

**Additional Attachment #7  
for Agenda Item #29  
Meeting of Tuesday,  
April 12, 2022**

**Public Hearing:**

29. First and Only Public Hearing to consider an Ordinance Amending the Official Zoning Map to Change Zoning Classification from the Bradfordville Commercial-1 (BC-1) and Bradfordville Commercial-2 (BC-2) Zoning Districts to the Bradfordville Office Residential (BOR) Zoning District for 10.16 Acres Located at 6785 Thomasville Road  
*(County Administrator/ PLACE/ Planning)*



# Leon County Government

## INTEROFFICE MEMO

TO: Honorable Chairman and Members of the Board

FROM: Chasity H. O'Steen, County Attorney *CHO*  
Emily P. Bouza, Assistant County Attorney *EPB*

DATE: April 12, 2022

SUBJECT: Board Meeting of April 12, 2022 - Agenda Item #29  
Ex Parte Communications

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This memorandum provides Attachment #7 to Agenda Item #29, First and Only Public Hearing to Consider an Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Bradfordville Commercial-1 (BC-1) and Bradfordville Commercial-2 (BC-2) Zoning Districts to the Bradfordville Office Residential (BOR) Zoning District for 10.16 Acres Located at 6785 Thomasville Road, scheduled for April 12, 2022.

### *Ex Parte Communications*

The attached documents disclose supplemental written ex parte communications received concerning Agenda Item #29. The documents are included as Attachment #7 to Agenda Item #29, so that the communications can be made part of the record of the quasi-judicial proceeding, considered by the Board, and reviewed by all interested parties. Any additional communications received or engaged in regarding Agenda Item #29 should be disclosed on the record at the Board meeting **before** the item is heard and voted on by the Board.

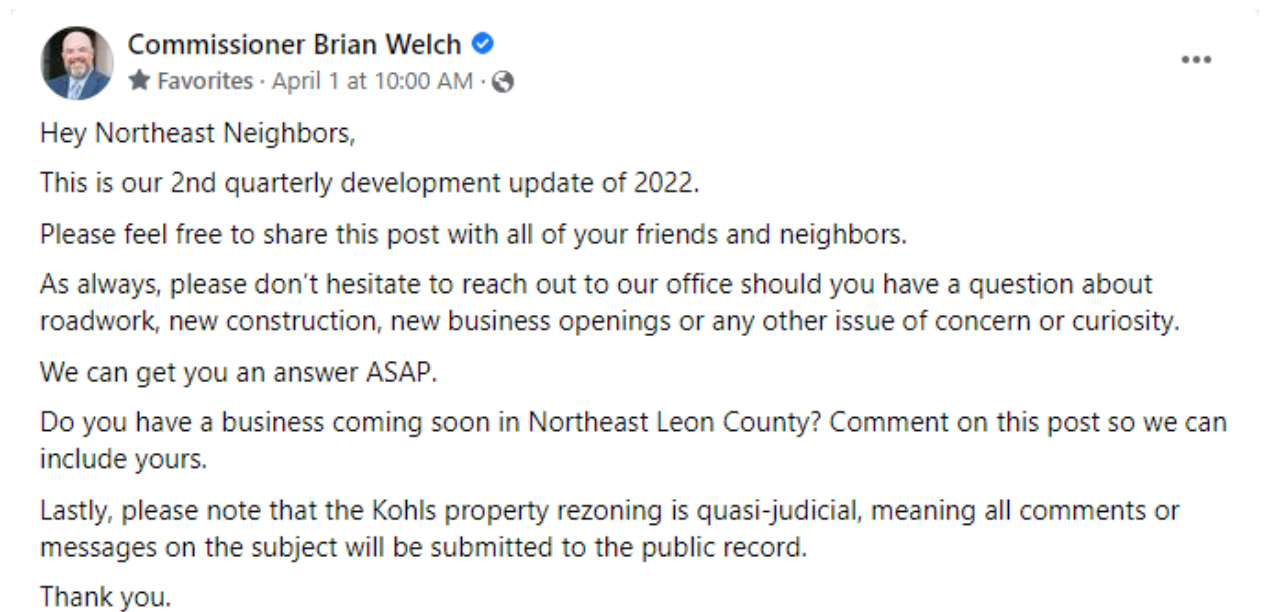
If you have any questions or need more information, please do not hesitate to contact the County Attorney's Office at your earliest convenience.

CHO/EPB/plp  
Encl.

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  
Beryl H. Wood, Board Secretary  
Mary Smach, Agenda Coordinator  
Commission Aides

Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments

Original Post by Commissioner Welch's Office:



A screenshot of a Facebook post from Commissioner Brian Welch. The post includes a profile picture, name, and verification checkmark. It contains several paragraphs of text regarding a development update in Northeast Leon County, including information about sharing the post, reaching out to the office with questions, and a note about the public record nature of comments.

**Commissioner Brian Welch** ✓  
★ Favorites · April 1 at 10:00 AM · 🌐

Hey Northeast Neighbors,

This is our 2nd quarterly development update of 2022.

Please feel free to share this post with all of your friends and neighbors.

As always, please don't hesitate to reach out to our office should you have a question about roadwork, new construction, new business openings or any other issue of concern or curiosity.

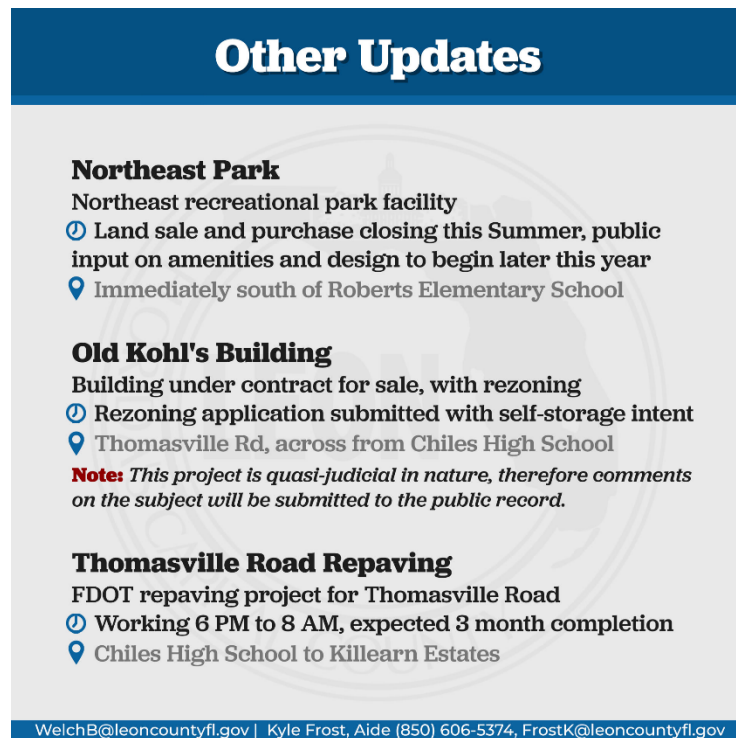
We can get you an answer ASAP.

Do you have a business coming soon in Northeast Leon County? Comment on this post so we can include yours.

Lastly, please note that the Kohls property rezoning is quasi-judicial, meaning all comments or messages on the subject will be submitted to the public record.

Thank you.

Slide containing information about Kohls:



A slide titled "Other Updates" with a blue header. It lists three items: Northeast Park, Old Kohl's Building, and Thomasville Road Repaving. Each item includes a brief description and a location pin icon. A note at the bottom of the slide states that the project is quasi-judicial and comments will be submitted to the public record.

## Other Updates

**Northeast Park**  
Northeast recreational park facility  
🕒 Land sale and purchase closing this Summer, public input on amenities and design to begin later this year  
📍 Immediately south of Roberts Elementary School

**Old Kohl's Building**  
Building under contract for sale, with rezoning  
🕒 Rezoning application submitted with self-storage intent  
📍 Thomasville Rd, across from Chiles High School  
**Note:** *This project is quasi-judicial in nature, therefore comments on the subject will be submitted to the public record.*

**Thomasville Road Repaving**  
FDOT repaving project for Thomasville Road  
🕒 Working 6 PM to 8 AM, expected 3 month completion  
📍 Chiles High School to Killlearn Estates

WelchB@leoncountyfl.gov | Kyle Frost, Aide (850) 606-5374, FrostK@leoncountyfl.gov

Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments

Facebook Comments:



Debra Henley

Thanks Brian. This is good to know info.  
Sure wish the county could find a better use for Kohl's. A recreational center with basketball courts, games, a community center. A much better quality of life use. Maybe even an after school program. It's a shame we can't be more creative with it. My 2 cents.

Like Reply 4d



Meredith Glass

Burger King is awful, the kohls I hope would be something retail or family oriented, not yet another storage facility.

Like Reply 4d



Keli Harwood

Ugh a big 'ol Kohl's building that could be used as soooo many amazing NEW things for Tally and it's going to be a self storage.....😞 yay...😞  
If only I was rich!  
I swore there was one not far from that Kohls building already

Like Reply 5d Edited



Lynn Viscontini

Keli Harwood there is, literally right next door 🙄

Like Reply 5d



Keli Harwood

Lynn Viscontini

Tally loves lots of the same!

Like Reply 5d



Brian Kontos

Lynn Viscontini storage sounds great there. Hopefully they do boat and RV storage as well.

Like Reply 18h

Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments



Angi Atwood  
Unbelievable!!!! Storage??? Ugh!!!!!!!!!!!!

Like Reply 5d



Carla McClellan  
More self storage? Come on ...

Like Reply 4d




Patty Johnson Wilson  
Why another storage facility? Dont.


Like Reply 4d





Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments


LIKE REPLY 4d

 Mike Mantei  
Please reject the rezoning for the Kohls building. This is a retail and residential area not a warehouse district. There are already multiple storage facilities within 2 miles. Already too much storage/warehouse in our retail/residential area.


Like Reply 4d Edited  9

 Angela Ciaccio Chunn  
I agree!


Like Reply 4d 

 Chetta Haverty  
agree


Like Reply 4d


 Shanna Rains  
Agreed!

Like Reply 4d

 Sherrie Sunshine  
Agree x10

Like Reply 4d

 Kevin M Miller  
Old Kohl's building = TopGolf

Like Reply 4d  4

Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments



Meridith Glass  
Rezoning to what?

Like Reply 4d



Author

Commissioner Brian Welch ✓

Meridith Glass The proposed rezoning is from BC-1 and BC-2 to BOR, "Bradfordville Office Residential". Better details on all the zoning districts can be found on

<https://www.talgov.com/place/pln-zn.aspx>.



TALGOV.COM  
The City of Tallahassee



Like Reply 4d



Commissioner Welch  
Ex Parte Communications  
RE: Kohls Building Rezoning  
Facebook Comments



Colleen Williams Erskine  
Commissioner Brian Welch thank you for the update! What exactly does "Bradfordville Office Residential" mean? Details as to what is covered under this designation are not available on the website.

Like Reply 4d



 Author  
Commissioner Brian Welch  
Colleen Williams Erskine Here is the full possible use.  
[https://www.talgov.com/.../place/zoning/bor\\_county.pdf](https://www.talgov.com/.../place/zoning/bor_county.pdf)

Like Reply 4d



Colleen Williams Erskine  
Commissioner Brian Welch thank you!

Like Reply 4d



Michael Millender  
Another storage facility? 🤔👤

Like Reply 5d

Most Relevant is selected, so some comments may have been filtered out



Deanna Wheatley  
I wish Kohls never left but please no storage

Like Reply 4d Edited