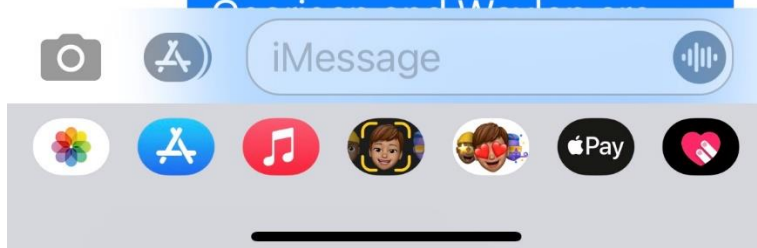


Mon, Jun 14, 10:21 AM

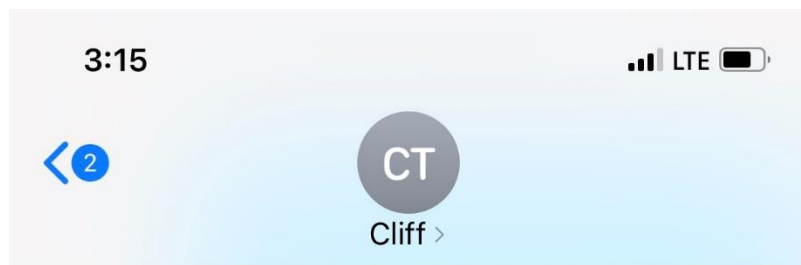
Hey Rick!  
One thing I'd like to ask is for you to please make sure that when the Project Mango/Amazon fulfillment center gets planned & built on Thornton Road, that you address the issues of outdoor lighting at the facility and dark skies so those of us who live on the east side continue to see and enjoy stars at night.  
Thanks!  
Cliff

Mon, Jun 14, 11:26 AM

Thanks Cliff, yes, I will make a note of it for when this comes up. Hope you,







comes up. Hope you, Georjean and Waylon are doing well!

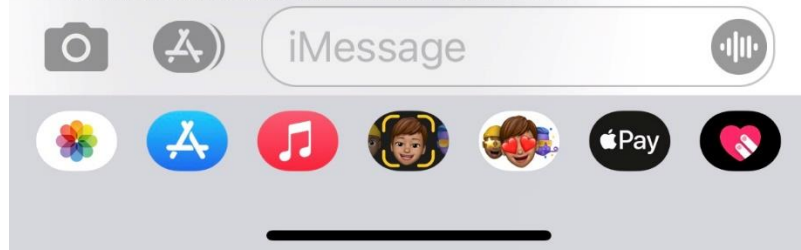
Read 6/14/21

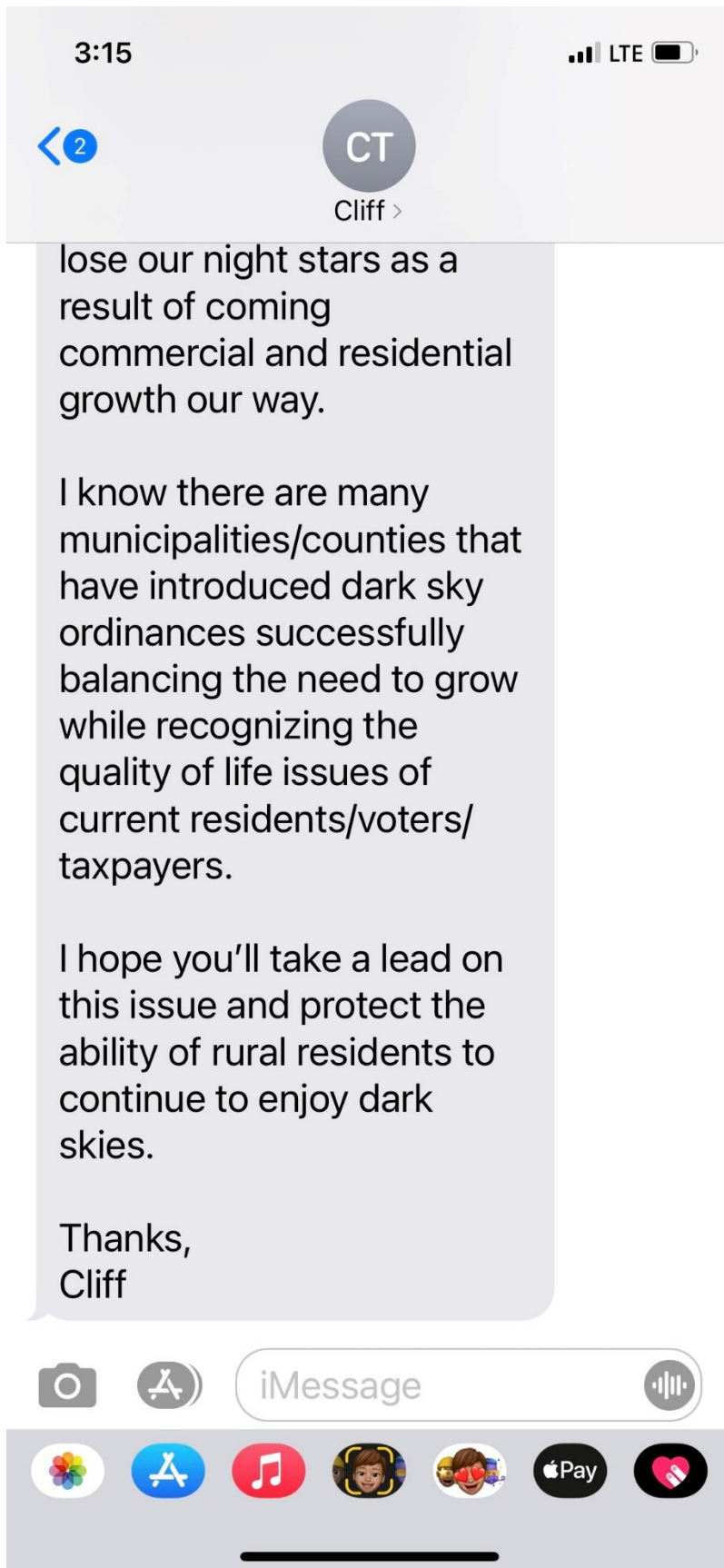
We are well..thanks Rick, suffering in 62 degree heat on the coast of Maine! Here, on moonless nights, I believe we can see every brilliant star in the universe.

My neighbors and I in the land Coop can also enjoy seeing the stars at night.

Many of us fear that we will lose our night stars as a result of coming commercial and residential growth our way.

I know there are many municipalities/counties that





3:15

LTE



Cliff >

lose our night stars as a result of coming commercial and residential growth our way.

I know there are many municipalities/counties that have introduced dark sky ordinances successfully balancing the need to grow while recognizing the quality of life issues of current residents/voters/taxpayers.

I hope you'll take a lead on this issue and protect the ability of rural residents to continue to enjoy dark skies.

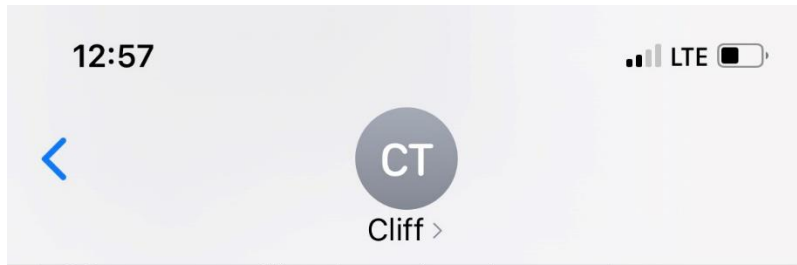
Thanks,  
Cliff



iMessage







I hope you'll take a lead on this issue and protect the ability of rural residents to continue to enjoy dark skies.

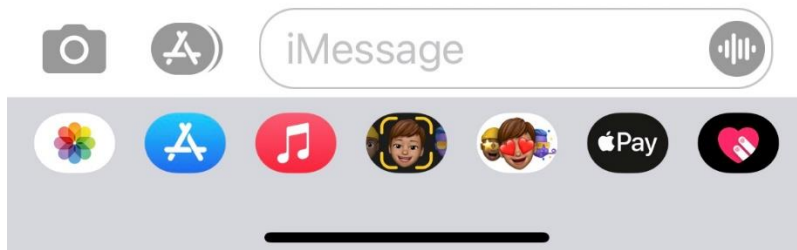
Thanks,  
Cliff

Yesterday 3:17 PM

Thanks again for your msg on this, Cliff. I'll bring this up with some of the project team.

Read Yesterday

(-: that's helpful but Leon County needs to have a Dark Sky Ordinance (Google) to protect the nighttime vistas especially for rural residents



**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Rick Minor

**Project Name / Issue:**

Project Mango / Fulfillment Center at Mahan Drive (LEP21018)

**Name of person/group/entity with whom communication took place and date of communication:**

Name(s): Cliff Thael  
Place: via text messages to/from Commissioner Minor's personal cell phone  
Date: June 14, 2021 and July 8, 2021

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Mr. Cliff Thael requested via text message that Commissioner Minor address outdoor lighting concerns with the Project Mango team so that residents living in Leon County's nearby rural areas do not experience light pollution at night. (See ATTACHMENT A.)

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

n/a

**Attach written communication received:**

See ATTACHMENT A.

---

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 1:31 PM  
**To:** Jessica Gillespie  
**Subject:** Fwd: Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Wilkof  
**Attachments:** Ex Parte Comm (Rick Minor, Project Mango) (2021-07-09) Wilkof.pdf

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**From:** Rick Minor <MinorR@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 1:13:33 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>  
**Subject:** Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Wilkof

Hello Chasity,

Please see the attached ex-parte communication disclosure form regarding Project Mango / Fulfillment Center at Mahan Drive (LEP21018). Thanks very much, and please let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



PLEASE NOTE: Per Florida's Public Records Law ([Chapter 119](#) of the Florida Statutes), most written communication to or from County officials and staff regarding County business are public records available to the public and media upon request. As such, this email communication may be subject to public disclosure.

**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Rick Minor

**Project Name / Issue:**

Project Mango / Fulfillment Center at Mahan Drive (LEP21018)

**Name of person/group/entity with whom communication took place and date of communication:**

Name(s): Jodi Wilkof, Chief of Staff, Leon County Commission District 3  
Place: Commissioner Minor's office  
Date: 11:15 a.m., July 9, 2021

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Commissioner Minor and Ms. Wilkof reviewed/summarized the preceding meeting (at 10:30 a.m. earlier that day, 7/9/21) with Commissioner Minor, Ms. Wilkof, Vince Long, Cristina Paredes, Stephanie Holloway and a representative of the company that has initiated Project Mango.

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

n/a

**Attach written communication received:**

n/a

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 1:33 PM  
**To:** Jessica Gillespie  
**Cc:** Patti Poppell  
**Subject:** Fwd: Ex Parte Communication - Dozier Zoom meeting with constituents (7/9/21)  
**Attachments:** Project Mango Zoom Meeting - 7-9-21\_Commissioner Dozier.pdf; Project Mango Asks.docx; Fulfillment Center in Ohio.jpg

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**From:** Gary Zirin <ZirinG@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 1:17:32 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Patti Poppell <PoppellP@leoncountyfl.gov>  
**Subject:** Ex Parte Communication - Dozier Zoom meeting with constituents (7/9/21)

Chasity- Attached is the Ex Parte Communication Disclosure Form (with 2 attachments) for a Zoom meeting that Commissioner Dozier had earlier today with three (3) constituents – Grant Gelhardt, Steve Urse and Meta Calder. The group submitted a list of “asks” that is attached along with a photo from a fulfillment center in Ohio.

The Commissioner began the Zoom by letting the group know that she was there to listen to their concerns and that because this is a quasi-judicial proceeding she would not be responding to any issues raised.

Thanks,  
Gary



Gary Zirin  
Chief of Staff  
County Commissioner Kristin Dozier  
301 S. Monroe Street, Tallahassee, FL 32301  
**(850) 606-5375 /work | (850) 264-5857 /cell**  
ZirinG@leoncountyfl.gov

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Commissioner Kristin Dozier

**Project Name / Issue:**

Project Mango

**Name of person/group/entity with whom communication took place and date of communication:**

Grant Gelhardt, Steve Urse, Meta Calder - July 9, 2021

Grant Gelhardt, Steve Urse, Meta Calder - July 9, 2021

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Project Mango

Project Mango

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

**Attach written communication received:**

See attachment.

**Commissioner Dozier Zoom Meeting with Grant Gelhardt, Steve Urse & Meta Calder – July 9, 2021.**

**Commissioner Dozier opened by saying that since this was a quasi-judicial proceeding her role during the Zoom meeting would be to listen to the concerns of the constituents, and that she would not be responding to any of the issues raised.**

**PROJECT MANGO**

1. We want to say up front, that we are excited about this project and the potential jobs that it will bring to our city. However, as is to be expected, a project this large is bound to have a significant impact on our community. Representing Sierra Club and the Natural Resources and Clean Energy Committee of the League of Women Voters, we would like to focus on its potential effect on our environment. This is entirely consistent with Leon County and the City of Tallahassee demonstrated interest in the sustainability and doing our part to mitigate the threat of climate change. In keeping with that commitment, we have a couple of “asks.”
  - We want to acknowledge and express our appreciation for the proposed projects request for the installation of EV charging stations as well the setting aside of a conservation easement.
  - We would also like to request that the warehouse be constructed in accordance with sustainable building practices. Note that the city just adopted a green building policy. The next step is to encourage private developers to adopt similar standards.
  - We would like to the developer to also commit to installing rooftop solar on the building. As has been demonstrated over and over, any initial upfront construction costs are quickly recouped by savings in electric utility costs.
  - One of the main concerns that has been raised is the effect trucks will have on our air quality. We would like to see the developer commit to converting to an all-electric local transportation fleet as soon as is technically possible by the year (2025? 2030? 2035?).
  - We would like the developer to mitigate the heat island of the vast parking lot by planting twice as many trees as is currently proposed in the parking area. This is especially important for employees parking. We understand the truck loading and unloading area is a different creature altogether.
  - We would also like the developer to consider installing solar panels in the parking lot, which provides a shady area to park and can also be used to recharge cars and to run the business.
  - We would like the developer to commit to restoring the degraded wetlands, and we suggest that they coordinate with the Apalachee Audubon Society and the

Magnolia Native Plant Society to develop the area as a wildlife and nature Refuge.

- We also suggest that more than one conservation easement be overlaid on the property to ensure protection, one to the county and one to the Water Management District or to the Apalachee Land Trust. Also to providing an allowance in the conservation easement for either the county and/or the Native Plant Society to go onto the Nature Preserve to restore and enhance it.

The Fulfillment Center will be located in Tallahassee, Leon County, Florida, the capital of Florida, and should be an example to the state and the Legislature of what can be done.

2. If the popular rumor is correct that our potential new corporate partner is Amazon we are encouraged as Amazon believes that climate change is real and is a corporate leader in sustainability as was demonstrated in 2019 when Amazon as the co-founder of the Climate Pledge, committing to reaching net-zero carbon use by 2040, thereby pledging to meet the goals of the Paris Agreement 10 years. Today, thanks to Amazon's leadership more than 100 companies have now made that pledge. To achieve that goal:
  - Amazon has pledged to reach 80% renewable energy by 2024 and 100% renewable energy by 2030.
  - As of 2019, Amazon launched 15 utility-scale wind and solar renewable energy projects that will generate over 1,300 MW of renewable capacity and deliver more than 3.8 million MWh of clean energy annually – enough to power 368,000 U.S. homes.
  - As of 2019, Amazon installed more than 50 solar rooftops on fulfillment centers and sort centers around the globe that generate 98 MW of renewable capacity and deliver 130,000 MWh of clean energy annually. As of June 2021, more than 90 of Amazon's fulfillment facilities are powered by on-site rooftop solar installations, which generate as much as 80% of a single facility's annual energy needs.
  - Has pledged to deliver 50% of Amazon shipments with net-zero carbon by 2030. To help meet that goal, Amazon ordered 100,000 fully-electric delivery vehicles from Rivian, the largest order ever for electric delivery vehicles (a \$440,000,000 million investment). Amazon plans to have 10,000 of the new electric vehicles on the road as early as 2022 and all 100,000 vehicles on the road by 2030. In 2020, Amazon delivered more than 20 million packages using electric vehicles to customers across North America and Europe.
  - Invested \$100 million in reforestation projects around the world to begin removing carbon from the atmosphere now
  - In 2020, launched the Climate Pledge Fund, a \$2 billion investment program to support the development of sustainable and decarbonizing technologies and services.



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**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 2:22 PM  
**To:** Jessica Gillespie  
**Subject:** Fwd: Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Thaell #2  
**Attachments:** Ex Parte Comm (Rick Minor, Project Mango) (2021-07-09) Thaell.pdf

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---

**From:** Rick Minor <MinorR@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 1:57:01 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>  
**Subject:** Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Thaell #2

Hello Chasity,

Please see the attached ex-parte communication disclosure form regarding Project Mango / Fulfillment Center at Mahan Drive (LEP21018). This is the second communication with Mr. Cliff Thaell. Thanks very much, and please let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



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**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Rick Minor

**Project Name / Issue:**

Project Mango / Fulfillment Center at Mahan Drive (LEP21018)

**Name of person/group/entity with whom communication took place and date of communication:**

Name(s): Cliff Thaell  
Place: via phone  
Date: 1:15 p.m., July 9, 2021

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Commissioner Minor called Mr. Thaell to provide him with an update regarding outdoor lighting at the proposed Project Mango facility. Minor said that, in his earlier meeting with a representative of the Project Mango company, he was informed that the facility's outdoor lighting would not diffuse upward and therefore light pollution at night would not be an issue. Mr. Thaell and Commissioner Minor then discussed: 1) the possibilities of sustainability practices at the proposed site, 2) ingress/egress, and 3) possible factors that led to the company's selection of this particular location.

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

n/a

**Attach written communication received:**

n/a

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 3:10 PM  
**To:** Jessica Gillespie  
**Subject:** FW: Meeting  
**Attachments:** Amazon ohio.jpg; Project Mango Asks2 .docx

---

**From:** Stephanie Holloway <[Holloways@leoncountyclerk.gov](mailto:Holloways@leoncountyclerk.gov)>  
**Sent:** Friday, July 9, 2021 3:06 PM  
**To:** Chasity OSteen <[osteenc@leoncountyclerk.gov](mailto:osteenc@leoncountyclerk.gov)>  
**Cc:** Alan Rosenzweig <[RosenzweigA@leoncountyclerk.gov](mailto:RosenzweigA@leoncountyclerk.gov)>; Vince Long <[LongV@leoncountyclerk.gov](mailto:LongV@leoncountyclerk.gov)>; Barry Wilcox <[WilcoxB@leoncountyclerk.gov](mailto:WilcoxB@leoncountyclerk.gov)>; Cristina Paredes <[CParedes@OEVforBusiness.org](mailto:CParedes@OEVforBusiness.org)>  
**Subject:** FW: Meeting

Thank you.

I am sharing with others so they are aware as well.



---

**From:** Chauncy Haynes <[HaynesC@leoncountyclerk.gov](mailto:HaynesC@leoncountyclerk.gov)>  
**Sent:** Friday, July 9, 2021 2:55 PM  
**To:** Vince Long <[LongV@leoncountyclerk.gov](mailto:LongV@leoncountyclerk.gov)>; Alan Rosenzweig <[RosenzweigA@leoncountyclerk.gov](mailto:RosenzweigA@leoncountyclerk.gov)>  
**Cc:** Stephanie Holloway <[Holloways@leoncountyclerk.gov](mailto:Holloways@leoncountyclerk.gov)>  
**Subject:** Meeting

Chauncy E. Haynes  
Commission Aide  
Office of Leon County Commissioner Carolyn D. Cummings  
301 South Monroe Street | Tallahassee, Florida 32301  
(850) 606 – 5379/work | (850) 606 – 5301/fax  
[HaynesC@leoncountyclerk.gov](mailto:HaynesC@leoncountyclerk.gov)



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---

**From:** Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>  
**Sent:** Friday, July 9, 2021 2:02 PM

To: Chauncy Haynes <[HaynesC@leoncountyfl.gov](mailto:HaynesC@leoncountyfl.gov)>; Carolyn Cummings <[CummingsC@leoncountyfl.gov](mailto:CummingsC@leoncountyfl.gov)>

Subject: Re: Meeting

Commissioner Cummings  
Here is some background info  
Grant

On Fri, Jul 9, 2021 at 1:00 PM Chauncy Haynes <[HaynesC@leoncountyfl.gov](mailto:HaynesC@leoncountyfl.gov)> wrote:

-----Original Appointment-----

**From:** Zoom\_05 <[Zoom\\_05@leoncountyfl.gov](mailto:Zoom_05@leoncountyfl.gov)>

**Sent:** Friday, July 9, 2021 12:56 PM

**To:** Chauncy Haynes

**Subject:** Accepted: Meeting

**When:** Friday, July 9, 2021 2:15 PM-2:45 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Zoom\_05

**Your request was accepted.**

---

Topic: Zoom 05's Personal Meeting Room

**\*\*\*SHARE THIS INFORMATION WITH PARTICIPANTS TO CONNECT\*\*\***

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Meeting ID: 649 719 2117

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Find your local number: <https://zoom.us/u/abtKzzawIE>

Join by SIP:

[6497192117@zoomcrc.com](mailto:6497192117@zoomcrc.com)



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amazon  
fulfillment

10000

STREET

STREET

## PROJECT MANGO FULLFILMENT CENTER

We want to say up front, that we are excited about this project and the potential jobs and economic impact it will bring to our city. However, as is to be expected, a project this large is bound to have a significant effect on many other aspects of our community including the environment. Representing Big Bend Sierra Club and the League of Women Voters Tallahassee, we would like to focus on and provide suggestions with respect to the project's environmental impact.

1. Being concerned with the project's impact on the environment and is entirely consistent with Leon County and the City of Tallahassee's demonstrated commitment to sustainability and doing our part to mitigate the threat of climate change. For example:
  - Currently, the city operates two solar facilities located on the property of the Tallahassee International Airport (TLH). Solar Farm 1, which is 20 megawatts, sits on 120 acres and Solar Farm 2, which is twice as big at 40 megawatts, sits on 240 acres. Together, these two facilities bring the city's total solar power generation to 60 megawatts.
  - In 2019, the city joined 10 other Florida cities and adopted a Clean Energy Resolution, committing to:
    - i. By 2035, achieve 100% clean, renewable energy in city operations, which includes -
      1. Operate all city facilities using 100% clean, renewable energy
      2. Shift city light-duty vehicles to 100% electric
      3. Shift StarMetro fixed-route buses to 100% electric. Our StarMetro bus fleet already includes 19 all-electric buses, which providestransportation for all of FSU. In 2020 we were recognized as having one of North America's Top 50 Green Fleets.
    - ii. By 2050, achieve 100% clean, renewable energy community-wide, which means shifting all public and private uses of energy to 100% clean, renewable energy sources.
  - The city met the 2025 Paris Accord targets in 2018 and has reduced its CO2 emissions by nearly 20% in the last 30 years, while servicing 57% greater customer demand.
  - Last year the city approved the use of \$2 million for an electric vehicle charging station pilot project to support the shift to more electric vehicles. The pilot project will include the installation of up to four public electric vehicle charging stations throughout Tallahassee.
  - Just last month (June 21) the City of Tallahassee received Gold level LEED-certified City by the U.S. Green Building Council (USGBC), joining an elite global network of 126 cities and communities.

- The city and county have implemented a recycling program which both have committed to providing increased support despite current weaknesses in the recycling market.
2. In keeping with that commitment, we have a couple of “asks.”
- We want to acknowledge and express our appreciation for the proposed projects request for the installation of EV charging stations as well the setting aside of a conservation easement. [Note: The EV charging stations could be accomplished with constructing solar panels in the parking lot which could power the EV charging stations as well as provide shade for parked cars.]
  - We would also like to request that the fulfillment center be constructed in accordance with sustainable green building practices for warehouse space such as LEED Gold standards or other similar standards. Note that the city just adopted a green building policy. In order to reach our goal to reach 100% renewable energy use by 2050, we must also encourage private developers to adopt similar standards and build as energy efficiently as possible.
  - We would also like the developer to also commit to installing rooftop solar on their very large warehouse roof. As has been demonstrated over and over, any initial upfront construction costs are quickly recouped by future savings in utility operational costs.
  - One of the main concerns that has been raised is the effect trucks will have on our air quality. We would like to see the developer commit to converting to an all-electric local transportation fleet as soon as is technically possible by the year (2025? 2030? 2035?).
  - We would like the developer to mitigate the heat island created by the proposed vast employee parking lot by planting twice as many trees in the parking area as is currently proposed in the planting proposals. We understand the truck loading and unloading area is a different creature altogether.
  - We would like the developer to commit to restoring the degraded wetlands, and we suggest that they coordinate with the Apalachee Audubon Society and the Magnolia Native Plant Society to develop the area as a wildlife and nature refuge.
  - We also suggest that more than one conservation easement be overlaid on the property to ensure protection, one to the county and one to the Water Management District or to the Apalachee Land Trust. We would also include an allowance in the conservation easement for either the county and/or the Native Plant Society to go onto the Nature Preserve to restore and enhance it.
3. If the popular rumor is correct that our potential new corporate partner is Amazon, we are optimistic that these requests will easily be honored as they dovetail with Amazon’s expressed corporate commitment to address climate change (<https://sustainability.aboutamazon.com/>). Amazon believes that climate change is real

and is a corporate leader in sustainability as was demonstrated in 2019 when Amazon, as the co-founder of the Climate Pledge, committed to reaching net-zero carbon use by 2040, thereby pledging to meet the goals of the Paris Agreement 10 years early. To achieve that goal:

- Amazon has pledged to reach 80% renewable energy by 2024 and 100% renewable energy by 2030.
  - As of 2019, Amazon launched 15 utility-scale wind and solar renewable energy projects that will generate over 1,300 MW of renewable capacity and deliver more than 3.8 million MWh of clean energy annually – enough to power 368,000 U.S. homes.
  - As of 2019, Amazon installed more than 50 solar rooftops on fulfillment centers and sort centers around the globe that generate 98 MW of renewable capacity and deliver 130,000 MWh of clean energy annually. **As of June 2021, more than 90 of Amazon’s fulfillment facilities are powered by on-site rooftop solar installations**, which generate as much as 80% of a single facility’s annual energy needs.
  - Has pledged to deliver 50% of Amazon shipments with net-zero carbon by 2030. To help meet that goal, **Amazon ordered 100,000 fully-electric delivery vehicles from Rivian, the largest order ever for electric delivery vehicles (a \$440,000,000 million investment). Amazon plans to have 10,000 of the new electric vehicles on the road as early as 2022 and all 100,000 vehicles on the road by 2030.** In 2020, Amazon delivered more than 20 million packages using electric vehicles to customers across North America and Europe.
  - Invested \$100 million in reforestation projects around the world to begin removing carbon from the atmosphere now
  - In 2020, launched the Climate Pledge Fund, a \$2 billion investment program to support the development of sustainable and decarbonizing technologies and services.
4. Finally, the Fulfillment Center will be in Tallahassee, Leon County, Florida, the capital of Florida, and should be an example to the state and the Legislature of what a corporation and community can do together. Even if Amazon is not the mysterious corporate partner coming into our community, we believe that any corporate entity listed as a Fortune 500 company can easily afford and would welcome these proposals. A demonstrated commitment to environmental sustainability has become an increasingly important factor in how a business projects itself to its stockholders and consumers, and the inclusion of these recommendations in its building plans will also serve as an important introduction to and positive beginning for the corporation’s hopefully long-terms partnership with our community.

**Jessica Gillespie**

---

**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 3:28 PM  
**To:** Jessica Gillespie  
**Subject:** FW: Mango Notes  
**Attachments:** Ex Parte Communications Disclosure Form Project Mango\_Dozier 7-9-21.pdf; Ex Parte Communications Disclosure Form Project Mango\_Cummings 7-9-21.pdf; Ex Parte Communications Disclosure Form Project Mango\_Maddox 7-9-21.pdf; Ex Parte Communications Disclosure Form Project Mango\_Minor 7-9-21.pdf

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**From:** Stephanie Holloway <HollowayS@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 3:23 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Vince Long <LongV@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>  
**Subject:** Mango Notes

Chasity, here are the notes from today's meetings. We have one more zoom on Monday.

Thanks.

Stephanie Holloway  
Senior Executive Assistant/Office Manager  
County Administration  
301 S Monroe St. | Tallahassee, FL 32301  
(850) 606-5319 /work | (850) 606-5301 /fax  
[holloways@leoncountyfl.gov](mailto:holloways@leoncountyfl.gov)



**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Kristin Dozier

**Project Name / Issue:**

Project Mango

**Name of person/group/entity with whom communication took place and date of communication:**

Kristin Dozier, Gary Zirin, Vince Long, Sam Blatt, Cristina Paredes, Stephanie Holloway  
7/9/21 11:30 AM  
Meeting adjourned at 12:05 PM

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Introductions were made, shared excitement about the project.  
Amazon Robotics Sortable Fulfillment Center will be a \$200 million dollar capital investment, bringing a minimum of 1,000 full time jobs with full benefits at \$15 per hour. Career Choice 90% tuition program available to all employees after 1st year.  
Will be a first mile facility, shipping out regionally and nationally on some specialty products.  
Timeline is to sign lease and announce end of August 2021 if approved, break ground September 2021, with a completion date of October 2022 prior to peak holiday season

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Site plan shared

**Attach written communication received:**

N/A

**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Carolyn Cummings

**Project Name / Issue:**

Project Mango

**Name of person/group/entity with whom communication took place and date of communication:**

Carolyn Cummings, Chauncy Haynes, Vince Long, Sam Blatt, Cristina Paredes, Stephanie Holloway  
7/9/21 11:00 AM  
Meeting adjourned at 11:25 AM

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Introductions were made, shared excitement about the project.  
Amazon Robotics Sortable Fulfillment Center will be a \$200 million dollar capital investment, bringing a minimum of 1,000 full time jobs with full benefits at \$15 per hour. Career Choice 90% tuition program available to all employees after 1st year.  
Will be a first mile facility, shipping out regionally and nationally on some specialty products.  
Timeline is to sign lease and announce end of August 2021 if approved, break ground September 2021, with a completion date of October 2022 prior to peak holiday season

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Site plan shared

**Attach written communication received:**

N/A



**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Nick Maddox

**Project Name / Issue:**

Project Mango

**Name of person/group/entity with whom communication took place and date of communication:**

Nick Maddox, Vince Long, Sam Blatt, Cristina Paredes, Stephanie Holloway  
7/9/21 9:00 AM  
Meeting adjourned at 9:15 AM

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Introductions were made, shared excitement about the project.  
Amazon Robotics Sortable Fulfillment Center will be a \$200 million dollar capital investment, bringing a minimum of 1,000 full time jobs with full benefits at \$15 per hour. Career Choice 90% tuition program available to all employees after 1st year.  
Will be a first mile facility, shipping out regionally and nationally on some specialty products.  
Timeline is to sign lease and announce end of August 2021 if approved, break ground September 2021, with a completion date of October 2022 prior to peak holiday season

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Site plan shared

**Attach written communication received:**

N/A

**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Rick Minor

**Project Name / Issue:**

Project Mango

**Name of person/group/entity with whom communication took place and date of communication:**

Rick Minor, Jodi Wilkof, Vince Long, Sam Blatt, Cristina Paredes, Stephanie Holloway  
7/9/21 10:30 AM  
Meeting adjourned at 11:00 AM

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Introductions were made, shared excitement about the project.  
Amazon Robotics Sortable Fulfillment Center will be a \$200 million dollar capital investment, bringing a minimum of 1,000 full time jobs with full benefits at \$15 per hour. Career Choice 90% tuition program available to all employees after 1st year.  
Will be a first mile facility, shipping out regionally and nationally on some specialty products.  
Timeline is to sign lease and announce end of August 2021 if approved, break ground September 2021, with a completion date of October 2022 prior to peak holiday season

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

Site plan shared

**Attach written communication received:**

N/A

**Jessica Gillespie**

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**From:** Chasity OSteen  
**Sent:** Friday, July 9, 2021 3:28 PM  
**To:** Jessica Gillespie  
**Subject:** FW: Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Gelhardt, Caulder, Urse  
**Attachments:** Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse - ATTACHMENT A.pdf; Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse - ATTACHMENT B.pdf; Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse - ATTACHMENT C.pdf; Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse - ATTACHMENT D.pdf; Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse.pdf

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**From:** Rick Minor <MinorR@leoncountyfl.gov>  
**Sent:** Friday, July 9, 2021 3:06 PM  
**To:** Chasity OSteen <osteenc@leoncountyfl.gov>  
**Cc:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>  
**Subject:** Ex-Parte Communication Disclosure RE: Project Mango / Fulfillment Center at Mahan Drive (LEP21018) Gelhardt, Caulder, Urse

Hello Chasity,

Please see the attached ex-parte communication disclosure form, with 4 attachments, regarding Project Mango / Fulfillment Center at Mahan Drive (LEP21018). Thanks very much, and please let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



PLEASE NOTE: Per Florida's Public Records Law ([Chapter 119](#) of the Florida Statutes), most written communication to or from County officials and staff regarding County business are public records available to the public and media upon request. As such, this email communication may be subject to public disclosure.

**Board of County Commissioners  
Leon County, Florida**

**EX PARTE COMMUNICATIONS DISCLOSURE FORM**

(For Quasi-Judicial Proceedings on Applications for Site Plans, Development Orders, and Site Specific Rezonings)

**Commissioner's Name:**

Rick Minor

**Project Name / Issue:**

Project Mango / Fulfillment Center at Mahan Drive (LEP21018)

**Name of person/group/entity with whom communication took place and date of communication:**

Name(s): Grant Gelhardt, Meta Caulder, Steve Urse  
Place: via Zoom  
Date: 9:00 a.m., July 9, 2021

**Subject matter of communication:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

At Mr. Grant Gelhardt's request, Commissioner Minor and Chief of Staff Jodi Wilkof met with Mr. Gelhardt, Ms. Meta Caulder, and Mr. Steve Urse via a Zoom virtual meeting. The discussion focused on summarizing the points contained in a brief whitepaper written by them and received by Commissioner Minor shortly before the meeting (See ATTACHMENT B). Mr. Gelhardt, Ms. Caulder, and Mr. Urse also discussed the City of Tallahassee's recently adopted Plastics Policy (See ATTACHMENT C) and Green Building Policy (See ATTACHMENT D) and suggested that the County consider adopting similar measures.

**If applicable, describe investigations or site visits and expert opinions received:**

(Provide sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.)

n/a

**Attach written communication received:**

See ATTACHMENTS A - D.

**Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse  
ATTACHMENT A**

**From:** Meta Calder <metaorleans@gmail.com>  
**Sent:** Friday, July 9, 2021 11:50 AM  
**To:** Jodi Wilkof <WilkofJ@leoncountyfl.gov>  
**Cc:** Grant Gelhardt <grant.gelhardt@gmail.com>; Rick Minor <MinorR@leoncountyfl.gov>;  
Steve Urse <surse2@comcast.net>  
**Subject:** Re: Project Mango discussion - ex-parte communication

FYI. Attached, please find the city's new Plastics Policy and Green Building Policy:

Commented [RM1]: See ATTACHMENT C.

Commented [RM2]: See ATTACHMENT D.

On Fri, Jul 9, 2021 at 10:27 AM Jodi Wilkof <WilkofJ@leoncountyfl.gov> wrote:  
Thank you all again for taking the time to meet with us this morning. Per our discussion, below  
is the information on how to submit comments - written or in person - for the meeting.

Please let me know if any questions and/or anything else we can do.

Have a great weekend!

Best,  
Jodi

*Citizens wishing to provide input for the July 13th meeting may submit their written  
Comments at <https://leoncountyfl.gov/PublicComments>. Register to provide  
comments during the meeting at [Registration for Zoom](#). To ensure adequate time for  
Commissioner review and to provide instruction for live participation of the meeting,  
comments and registration should be submitted by 8 p.m. on July 12, 2021. Written  
Comments will be distributed to the Commissioners prior to the July 13, 2021 3:00  
p.m. meeting. Written Comments submitted after the 8 p.m. deadline will be added to  
the official record of the meeting, but the County cannot guarantee that the  
Commissioners will have adequate time to review those comments prior to the  
meeting. Anyone needing assistance with submitting comments may contact County  
Administration via email at [LCG\\_PublicComments@leoncountyfl.gov](mailto:LCG_PublicComments@leoncountyfl.gov) or via phone at  
850-606-5300*

**Jodi Wilkof**  
Chief of Staff, Leon County Commission Chairman Rick Minor  
850/606-5373 - Office  
850/491-0192 - Cell  
[WilkofJ@LeonCountyFL.gov](mailto:WilkofJ@LeonCountyFL.gov)

*Please note that under Florida's Public Records laws, most written communication to or from county staff or officials regarding  
county business are public records available to the public and media upon request. Your e-mail communications may therefore  
be subject to public disclosure.*

Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse  
ATTACHMENT A

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**From:** Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>  
**Sent:** Friday, July 9, 2021 8:55 AM  
**To:** Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)>  
**Cc:** Meta Calder <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>; Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>; Steve Urse <[surse2@comcast.net](mailto:surse2@comcast.net)>; Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Subject:** Re: Project Mango discussion - ex-parte communication

Rick and Jodi  
draft of our comments - ideas  
please read

Commented [RM3]: See ATTACHMENT B.

Grant

On Fri, Jul 9, 2021 at 8:45 AM Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)> wrote:

Good morning –

Please click here:

Join Zoom Meeting

<https://us02web.zoom.us/j/89783303131>



Jodi Wilkof  
Chief of Staff  
Leon County Commissioner Rick Minor  
301 South Monroe Street  
Tallahassee, FL 32301  
(850) 606-5373 /work | (850) 491-0192 /cell  
[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)

*People Focused. Performance Driven.*

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**Ex Parte Comm (Rick Minor Project Mango) (2021-07-09) Gelhardt, Caulder, Urse  
ATTACHMENT A**

**From:** Meta Calder <[metaorleans@gmail.com](mailto:metaorleans@gmail.com)>  
**Sent:** Friday, July 9, 2021 8:45 AM  
**To:** Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>  
**Cc:** Grant Gelhardt <[grant.gelhardt@gmail.com](mailto:grant.gelhardt@gmail.com)>; Steve Urse <[surse2@comcast.net](mailto:surse2@comcast.net)>; Jodi Wilkof <[WilkofJ@leoncountyfl.gov](mailto:WilkofJ@leoncountyfl.gov)>; Chasity OSteen <[osteenc@leoncountyfl.gov](mailto:osteenc@leoncountyfl.gov)>  
**Subject:** Re: Project Mango discussion - ex-parte communication

Need a Zoom Meeting address to connect to.

On Thu, Jul 8, 2021 at 3:13 PM Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)> wrote:

Hello Grant, Meta and Steve,

I hope you all are doing well, and I'm looking forward to our Zoom meeting about Project Mango tomorrow morning. One thing I wanted to make you aware of is that the meeting's subject (Project Mango site planning, use of the land, ideas for the facility, etc.) is considered quasi-judicial, which means that our discussion will be considered ex-parte communication. As such, after our meeting, I am required to submit meeting notes for their inclusion as a public record on this project. There's no action required on your part, but I just wanted you to be aware of this.

To provide more detail, I've attached an explanatory memo from our County Attorney's Office, as well as the form I will likely use for submitting our meeting notes. Thanks again, and please don't hesitate to let me know if you have any questions.

All the best,

**Rick Minor**, Chairman  
Commissioner, Leon County District 3  
(850) 606-5363 office  
(850) 445-1914 cell  
[MinorR@LeonCountyFL.gov](mailto:MinorR@LeonCountyFL.gov)



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## PROJECT MANGO

1. We want to say up front, that we are excited about this project and the potential jobs that it will bring to our city. However, as is to be expected, a project this large is bound to have a significant impact on our community. Representing Sierra Club and the Natural Resources and Clean Energy Committee of the League of Women Voters, we would like to focus on its potential effect on our environment. This is entirely consistent with Leon County and the City of Tallahassee demonstrated interest in the sustainability and doing our part to mitigate the threat of climate change. In keeping with that commitment, we have a couple of “asks.”
  - We want to acknowledge and express our appreciation for the proposed projects request for the installation of EV charging stations as well the setting aside of a conservation easement.
  - We would also like to request that the warehouse be constructed in accordance with sustainable building practices. Note that the city just adopted a green building policy. The next step is to encourage private developers to adopt similar standards.
  - We would like to the developer to also commit to installing rooftop solar on the building. As has been demonstrated over and over, any initial upfront construction costs are quickly recouped by savings in electric utility costs.
  - One of the main concerns that has been raised is the effect trucks will have on our air quality. We would like to see the developer commit to converting to an all-electric local transportation fleet as soon as is technically possible by the year (2025? 2030? 2035?).
  - We would like the developer to mitigate the heat island of the vast parking lot by planting twice as many trees as is currently proposed in the parking area. This is especially important for employees parking. We understand the truck loading and unloading area is a different creature altogether.
  - We would also like the developer to consider installing solar panels in the parking lot, which provides a shady area to park and can also be used to recharge cars and to run the business.
  - We would like the developer to commit to restoring the degraded wetlands, and we suggest that they coordinate with the Apalachee Audubon Society and the Magnolia Native Plant Society to develop the area as a wildlife and nature Refuge.
  - We also suggest that more than one conservation easement be overlaid on the property to ensure protection, one to the county and one to the Water Management District or to the Apalachee Land Trust. Also to providing an allowance in the conservation easement for either the county and/or the Native Plant Society to go onto the Nature Preserve to restore and enhance it.



The Fulfillment Center will be located in Tallahassee, Leon County, Florida, the capital of Florida, and should be an example to the state and the Legislature of what can be done.

2. If the popular rumor is correct that our potential new corporate partner is Amazon we are encouraged as Amazon believes that climate change is real and is a corporate leader in sustainability as was demonstrated in 2019 when Amazon as the co-founder of the Climate Pledge, committing to reaching net-zero carbon use by 2040, thereby pledging to meet the goals of the Paris Agreement 10 years. Today, thanks to Amazon's leadership more than 100 companies have now made that pledge. To achieve that goal:
  - Amazon has pledged to reach 80% renewable energy by 2024 and 100% renewable energy by 2030.
  - As of 2019, Amazon launched 15 utility-scale wind and solar renewable energy projects that will generate over 1,300 MW of renewable capacity and deliver more than 3.8 million MWh of clean energy annually – enough to power 368,000 U.S. homes.
  - As of 2019, Amazon installed more than 50 solar rooftops on fulfillment centers and sort centers around the globe that generate 98 MW of renewable capacity and deliver 130,000 MWh of clean energy annually. As of June 2021, more than 90 of Amazon's fulfillment facilities are powered by on-site rooftop solar installations, which generate as much as 80% of a single facility's annual energy needs.
  - Has pledged to deliver 50% of Amazon shipments with net-zero carbon by 2030. To help meet that goal, Amazon ordered 100,000 fully-electric delivery vehicles from Rivian, the largest order ever for electric delivery vehicles (a \$440,000,000 million investment). Amazon plans to have 10,000 of the new electric vehicles on the road as early as 2022 and all 100,000 vehicles on the road by 2030. In 2020, Amazon delivered more than 20 million packages using electric vehicles to customers across North America and Europe.
  - Invested \$100 million in reforestation projects around the world to begin removing carbon from the atmosphere now
  - In 2020, launched the Climate Pledge Fund, a \$2 billion investment program to support the development of sustainable and decarbonizing technologies and services.

## City Commission Policy 170 Single-use Plastics Policy

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**DEPARTMENT:** Sustainability and Resilience

**DATE ADOPTED:** June 2, 2021

**DATE OF LAST REVISIONS:** New Policy

170.01 **AUTHORITY:** City Commission

170.02 **PURPOSE:**

Throughout a typical year, the City hosts meetings and events where food and beverages are distributed. Organizations and individuals also conduct business or host events on City property as permittees, during which they may serve food and beverages. For practical reasons, this food service often incorporates the use of single-use plastics, which can have negative impacts on the environment. Alternatives to these single-use plastics are now more readily available in the marketplace. Through a policy that restricts the distribution and use of single-use plastics during these activities, the City has an opportunity to demonstrate leadership in sustainability while reducing environmental impacts associated with the manufacturing and disposal of these products. The policy is not intended to restrict an individual from bringing their own plastic product for their own individual use while on City property.

170.03 **STATEMENT OF POLICY:**

It is the policy of the City of Tallahassee to advance environmental sustainability by restricting the use of single-use plastic products for food- and beverage-related service for City operations and on City property. This policy identifies applicable restrictions and exceptions regarding the distribution and use of single-use plastic products for food- and beverage-related service for City operations and on City property.

170.04 **DEFINITIONS:**

A. Biodegradable or Compostable – Manufactured products made entirely from natural materials, such as uncoated paper or plant fibers, that can undergo a natural process of deterioration.

B. City Property – Land or facilities owned, operated, or managed by the City of Tallahassee, and public rights-of-way within the jurisdictional boundaries of the City.

C. Permittee – An individual or entity, and their vendors, issued a temporary use or special event permit by the City of Tallahassee for the temporary use or a special event to be held or conducted on City property; or an individual or entity reserving the use of City property for a private event; or an individual or entity otherwise conducting an activity on City property regardless of whether a permit is required.

D. Plastic – Cups, plates, bowls, lids, to-go food containers, eating utensils, straws, beverage stirrers, and all similar articles made from a synthetic material derived from petroleum or a biologically based polymer.

E. Reusable – Manufactured products that are durable and washable items designed for multiple use and not discarded after a single use.

F. Single-use – Food and beverage service-related products that are designed to be used only once in the same form and then disposed of or destroyed.

G. Vendor – A food or beverage service-related contractor or concessionaire of the City of Tallahassee, and their subcontractors or affiliates. The term includes but is not limited to caterers, food trucks, or food carts; and applies to food and beverages sold or provided free of charge and consumed on or off City property.

170.05

**EXCEPTIONS:**

A. Contracts solicited or entered into and permits granted before the effective date of this policy.

B. Intergovernmental agencies for which the City of Tallahassee is a party. Such agencies are encouraged but not required to eliminate usage.

C. Constitutional Offices that are tenants within City facilities.

D. Single-use Plastic utensils or containers used in pre-packaged food or beverages that have been filled and sealed before receipt by the Vendor or Permittee.

E. Packaging food items such as raw meat, poultry, or fish for safe storage. This exception does not apply to individual food and beverage servings to be consumed on City property.

F. Reusable or Single-use biodegradable/compostable food-service utensils and containers.

G. A Permittee using City property for an event attended by 50 people or less. This exception is not applicable to Vendors.

H. A Plastic straw expressly requested by an individual for personal use.

I. Plastics used during a declared state of emergency.

J. Other exemptions authorized by the City Manager on a case-by-case basis, and which expressly specifies the food-related plastic product exempted and the circumstances under which it is exempted.

170.06

**ACTION SECTIONS:**

*SCOPE AND APPLICABILITY*

This policy applies to City of Tallahassee's operations and events, vendors conducting operations on behalf of the City or at City events, and permittees operating on City property.

*REQUIREMENTS*

Single-use Plastic food service utensils or containers may not be distributed at City events or on City property by City employees, Vendors, or Permittees. The restrictions apply to:

A. Daily City operations when performing City business, including citizen committee meetings, board meetings, and the gathering of City employees for trainings and celebrations.

B. All City-owned, -managed or -operated facilities, including meeting rooms, breakrooms, kitchens, and outdoor spaces.

C. Activities or events conducted by Vendors or Permittees on City property or on behalf of the City.

170.07

**PROCEDURES:**

The following actions will be included as part of the policy's implementation:

A. An internal protocol to implement this policy is to be developed, distributed, and overseen by the Environmental Services and Facilities Management Department.

B. Any food or beverage service solicitation, contract, or permit must include a provision that Single-use Plastic food-service utensils or containers may not be distributed at City events or on City property as provided in this policy.

C. Where applicable under the terms of a contract, the City may pursue appropriate remedies for noncompliance with this policy. The City may revoke or cancel a permit for noncompliance with this policy. The City may use past noncompliance as grounds for not renewing or re-issuing a contract or permit or to prohibit the continued operation of a vendor or permittee on City property.

170.08

**ADMINISTRATION:**

Environmental Services & Facilities Management and Parks, Recreation & Neighborhood Affairs will oversee the administration of this policy.

170.09

**SUNSET PROVISION:**

This policy is also subject to sunset review by the City Commission no later than five (5) years from the date of adoptions. Subsequent reviews by the City Commission are to occur no later than five (5) years from the date of the prior review. Revisions will become effective immediately upon City Commission approval.

170.10

**EFFECTIVE DATE:** June 2, 2021

**REVISIONS:** None

## City Commission Policy 172 Green Building Policy

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**DEPARTMENT:** Environmental Services and Facilities

**DATE ADOPTED:** July 7, 2021

**DATE OF LAST REVISION:** New Policy

**172.01** **AUTHORITY:** City Commission

**172.02** **PURPOSE:** To adopt and implement a policy that supports and contributes to the City of Tallahassee's commitment to using 100% renewable energy by 2050, codifies current City practices, and establishes green, energy efficient, sustainable, resilient, and healthy building standards and expectations for City-owned building renovation and new construction projects.

**172.03** **STATEMENT OF POLICY:** In accordance with the City of Tallahassee's goal to reach 100% renewable energy by 2050 as provided in City Resolution No. 19-R-04, it shall be the policy of the City of Tallahassee that City-owned building renovation and new construction projects:

1. Incorporate energy efficiency, sustainability, resilience, health, and wellness to the maximum extent practicable,
2. Include the necessary infrastructure for achieving high-performance building objectives and future transition to net-zero energy consumption, including electric vehicle charging stations and rooftop solar,
3. Meet or exceed a level equivalent to United States Green Building Council's LEED Gold, Green Globes, WELL Building, Florida Green Building Coalition, or other nationally recognized sustainability rating system,
4. Upon completion, obtain confirmation that the project was constructed to meet and achieve the energy efficiency standards in accordance with design specifications, and
5. Throughout the life cycle of the building, conduct regular audits to assess building performance and to identify and implement additional strategies to further advance these green building goals.

**172.04** **BACKGROUND AND INTENT:** Buildings are a primary source of greenhouse gas emissions. In the United States, buildings account for nearly 40 percent of total energy use, 70 percent of total electricity consumption, and 40 percent of carbon dioxide emissions. However, environmental impacts from building renovation, new construction, day-to-day operation, and eventual deconstruction can be significantly reduced through proper site selection, design, materials, and proactive maintenance.

If planned properly, a building can also foster sustainable practices well beyond its four walls by supporting the use of alternative modes of transportation, educating employees on sustainable practices that can be implemented both at work and at home, and much more. Efficiently designed buildings reduce operating costs and minimize strain on local infrastructure. Studies also demonstrate that employees who work in green buildings are more productive, feel healthier, and have a better overall experience at their workplace.

The City is a full-service municipality providing a broad range of public amenities and essential services to the region. To fulfill this mission, the City operates and maintains a diverse range of physical structures and buildings across more than one hundred properties located in three different counties. The City, as a demonstrated leader in environmental sustainability, has an opportunity and obligation to reduce impacts to the environment to the maximum extent practicable, while realizing the co-benefits of reduced operating costs and enhanced employee wellness, and to set an example for others to follow.

The City, through adoption and implementation of this policy, desires to formalize its commitment to environmental protection, energy conservation, and health and wellness, as they relate to new construction and renovation projects.

**172.05**      **SCOPE AND APPLICABILITY:** This policy applies to all City-owned building renovation and new construction projects over 5,000 square feet, including the architects, engineers, contractors, and other professionals working on or assisting with these projects.

**172.06**      **EXCEPTIONS:** This policy shall not apply to projects:

1. That are not heated and cooled,
2. That are secured or are safety-sensitive such as those associated with the airport, electric generation, wastewater treatment, or heavy equipment or fuel storage,
3. That are horizontal or linear in nature such as sidewalks, roads, or utilities infrastructure,
4. Where green, sustainable or well-building principles would create reliability concerns jeopardizing the provision of essential or emergency services to the public, or
5. Where an exception request has been approved by the Environmental Services and Facilities Department and the City Manager or designee in writing, and such exception includes the circumstances and justification for the exception.

**172.07**      **ADMINISTRATION:** The City's Environmental Services and Facilities Department shall be responsible for the oversight, implementation, and periodic update of this Policy, and shall provide an annual summary of results.

**172.08**      **SUSNET PROVISION:** This policy is subject to sunset review by the City Commission no later than five (5) years from the date of adoption. Subsequent reviews by the City Commission are to occur no later than five (5) years from the date of the prior review. Revisions will become effective immediately upon City Commission approval.

**172.09**      **EFFECTIVE DATE:** July 7, 2021

**REVISIONS:** None