



Citizen Input
July 13, 2021
Joint City-County
Workshop

The following document contains all citizen input received for the July 13, 2021 Joint City-County Workshop, as submitted via the online comment form located at <https://www.talgov.com/citizeninput>

Table of Contents

[2.01 - Report on Homelessness](#)

[2.03 - Status Report on the Residential Real Estate & Construction Market Unagendaed](#)

[Business \(any other topic not on the agenda\)](#)

2.01 - Report on Homelessness

Citizen Information

Full First and Last Name: Karen Woodall

Home Street Address: 579 E. Call St.

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.01 Report on Homelessness in Tallahassee-Leon County

Statement: I plan to speak at the workshop but wanted to share some information pertaining to my comments.
{file} I look forward to the conversation on Tuesday.

Citizen Information

Full First and Last Name: Janis Richardson

Home Street Address: 412 Chestnut Drive

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.01 Report on Homelessness in Tallahassee-Leon County

Statement: CITIZEN INPUT ON JOINT COMMISSION MEETING ON HOMELESSNESS The city presently has one ordinance 10-417 regarding the permitting of homeless shelters. City Walk Urban Mission, LLC is challenging the ordinance on grounds of vagueness and constitutionality. I am requesting that the city and county review the current ordinance and the disruption caused by City Walk in the adjoining neighborhoods in order to strengthen the local government's control over the permitting of homeless shelters. To that end, please consider one or more ordinances that address the specific subgroups of homeless persons who have disparate needs for wrap around services, such as the disabled, veterans, alcoholics, drug users, mentally ill, ex-offenders, sex offenders, and those who have recently lost jobs or are evicted from their current housing. Recognize that ex-offenders and sex offenders pose a security threat to family residential areas and should be located a minimum of 2 miles walking distance (the school board's distance for determining busing) from family residential neighborhoods and school zones. Each group has different needs that can be addressed by social service and health care professionals with qualifications for those specific areas. Sheltering all of these groups in low barrier shelters together poses a security risk for those housed with them and for the surrounding neighborhoods. Finally, to avoid a shelter operator proposing to offer cold night shelter services from opening as a full-time shelter without a permit, pass an ordinance that requires cold night shelters be licensed by Big Bend Continuum of Care to ensure that its policies and procedures for intake, data collection, and health and safety of this population are assured. Recognize that a failure to abide by BBCoC's policies and procedures poses a substantial risk to the health and safety of the homeless persons in the shelter and results in a withdrawal of use license. As well as, an agreement that the shelter will operate only on cold nights as identified by BBCoC. If rogue shelters are allowed to operate without coordination and oversight by BBCoC, then the local governments will lose the data and information that BBCoC provides, which data then becomes the basis for federal and local government funding. Provide the Tallahassee Police Department, the Leon County Sheriff's office, and the local hospitals with a list of these providers so that individuals may be directed to or transported to the appropriate facility. Identify locations that are appropriate for use as long-term shelters for low barrier homeless and ex-offenders and sex offenders. Persons wishing to operate a shelter may then choose a specific location for operation. 1. Adopt an ordinance requiring cold night shelters in the city and county to be licensed by Big Bend Continuum of Care, which requires shelters to abide by its policies and procedures. Failure to do so must result in the loss of the license and ability to operate as a cold night shelter. 2. Adopt an ordinance recognizing the disparate subgroups of homeless, which each have unique needs for social and health care services. Require that shelter providers coordinate with Big Bend Continuum of Care for review and compliance with wrap around services for the subgroup, including any state required health care licensing. 3. Adopt an ordinance that identifies and provides or restricts the location of shelters housing ex-offenders and sex offenders to ensure that these shelters are not located in proximity of residential neighborhoods, schools and child care facilities. Require notice and opportunity for input from adjacent neighborhoods with notice requirements of 2 miles—the walking distance under the Leon County School Board policy for busing students. 4. Adopt a provision that requires all full-time shelters to be code compliant for residential habitation, e.g. indoor bathroom facilities and fire suppression systems fully permitted before opening as a condition of permitting. Provide immediate denial and closing for any shelter that does not meet these minimum health and safety requirements. Inglewood Neighborhood

Citizen Information

Full First and Last Name: William Earnest

Home Street Address: 1210 Seminole Drive

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.01 Report on Homelessness in Tallahassee-Leon County

Statement: It is important for us to know the if the resources available to the county will adequately address a likely surge in evictions after the moratorium ends on July 31. Along with questions about financial aid, reports in the New York Times and Washington Post indicate many localities are administratively overwhelmed and are currently having difficulty disbursing aid. Is that true of Leon county? Can you provide figures of the number of people facing eviction who have been helped and who are waiting for help, as well as estimates of what will be needed?

Citizen Information

Full First and Last Name: Rick Kearney

Home Street Address: 2650 Municipal Way

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.01 Report on Homelessness in Tallahassee-Leon County

Statement: Dear County and City leadership: 2020 is a year we will not soon forget. 2020 changed the way we all work -- and perhaps none more dramatically than the social services network of providers, and especially our work with the area's most vulnerable citizens. As a board, we closely followed pandemic news such as the Guardians' headline: "San Francisco's homeless deaths have tripled". Advocates blame city neglect during pandemic. We watched carefully as Chicago and Connecticut made preventative strikes by moving their most vulnerable homeless to motels; we took careful notes on these and other best practices. With the support of Leon County Emergency Services and Leon County Office of Human Services and Community Partnerships, we made the collaborative decision to appeal to FEMA for permission to move all of our homeless clients to non-congregate settings. Little did we know how the pandemic would change our way of work for the foreseeable future. The programs operated by Connecting Everyone with Second Chances (CESC) are but one cog in Leon County's community housing and social services network. That said, our footprint is significant; our shelter operations, food programs and medical support annually serve our most vulnerable citizens. If we were to bottom-line this story, it's as simple as this -- we, as a community, kept our most vulnerable neighbors safe during the pandemic. Of the thousands served, there were two homeless clients' deaths associated with Covid19, but it could have been much worse. There is a return on our collective investment. The average hospitalization stays due to COVID-19, which is estimated at \$51,000 to \$78,000 based on age. If only 10% of the 400 we serve nightly during the pandemic had been impacted, we can estimate a conservative \$2,400,000 savings.* Today the city and county meet to consider long-term issues related to homelessness and housing. With over \$2-million out in loans from our services, we remain committed to our mission, but do request that the city and county consider a special category in the CHSP process for homeless services. Our operating budget is razor thin and we can, and must, do better for our community. With appreciation, Rick Kearney, Chairman Connecting Everyone for Success/The Kearney Center

Citizen Information

Full First and Last Name: claudia sperber

Home Street Address: 1920 Wahalaw Ct Tallahassee Fl

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.01 Report on Homelessness in Tallahassee-Leon County

Statement: I am currently advocating for a particular man, named Jeffery, who has been living outside, unsheltered, since last October. I befriended him a few weeks ago. It's a slow process. He stays in a certain pavilion by a certain lake, all the time. He never leaves this spot. He keeps it all very clean, and organized. I would never have known, by looking at him, that he actually has been living in this place. He is beginning to say that he can imagine that things could be better. He doesn't want to stay at the Kearney Center, because he says he finds the culture there to be triggering and traumatizing. He says there is too much depression, and darkness there. They have legal aid and other services, but he has to stay there to get those services. He doesn't want to stay. He is afraid of what could happen to him there. I'm trying to get him legal aid and health care, in other ways. It's hard. Really hard. Bond Community Center is hard, for people that have nothing. There are multiple forms, you have to have a phone, it seems that you must have money, etc. He tried Bond a few months ago. But the barriers were too much, and he gave up. This man is bright, his mind is clear, he wants to participate in society. He wants to be safe. But he is so ashamed, and has little hope. I'm helping him, now. I, like him, find it very hard to coordinate and locate the right services for him. I find this shocking. I thought it would be easier to arrange help for him. He has no money. His bike was stolen. He has a felony conviction, and has found that no one will hire him. He has tried. In the name of my new homeless friend: I ask two things: that we do everything in our power to STOP evictions- so more people do not become homeless. And: that we fund outreach and resources better, so more people can truly get the help they need.

CITIZEN INPUT ON JOINT COMMISSION MEETING ON HOMELESSNESS

The city presently has one ordinance 10-417 regarding the permitting of homeless shelters. City Walk Urban Mission, LLC is challenging the ordinance on grounds of vagueness and constitutionality. I am requesting that the city and county review the current ordinance and the disruption caused by City Walk in the adjoining neighborhoods in order to strengthen the local government's control over the permitting of homeless shelters. To that end, please consider one or more ordinances that address the specific subgroups of homeless persons who have disparate needs for wrap around services, such as the disabled, veterans, alcoholics, drug users, mentally ill, ex-offenders, sex offenders, and those who have recently lost jobs or are evicted from their current housing. Recognize that ex-offenders and sex offenders pose a security threat to family residential areas and should be located a minimum of 2 miles walking distance (the school board's distance for determining busing) from family residential neighborhoods and school zones.

Each group has different needs that can be addressed by social service and health care professionals with qualifications for those specific areas. Sheltering all of these groups in low barrier shelters together poses a security risk for those housed with them and for the surrounding neighborhoods.

Finally, to avoid a shelter operator proposing to offer cold night shelter services from opening as a full-time shelter without a permit, pass an ordinance that requires cold night shelters be licensed by Big Bend Continuum of Care to ensure that its policies and procedures for intake, data collection, and health and safety of this population are assured. Recognize that a failure to abide by BBCoC's policies and procedures poses a substantial risk to the health and safety of the homeless persons in the shelter and results in a withdrawal of use license. As well as, an agreement that the shelter will operate only on cold nights as identified by BBCoC. If rogue shelters are allowed to operate without coordination and oversight by BBCoC, then the local governments will lose the data and information that BBCoC provides, which data then becomes the basis for federal and local government funding. Provide the Tallahassee Police Department, the Leon County Sheriff's office, and the local hospitals with a list of these providers so that individuals may be directed to or transported to the appropriate facility.

Identify locations that are appropriate for use as long-term shelters for low barrier homeless and ex-offenders and sex offenders. Persons wishing to operate a shelter may then choose a specific location for operation.

1. Adopt an ordinance requiring cold night shelters in the city and county to be licensed by Big Bend Continuum of Care, which requires shelters to abide by its policies and procedures. Failure to do so must result in the loss of the license and ability to operate as a cold night shelter.
2. Adopt an ordinance recognizing the disparate subgroups of homeless, which each have unique needs for social and health care services. Require that shelter providers coordinate

with Big Bend Continuum of Care for review and compliance with wrap around services for the subgroup, including any state required health care licensing.

3. Adopt an ordinance that identifies and provides or restricts the location of shelters housing ex-offenders and sex offenders to ensure that these shelters are not located in proximity of residential neighborhoods, schools and child care facilities. Require notice and opportunity for input from adjacent neighborhoods with notice requirements of 2 miles—the walking distance under the Leon County School Board policy for busing students.

4. Adopt a provision that requires all full-time shelters to be code compliant for residential habitation, e.g. indoor bathroom facilities and fire suppression systems fully permitted before opening as a condition of permitting. Provide immediate denial and closing for any shelter that does not meet these minimum health and safety requirements.

Sue Richardson, Inglewood Neighborhood

2.03 - Status Report on the Residential Real Estate & Construction Market

Citizen Information

Full First and Last Name: Craig Brown

Home Street Address: 1949 Vineland Drive

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item: 2.03 Status Report on the Tallahassee-Leon County Residential Real Estate and Construction Market

Statement: 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.

Unagendaed Business

Citizen Information

Full First and Last Name: amanda greene

Home Street Address: 326 willis rd

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item:

Statement: We DO NOT want the renaming of Pensacola St. It has financial consequences to merchants and residents having to make the change. It's not necessary to honor a person who has no direct connection to the area and was such a divisive character. There are no positive benefits to renaming the road only negative ones.

Citizen Information

Full First and Last Name: Susan Albrizio

Home Street Address: 5820 Bascom Drive

Agenda Item Information

Meeting Date: Tuesday, July 13 at 9 a.m.

Agenda Item:

Statement: Please leave Pensacola Street named as it is. It will only create more problems for residents, mapping systems and the public in general. Individuals are going through enough turmoil these days, they don't need additional problems! Why would anyone consider this? There are many other points to address that would positively help the public.