




Leon County Government

MEMORANDUM

TO: Honorable Chair and Board of County Commissioners

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

DATE: July 13, 2021

SUBJECT: Agenda Item #37, Attachment #6 – Additional *Ex Parte* Communications & Reminder regarding Consideration of Documentary Evidence

Pursuant to the previously provided memo dated July 9, 2021, Attachment #6, entitled “Additional *Ex Parte* Communications & Reminder regarding Consideration of Documentary Evidence”, to Agenda Item, #37, First and Only Public Hearing for the “Leon County Fulfillment Center” Type “C” Site and Development Plan Application, is enclosed.

Ex Parte Communications

The enclosed supplemental documents disclose verbal and written *ex parte* communications received by 12:00 p.m., Tuesday, July 13, 2021, and are being included as Agenda Item #37, Attachment #6, so they can be reviewed by all interested parties. If you engage in or receive any additional communications regarding Agenda Item #37, please disclose those additional communications on the record at the public hearing.

Consideration of Documentary Evidence

As a reminder, the deadline for the submission of documentary evidence for the Board's consideration of Agenda Item #37 expired at noon, last Friday, June 9, 2021. Accordingly, pursuant to Chapter 10, Article VII, Division 4, Section 10-7.405(9) of the Code, the Board is precluded from considering any documentary evidence received after the deadline, and such evidence, if any, will not be made part of the hearing record.

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.”

Title: Agenda Item #37, Attachment #6 – Additional *Ex Parte* Communications & Reminder
regarding Consideration of Documentary Evidence

July 13, 2021

Page 2

If you have any questions regarding Agenda Item #37, Attachment #6 specifically, 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

From: Chasity OSteen
Sent: Friday, July 9, 2021 5:06 PM
To: Jessica Gillespie
Subject: FW: fulfillment center
Attachments: Outlook-Leon Count.png

From: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Friday, July 9, 2021 4:59 PM
To: Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>
Cc: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Re: fulfillment center

Thank you!

On Fri, Jul 9, 2021 at 3:54 PM Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov> wrote:

Mr. Gelhardt,

Yes, there is a form for such communications, but it is meant to be used in cases of unintentional ex-parte communications. The commissioner would feel most comfortable if you shared your ideas via email instead. Thank you for your understanding.

Best,
Sinclair



Sinclair Yoshikawa
Aide to Commissioner Nick Maddox
Leon County Board of County Commissioners
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5377 /work | (850) 606-5301 /fax
yoshikawas@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: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Friday, July 9, 2021 2:05 PM
To: Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>

Cc: Chasity OSteen <osteenc@leoncountyfl.gov>

Subject: Re: fulfillment center

I am sorry to hear that
But I thought you could meet - but you had to fill out a form and report your meeting?
if so that would be nice
but if you decide against that - we understand
Grant Gelhardt

On Fri, Jul 9, 2021 at 1:54 PM Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov> wrote:

Mr. Gelhardt,

Unfortunately the commissioner cannot meet to discuss the fulfillment center prior to the vote on it as it is a quasi-judicial issue. Please send your ideas via email so that they may be added to public record.

Best,
Sinclair



Sinclair Yoshikawa
Aide to Commissioner Nick Maddox
Leon County Board of County Commissioners
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5377 /work | (850) 606-5301 /fax
yoshikawas@leoncountyfl.gov

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From: Grant Gelhardt <grant.gelhardt@gmail.com>

Sent: Friday, July 9, 2021 9:55 AM

To: Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>

Subject: fulfillment center

Nick
I was wondering if you have time on Monday to talk about the fulfillment center
we have some ideas on how to make it a showcase facility.

Grant Gelhardt
Big Bend Sierra Club

From: Chasity OSteen
Sent: Friday, July 9, 2021 5:21 PM
To: Jessica Gillespie
Subject: FW: Project Mango discussion - ex-parte communication

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, July 9, 2021 5:18 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Project Mango discussion - ex-parte communication

Chasity -

Below is a follow-up email I received this afternoon from Meta Calder.

Thank you,
Jodi

Jodi Wilkof
Chief of Staff, Leon County Commission Chairman Rick Minor
850/606-5373 - Office
850/491-0192 - Cell
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.

From: Meta Calder <metaorleans@gmail.com>
Sent: Friday, July 9, 2021 4:33 PM
To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Subject: Re: Project Mango discussion - ex-parte communication

Thanks. Revised and submitted at 4:30 today.

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 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

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.

From: Grant Gelhardt <grant.gelhardt@gmail.com>

Sent: Friday, July 9, 2021 8:55 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

Rick and Jodi
draft of our comments - ideas
please read

Grant

On Fri, Jul 9, 2021 at 8:45 AM Jodi Wilkof <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

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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>
Sent: Friday, July 9, 2021 8:45 AM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Grant Gelhardt <grant.gelhardt@gmail.com>; Steve Urse <surse2@comcast.net>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Chasity OSteen <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> 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



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 5:46 PM
To: Jessica Gillespie
Subject: FW: Project Mango Amazon Fulfillment Center Vote July 13th

From: Chauncy Haynes <HaynesC@leoncountyfl.gov>
Sent: Friday, July 9, 2021 5:44 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: FW: Project Mango Amazon Fulfillment Center Vote July 13th



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@leoncountyfl.gov

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From: Craig Brown <cbrown302@msn.com>
Sent: Friday, July 9, 2021 4:31 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>
Subject: Project Mango Amazon Fulfillment Center Vote July 13th

Honorable County Commissioners:

As county commissioners, you are going to be asked to vote on a project that includes the largest enclosed structure ever constructed in Leon County on July 13th. The project Mango Amazon fulfillment center project will have a massive impact on the nature of Leon County and it should not be approved under its current plan.

During the previous ARM and DRC meetings several unresolved issues with this project were brought before county staff and there is a petition with over 880 signatures requesting the county move this project to an appropriate site:

<http://chng.it/6fp9t5DJvF>

There are two land development companies that have appropriately zoned land in an appropriate industrial area available for this fulfillment center:

St. Joe Leasing (Part of St. Joe Paper Company)

Contact: Samantha at 850-231-6531

samantha.walton@joe.com

Meyer Development, LLC

Contact: Heather Richmond Cell phone 754-264-4633c, Office telephone (561) 689-6601

heather@meyerdev.com

Both of these companies are ready to provide more suitable locations for this project and several of these locations already have the infrastructure in place to support the fulfillment center. Why aren't appropriate sites being considered for this project?

County commissioners have not been made aware of the issues that make the current site inappropriate for this project. The following are four examples of issues that have not been properly addressed for project Mango:

1. **Incompatible Zoning:** A "fulfillment center" is a particular type of warehouse. The intent of the Leon County comprehensive plan and zoning ordinances is not to allow a warehouse in a High-Intensity Activity Center (zone AC). The intent of AC zoning was to provide retail shopping, banks, recreation, and rental businesses. There is no mention of "warehouses" in the AC zoning municipal code.

When this land was rezoned to AC zoning in 2012, the current landowner stated the request was for ***"site located at the intersection of Interstate 10 and State Highway 90 for use as a regional shopping and activity center."*** This area was never planned or approved for a warehouse.

Warehouses are permitted and specifically named for M-1 Light Industrial District zoning. This project belongs in an area zoned M-1. The residents of this area are not asking that Amazon be excluded from our community; we are only asking Leon County Staff and County Commissioners to honor the intent of the comprehensive plan and zoning ordinances by moving the site for Project Mango to a current industrial park or a parcel with M-1 zoning. Other sites available in Leon County are a much better fit for this project and could cost Amazon significantly less in build-out expenses because the roads already exist, there is no wetland to mitigate, no need for a noise buffer, and the utilities are already in place. It would cost only a phone call to Meyer Development, LLC or St. Joe Leasing (contacts provided above) to procure an appropriate site for this project.

2. **Total Square footage for this project has been intentionally misrepresented throughout the ARM and DRC process:** The site plan shows a 634,812 sq. ft. 1st floor, which is its footprint. This footprint figure has been quoted in project documents as though it were the total building square footage. The architectural drawings show an additional 4 floors plus a penthouse above the 5-floor structure (for a total of 6 stories in the building) for a total of at least 2.4 million square feet of structure. This will be the largest building in Leon County.

3. **Noise impact has not been established:** Two noise memos have been written by the applicant's engineers assuring the noise level will actually be lower after the construction of the warehouse. This is not credible or realistic. A local resident has provided a study of the truck traffic at similar warehouse "fulfillment centers" at the DRC meeting and it is significant. A noise study of an existing warehouse "fulfillment center" by an unbiased third party to accurately determine anticipated noise levels was requested by local residents at DRC meeting and that study has not been completed. The Traffic Impact Analysis provided by the Agent company sites hundreds of "heavy vehicles" (which means diesel semi-trucks) and thousands of passenger cars every day; this amount of traffic can only produce levels of noise in excess of what currently exists. The inconsistencies and problems with the unrealistic claims provided in both noise memos were provided during the DRC meeting. It is reasonable for Leon County to require an unbiased noise level study be conducted on one of the Applicant's existing warehouse "fulfillment centers" of similar size to determine the actual noise level that will be produced by this warehouse operation.

4. **Known impact to residential areas:** What we are dealing with is not a new or unique situation. There are hundreds of newspaper articles and TV news reports from around the country that document the problems and issues caused by warehouse "fulfillment centers" built in residential communities. This is why most of these types of structures are built in industrial or warehouse districts well away from residential areas. What are Leon County's plans for dealing with the repercussions of incompatible placement of this warehouse in the middle of a residential area?

As elected leaders, you are the final hope to ensure a proper review of this project is conducted, the impacts to the community are properly mitigated, and the project is constructed in an appropriately zoned industrial area. Please put the welfare of your neighbors, constituents, and this county ahead of the profit of one landowner and the wealthiest corporation in the country and vote against the current project plan.

Thanks,
Craig Brown

From: Chasity OSteen
Sent: Friday, July 9, 2021 5:47 PM
To: Jessica Gillespie
Subject: FW: Meeting
Attachments: Amazon ohio.jpg; Project Mango Asks2 .docx

From: Chauncy Haynes <HaynesC@leoncountyfl.gov>
Sent: Friday, July 9, 2021 5:46 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Stephanie Holloway <HollowayS@leoncountyfl.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@leoncountyfl.gov

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From: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Friday, July 9, 2021 2:02 PM
To: Chauncy Haynes <HaynesC@leoncountyfl.gov>; Carolyn Cummings <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> wrote:

-----Original Appointment-----

From: Zoom_05 <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*****

To join our Zoom Meeting, go to <https://zoom.us/j/6497192117> from your browser
-OR-

One tap mobile:

+19292056099,,6497192117# US (New York)
+13126266799,,6497192117# US (Chicago)

Meeting ID: 649 719 2117

Dial by your location:

+1 929 205 6099 US (New York)
+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

Sent by Microsoft Exchange Server 2016



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.

From: Chasity OSteen
Sent: Friday, July 9, 2021 5:48 PM
To: Jessica Gillespie
Subject: FW: fulfillment center

From: Chauncy Haynes <HaynesC@leoncountyfl.gov>
Sent: Friday, July 9, 2021 5:47 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: FW: fulfillment center



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Office of Leon County Commissioner Carolyn D. Cummings
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HaynesC@leoncountyfl.gov

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From: Grant Gelhardt <grant.gelhardt@gmail.com>
Sent: Friday, July 9, 2021 12:29 PM
To: Chauncy Haynes <HaynesC@leoncountyfl.gov>
Cc: Meta Calder <metaorleans@gmail.com>; Steve Urse <surse2@comcast.net>
Subject: Re: fulfillment center

yes sounds great - please send us the zoom link
Grant

On Fri, Jul 9, 2021 at 10:59 AM Chauncy Haynes <HaynesC@leoncountyfl.gov> wrote:

Hello. Does 2:15 p.m. – 2:45 p.m. today work for you via Zoom?



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@leoncountyfl.gov

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From: Grant Gelhardt <grant.gelhardt@gmail.com>

Sent: Friday, July 9, 2021 10:06 AM

To: Carolyn Cummings <CummingsC@leoncountyfl.gov>

Cc: Steve Urse <surse2@comcast.net>; Meta Calder <metaorleans@gmail.com>; Chauncy Haynes <HaynesC@leoncountyfl.gov>

Subject: fulfillment center

Commissioner Cummings

I was wondering if you have time on Monday to talk about the fulfillment center

we have some ideas on how to make it a showcase facility. (or later this afternoon - Friday)

Also, I would like to have Meta Calder with the League of Women Voters and Steve Urse on the call.

Grant Gelhardt

Big Bend Sierra Club

From: Chasity OSteen
Sent: Sunday, July 11, 2021 4:25 PM
To: Jessica Gillespie
Subject: Fwd: Project Mango Zoom Meeting Minutes
Attachments: scan.pdf

Get [Outlook for iOS](#)

From: Chauncy Haynes <HaynesC@leoncountyfl.gov>
Sent: Sunday, July 11, 2021 4:17:36 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: Project Mango Zoom Meeting Minutes

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@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:

Carolyn D. Cummings

Project Name / Issue:

Project Mango

Name of person/group/entity with whom communication took place and date of communication:

Grant Gelhardt - Sierra Club, Steve Urse, and Meta Calder - July 9, 2021

Grant Gelhardt - Sierra Club, Steve Urse, and 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 Carolyn D. Cummings Zoom Meeting with Grant Gelhardt – Sierra Club, Steve Urse, Meta Calder, and Commissioner Cummings' Aide Chauncy E. Haynes – July 9, 2021

PROJECT MANGO

We want to say up front, that we are excited about this project and the potential jobs that it will bring to our city.

We want to request the warehouse be constructed in accordance with sustainable building practices. We also think private developers should adopt these same standards. We want builder to build with the highest green standards.

We want the developer to also commit to installing rooftop solar on the building. We want the developer to commit to having an all electric fleet.

We want the developer to plant twice as many trees in addition to what is being proposed. Plant more tree in the parking lot to absorb heat from the acres and acres of asphalt.

We also want 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 the Apalachee Land Trust.

Concerned about air quality and want the developer to commit to being a leader in renewable energy and sustainability.

Concerned about Wetlands – have county obtain a Conservation Easement and a Water Management Easement to restore the wetlands to a wildlife and nature refuge.

If the rumor is true that the developer is *Amazon* we are encouraged as *Amazon* believes that climate change is real and is a corporate leader in sustainability.

From: Chasity OSteen
Sent: Monday, July 12, 2021 12:47 PM
To: Jessica Gillespie; Emily Pepin
Subject: FW: Project Mango Amazon Fulfillment Center Vote July 13th

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, July 12, 2021 10:19 AM
To: Craig Brown <cbrown302@msn.com>
Cc: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: RE: Project Mango Amazon Fulfillment Center Vote July 13th

Mr. Brown,

Thank you very much for your email and your input. It is clear that you put a great deal of time and care into researching this issue, and I respect that. I will take all of this information into consideration as the matter moves forward.

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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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: Craig Brown <cbrown302@msn.com>
Sent: Friday, July 9, 2021 4:31 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>
Subject: Project Mango Amazon Fulfillment Center Vote July 13th

Honorable County Commissioners:

As county commissioners, you are going to be asked to vote on a project that includes the largest enclosed structure ever constructed in Leon County on July 13th. The project Mango Amazon fulfillment center project will have a massive impact on the nature of Leon County and it should not be approved under its current plan.

During the previous ARM and DRC meetings several unresolved issues with this project were brought before county staff and there is a petition with over 880 signatures requesting the county move this project to an appropriate site:

<http://chnng.it/6fp9t5DJvF>

There are two land development companies that have appropriately zoned land in an appropriate industrial area available for this fulfillment center:

St. Joe Leasing (Part of St. Joe Paper Company)

Contact: Samantha at 850-231-6531

samantha.walton@joe.com

Meyer Development, LLC

Contact: Heather Richmond Cell phone 754-264-4633c, Office telephone (561) 689-6601

heather@meyerdev.com

Both of these companies are ready to provide more suitable locations for this project and several of these locations already have the infrastructure in place to support the fulfillment center. Why aren't appropriate sites being considered for this project?

County commissioners have not been made aware of the issues that make the current site inappropriate for this project. The following are four examples of issues that have not been properly addressed for project Mango:

1. **Incompatible Zoning:** A "fulfillment center" is a particular type of warehouse. The intent of the Leon County comprehensive plan and zoning ordinances is not to allow a warehouse in a High-Intensity Activity Center (zone AC). The intent of AC zoning was to provide retail shopping, banks, recreation, and rental businesses. There is no mention of "warehouses" in the AC zoning municipal code.

When this land was rezoned to AC zoning in 2012, the current landowner stated the request was for "**site located at the intersection of Interstate 10 and State Highway 90 for use as a regional shopping and activity center.**" This area was never planned or approved for a warehouse.

Warehouses are permitted and specifically named for M-1 Light Industrial District zoning. This project belongs in an area zoned M-1. The residents of this area are not asking that Amazon be excluded from our community; we are only asking Leon County Staff and County Commissioners to honor the intent of the comprehensive plan and zoning ordinances by moving the site for Project Mango to a current industrial park or a parcel with M-1 zoning. Other sites available in Leon County are a much better fit for this project and could cost Amazon significantly less in build-out expenses because the roads already exist, there is no wetland to mitigate, no need for a noise buffer, and the utilities are already in place. It would cost only a phone call to Meyer Development, LLC or St. Joe Leasing (contacts provided above) to procure an appropriate site for this project.

2. **Total Square footage for this project has been intentionally misrepresented throughout the ARM and DRC process:** The site plan shows a 634,812 sq. ft. 1st floor, which is its footprint. This footprint figure has been quoted in project documents as though it were the total building square footage. The architectural drawings show an additional 4 floors plus a penthouse above the 5-floor structure (for a total of 6 stories in the building) for a total of at least 2.4 million square feet of structure. This will be the largest building in Leon County.
3. **Noise impact has not been established:** Two noise memos have been written by the applicant's engineers assuring the noise level will actually be lower after the construction of the warehouse. This is not credible or realistic. A local resident has provided a study of the truck traffic at similar warehouse "fulfillment centers" at the DRC meeting and it is significant. A noise study of an existing warehouse "fulfillment center" by an unbiased third party to accurately determine anticipated noise levels was requested by local residents at DRC meeting and that study has not been completed. The Traffic Impact Analysis provided by the Agent company sites hundreds of "heavy vehicles" (which means diesel semi-trucks) and thousands of passenger cars every day; this amount of traffic can only produce levels of noise in excess of what currently exists. The inconsistencies and problems with the unrealistic claims provided in both noise memos were provided during the DRC meeting. It is reasonable for Leon County to require an unbiased noise level study be conducted on one of the Applicant's existing warehouse "fulfillment centers" of similar size to determine the actual noise level that will be produced by this warehouse operation.
4. **Known impact to residential areas:** What we are dealing with is not a new or unique situation. There are hundreds of newspaper articles and TV news reports from around the country that document the problems and issues caused by warehouse "fulfillment centers" built in residential communities. This is why most of these types of structures are built in industrial or warehouse districts well away from residential areas. What are Leon County's plans for dealing with the repercussions of incompatible placement of this warehouse in the middle of a residential area?

As elected leaders, you are the final hope to ensure a proper review of this project is conducted, the impacts to the community are properly mitigated, and the project is constructed in an appropriately zoned industrial area. Please put the welfare of your neighbors, constituents, and this county ahead of the profit of one landowner and the wealthiest corporation in the country and vote against the current project plan.

Thanks,
Craig Brown

From: Chasity OSteen
Sent: Monday, July 12, 2021 2:28 PM
To: Jessica Gillespie
Cc: Emily Pepin
Subject: FW: Project Mango/Amazon warehouse

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

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, July 12, 2021 2:21 PM
To: jeff.vandermeer@outlook.com
Cc: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: RE: Project Mango/Amazon warehouse

Mr. VanderMeer,

Thank you very much for your email. I appreciate your concerns and will take your input into consideration as the process moves forward.

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: jeff.vandermeer@outlook.com <jeff.vandermeer@outlook.com>
Sent: Monday, July 12, 2021 1:38 PM
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>; Sinclair Yoshikawa <yoshikawas@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/Amazon warehouse

FROM:"Jeff VanderMeer <jeff.vandermeer@outlook.com>

Dear Commissioners:

I'm writing to ask that you delay decision-making on the so-called Project Mango, which we all know is an Amazon warehouse. The various dangers to quality of life that this project embodies have not been properly examined. Nor are the jobs of the type that would, as Rick Minor suggested, solve the "brain drain" in Tallahassee. In fact, in addition to the comparatively low wages, the high churn rate at Amazon warehouses means employee turn-over will create instability in the work force. These warehouses are also frequently cited for inhumane working conditions.

Meanwhile, the environmental footprint of this warehouse will counteract the good being done by the solar program. The amount of carbon and pollution will both go up.

There is also an environmental danger to Lake Lafayette that would not in any way support the public good. (Others may provide detail on this danger.)

At the very least, the reduction of risk in a number of spheres affecting this county's quality of life would require a different build site, and careful consideration of the best site for the project, rather than simply placing it where one landowner wants it to be.

Finally, the process by which the project has gotten to this point has seemed the opposite of transparent and not in the public interest. In most places, these warehouses are only accepted by communities after quite a bit of debate--a debate that is allowed to occur well before the point in the process we find ourselves at.

There is no question that any such warehouse should not be placed near a neighborhood--and especially not traditionally marginalized communities--but it does not appear much thought has been gone into choosing the current planned location.

The impact of this facility will affect generations of citizens and for this reason should be green-lit lightly.

All the best,

Jeff VanderMeer

This message sent from the Leon County Website: www.leoncountyfl.gov