

Public Hearing Agenda Item #31

Ex Parte Communications

for the meeting of

July 8, 2025

PUBLIC HEARING

31. First and Only Public Hearing to Consider an Ordinance Amending the Official Zoning Map to Change the Zoning Classification for 1.10 Acres Located at 3320 N. Monroe Street from the Ligh Industrial (M-1) Zoning District to the General Commercial (C-2) Zoning District
(County Administration / Planning)

This update provides Ex Parte Communications that were received after publication of the agenda.

Ex Parte Communication Disclosures (3320 North Monroe Rezoning)

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#)
Subject: Fw: Document to Forward to Rick Minor
Date: Friday, June 6, 2025 9:27:25 PM
Attachments: [SKM_C360i25060512000.pdf](#)
[Outlook-2beod0x2.jpg](#)
[Outlook-fdmfawi1.jpg](#)
[Outlook-zsdew43x.jpg](#)

Good evening Jodi,

Thank you. We will ensure that this communication is made a part of the hearing record.

Best Regards,
Chas-

Get [Outlook for iOS](#)

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, June 6, 2025 8:23:32 PM
To: ANN BIDLINGMAIER bidlingmaier <annbid@embarqmail.com>
Cc: Rick Minor <MinorR@leoncountyfl.gov>; Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Re: Document to Forward to Rick Minor

Hi Ann -

Great to hear from you and thank you for sending this.

Because the attachment to this email relates to a quasi-judicial matter, I am cc'ing our County Attorney on here so that she can include it in the record.

With regard to the issue on Andrew Jackson Way, I am to send that to our County Administrator to ask Public Works to follow up. I will not include the attachment on that email, so that email will not contain any quasi-judicial material.

Thanks again and I'll let you know when I hear back from Public Works.

Have a great weekend!

Best,
Jodi



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: ANN BIDLINGMAIER bidlingmaier <annbid@embarqmail.com>

Sent: Friday, June 6, 2025 7:14 PM

To: Rick Minor <MinorR@leoncountyfl.gov>

Subject: Fw: Document to Forward to Rick Minor

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Hi, Jody. Also, I called in a work order to Public works before Covid about a curve in the road by 4518 Andrew Jackson Way, where the asphalt is caving into the ditch. No response. The, last weekend we saw tire tracks (but not car) going into the ditch, so I called Public Works again. They are usually good about responding. I will call again on Monday to see what's happening, and if I have to I will call upon your expertise! Ann

On Thu, 5 Jun, 2025 at 4:25 PM, Gail Daly <Gail.Daly@tcc.fl.edu> wrote:

To: gail daly

Gail Daly ND

Due to Florida's very broad public records law, most written communications to or from Tallahassee State College employees regarding College business are public records, available to the public and media upon request. Therefore, this email communication and your response may be subject to public disclosure.

**NOTICE OF PROPOSED REZONING
AND A CHANGE IN THE USE OF LAND**

The Tallahassee-Leon County Planning Department is processing a completed application, pursuant to F.S. 125.022(1) or 166.033(1), for a **REZONING** for the property(ies) identified on the reverse side of this notice. If this rezoning application is approved, it will change the uses and/or development densities/intensities and other development standards allowed on the subject parcel(s). This rezoning will **not** change the future land use map designation for the subject property(ies).

Project Name: 3320 North Monroe Street Rezoning (LRZ250018)

Property Tax ID#: 21-15-51-500-1530

Project Location: The subject property is located at 3220 North Monroe Street.

Project Area: 1.10± acres

Project Description: From: **Light Industrial (M-1):** Indoor manufacturing, warehousing, screened outdoor storage, auto repair, distribution facilities, dry cleaning plant, food processing, non-medical offices, community services, heavy infrastructure, wholesale activities

To: **General Commercial (C-2):** Medical and non-medical offices, laboratories and clinics, daycare, studio, retail commercial, restaurants and bars, offices, auto repair, personal services, recreation and community facilities

Agent: **Poole Engineering & Surveying, Inc. (850) 528-6394**

The Tallahassee-Leon County Planning Commission will hold a public hearing on this request on **June 3, 2025, at 6:00 P.M.** in the 2nd Floor Conference Room, 435 N. Macomb Street, or if necessary, an alternative location (please consult <https://www.talgov.com/place/pln-cms-agenda.aspx> for further details on the final location). The purpose of this hearing is for the Planning Commission to receive public input on the application and to render and forward a recommendation on the application to the City Commission or Board of County Commissioners as applicable. Speakers are requested to limit their presentations on the proposed rezoning to 3 minutes. For a City project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days from the date on which the decision is rendered, in accordance with the bylaws of the Planning Commission and the City of Tallahassee Land Development Code (for a decision on a City of Tallahassee Type C application for the establishment of a new public or private school, persons with standing may file a petition for quasi-judicial proceedings within 30 days from the date the decision is rendered). For a County project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days of the date of publication of notice of the Planning Commission Public Hearing on the application in the Tallahassee Democrat, in accordance with the bylaws of the Planning Commission and the Leon County Land Development Code. To be valid, a petition for formal proceedings must satisfy the requirements of the Planning Commission bylaws and must be timely filed. Copies of the bylaws are available from the Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301 at a reasonable cost. Further information regarding formal proceedings is available from the **Planning Commission Clerk**, Planning Department, at (850) 891-6400.

The Leon County Board of County Commissioners will tentatively hold a public hearing on this request on **July 8, 2025, at 6:00 P.M.** in the Leon County Courthouse Chambers, 5th floor, Leon County Courthouse. The County Commission will render a decision on the rezoning application at the **July 8, 2025**, meeting unless a subsequent time certain is set by the County Commission. These meetings are open to the public and public input will be accepted.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, that should you decide to appeal any decision made by the Planning Commission and Board of County Commissioners or take exception to any findings of fact with respect to any matter considered at the hearings referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

The Florida Land Use and Environmental Dispute Resolution Act provides an opportunity for an owner of property who believes that a development order is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a copy of any request filed under the Florida Land Use and Environmental Dispute Resolution Act by filing a written request for such copy with Planning Commission Clerk, Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, FL 32301.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours (excluding weekends and holidays) prior to the hearing. The phone number for the Planning Department is (850) 891-6400. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

If you have specific concerns that you may wish to have considered addressing factors that are unique to this area of the County, you may wish to submit written comments in response to this notice. These written comments will be presented to the Planning Commission and Board of County Commissioners.

The form below is for your convenience and may be returned to **Chris Ibarra** (christopher.ibarra@talgov.com). Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301. The fax number for the Planning Department is (850) 8916404. The Planning Department phone number is (850) 891-6400.

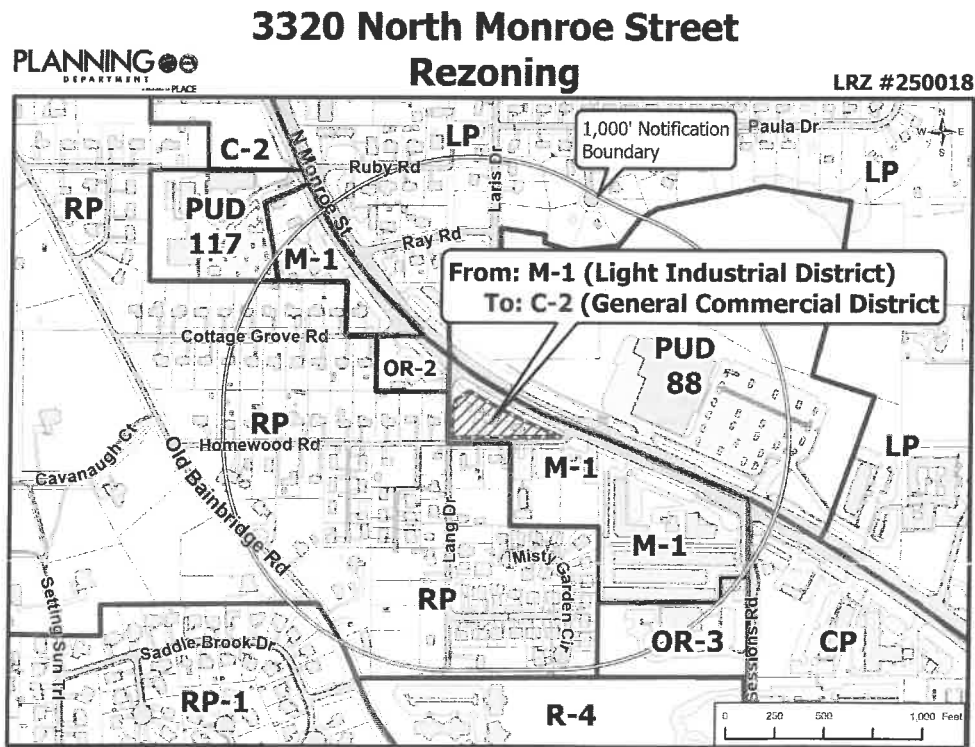
PLANNING DEPARTMENT

(LRZ250018)

I/We as owner(s) of Lot _____, Block _____ of the _____ (Subdivision)
or street address: _____ wish the following information to be
considered by the Planning Commission/Board of County Commissioners: _____

SIGNED: _____

General Location Map



From: [Chasity OSteen](#)
To: [Rick Minor](#); [Jodi Wilkof](#)
Cc: [Emily Bouza](#)
Subject: Re: Ex-Parte Disclosure Form (Parcel #2115515001530) North Monroe
Date: Wednesday, May 21, 2025 3:40:54 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Good afternoon Commissioner Minor,

Thank you! We will ensure that the communication is made a part of the record.

Best Regards,
Chas-

Get [Outlook for iOS](#)

From: Rick Minor <MinorR@leoncountyfl.gov>
Sent: Wednesday, May 21, 2025 12:36:01 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Emily Bouza <BouzaE@leoncountyfl.gov>
Subject: Ex-Parte Disclosure Form (Parcel #2115515001530) North Monroe

Hi Chasity,

Attached is an ex-parte form related to the quasi-judicial issue for Parcel #2115515001530 on North Monroe. Technically this isn't a direct communication, but out of an abundance of caution we thought it'd be best to submit this form.

Thanks and please let us know if you have any questions.

All the best,

Rick Minor

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 <osteenc@leoncountyfl.gov>
Sent: Tuesday, April 29, 2025 2:30 PM
To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>; Emily Bouza <BouzaE@leoncountyfl.gov>

Subject: FW: Follow-up on North Monroe Parcel

Good afternoon Jodi,

Thank you. We will ensure that the communication is disclosed.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, April 29, 2025 2:24 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Follow-up on North Monroe Parcel

Chasity -

Below is an email I sent to Anne Bidlingmaier, and cc'd Commissioner Minor on, regarding rezoning of Parcel Tax ID # 2115515001530, which is a quasi-judicial matter. Accordingly, I am forwarding this email and attachments for inclusion in the record.

Thank you,
Jodi



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: Jodi Wilkof
Sent: Tuesday, April 29, 2025 11:39 AM
To: ann bidlingmaier <annbid@embarqmail.com>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Follow-up on North Monroe Parcel

Hi Ann -

It was good to speak with you just now.

Below is the response we received from Artie and the charts are attached. Please let me know if you would like for me to ask staff to call you back if you have any additional questions.

The Planning Department received an application on April 7, 2025, to rezone the property (Parcel Tax ID # 2115515001530) from Light Industrial (M-1) to General Commercial (C-2). District charts outlining permitted uses and development standards for these two zoning districts are attached. Staff is currently evaluating the application for compliance with the code requirements for a rezoning. The rezoning is scheduled for a public hearing with the Planning Commission on June 3 and with the Board on July 8. The rezoning does not include a traffic analysis but site plans for any future development under either zoning district would be subject to a review of impacts to the transportation network (i.e., operational analyses and concurrency review).

Thank you,

Jodi





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.

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:

From: [Rick Minor](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Jodi Wilkof](#)
Subject: Ex-Parte Disclosure Form (Parcel #2115515001530) North Monroe - 6/4/25
Date: Wednesday, June 4, 2025 5:50:57 PM
Attachments: [Ex Parte Communications Disclosure Form \(Rick Minor, Parcel 2115515001530, 2025-06-04\).pdf](#)

Hi Chasity,

Attached is a new ex-parte form, dated 6/4/25, related to the quasi-judicial issue for Parcel #2115515001530 on North Monroe.

Thanks and please let us know if you have any questions.

All the best,

Rick Minor

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.

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 Rezoning)

Commissioner's Name:

Commissioner Rick Minor

Project Name / Issue:

Rezoning of Parcel Tax ID # 2115515001530 (3300 block of North Monroe, Tallahassee, FL)

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

Ms. Anne Bidlingmaier (community advocate) and Ms. Gail Daly (Leon County resident who lives near the parcel) on June 4, 2025

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.)

On June 4, 2025, Commissioner Rick Minor met with Ms. Anne Bidlingmaier and Ms. Gail Daly at the parcel to discuss the rezoning request. Both Ms. Bidlingmaier and Ms. Daly expressed their opposition to the zoning change due to their concerns about increased traffic. Ms. Daly also stated her opposition to the types of uses permitted by the Commercial zoning designation. Commissioner Minor told them that the Leon County Commission would likely discuss this matter at its July 8th meeting, and if so, the agenda item would be available on or around July 1st. He also said he would be willing to meet again once more information was made available.

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.)

On June 4th, Commissioner Minor met with Ms. Anne Bidlingmaier and Ms. Gail Daly at the 3300 block of North Monroe, Tallahassee, FL. Ms. Daley pointed out Homewood Road and Lang Drive when discussing her concerns about traffic capacity.

Attach written communication received:

Ms. Daly showed Commissioner Minor the written notice of the zoning change request that she received via U.S. mail.

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Emily Bouza](#); [Rick Minor](#)
Subject: FW: Blessisng in disguise
Date: Friday, May 16, 2025 9:18:40 AM
Attachments: [Outlook-udhiu2ie.jpg](#)
[Outlook-ibt0hiht.jpg](#)
[Outlook-hrc34db1.jpg](#)

Good morning, Jodi,

Thank you for forwarding the communication. We will ensure that it is included in the record of the proceeding.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, May 16, 2025 8:43 AM
To: ANN BIDLINGMAIER bidlingmaier <annbid@embarqmail.com>
Cc: Chasity OSteen <osteenc@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>
Subject: Re: Blessisng in disguise

Good morning, Ann -

Thank you for this. We're happy to meet with you and Chuck any time - either with Stan or before he comes back - or both. Just let us know what works best for you.

Also, because your email references the upcoming rezoning of Parcel Tax ID # 2115515001530, which is a quasi-judicial matter, I am cc'ing our County Attorney on here so that this correspondence can be included in the record.

Thank you,
Jodi



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: ANN BIDLINGMAIER bidlingmaier <annbid@embarkmail.com>

Sent: Thursday, May 15, 2025 10:31 PM

To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>

Subject: Blessisng in disguise

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Because our meeting was cancelled, I was able to meet with the Tallahassee Trust, and discuss some BS coming from the mayor about the Architectural Review Board. All is well there now. When you and Rick go to this little triangle zoned for commercial, call me. I am 8 minutes away. We have to park the cars and walk it to see what's going on. No one makes site visits anymore. Stan is leaving the week of Memorial Day to go to Minnesota to see about his 94-yr-old mom with Parkinson's. Maaybe we can set up a meeting with just Chuck and you and I. He has some stuff you would find interesting. It would be more fun to wait for Stan to come back, though. Ann

On Tue, 13 May, 2025 at 4:09 PM, Jodi Wilkof <WilkofJ@leoncountyfl.gov> wrote:

To: ann bidlingmaier

Hi Ann -

Just confirming our meeting at 4 on Thursday at 517 Truett Drive?

Thanks so much,
Jodi



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: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#)
Subject: FW: Ex parte Disclosure Form
Date: Tuesday, April 29, 2025 2:49:08 PM
Attachments: [Disclosure Form - 4 29 25.pdf](#)
[Outlook-bsjaieaa.jpg](#)
[Outlook-qdlqpn1i.jpg](#)
[Outlook-dsvwtvzf.jpg](#)

Hi Jodi,

Thank you for being so diligent. We will ensure that the form is disclosed in the record.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, April 29, 2025 2:38 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Ex parte Disclosure Form

Hi Chasity -

Attached please find an ex parte communication form for conversations I had with Ms. Bidlingmaier related to the upcoming rezoning of Parcel Tax ID # 2115515001530. Ms. Bidlingmaier and I had two phone conversations and Commissioner Minor was not a party to either one. However, he was cc'd on email communications related to the phone conversations (forwarded to you just now), so I have completed this form in an abundance of caution. Feel free to disregard if not needed or not appropriate.

Thank you,
Jodi





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.

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 Rick Minor

Project Name / Issue:

Parcel Tax ID # 2115515001530 - Rezoing

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

On April 28 and April 29, 2025, Ann Bidlingmaier and Jodi Wilkof, Commissioner Minor's Chief of Staff spoke about this matter - one phone call on each day.

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.)

On April 28, 2025, Ms. Bidlingmaier called Jodi Wilkof to relay her concerns about the potential rezoning, particularly as it relates to traffic, and she encouraged Jodi and Commissioner Minor to drive by the site to view it themselves. Jodi relayed Ms. Bidlingmaier's concerns to the County Administrator via email, and on April 29, Artie White responded via email to Ms. Bidlingmaier's concerns. Commissioner Minor was cc'd on all of these email exchanges and all have been submitted for the record. Jodi called Ms. Bidlingmaier on April 29, read Artie's email to her, and then said that she would forward that email to Ms. Bidlingmaier, which she did. That email has also been forwarded for inclusion in the record.

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:

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#)
Subject: RE: Ann Bidlingmaier - 850-567-0167
Date: Tuesday, April 29, 2025 2:30:48 PM
Attachments: [image001.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.png](#)

Thank you, Jodi,

We will ensure that this communication is included in the proceeding record.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, April 29, 2025 2:25 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Ann Bidlingmaier - 850-567-0167

Chasity -

Below is an email exchange between me and staff, which Commissioner Minor was cc'd on, regarding rezoning of Parcel Tax ID # 2115515001530, which is a quasi-judicial matter. Accordingly, I am forwarding this email exchange for inclusion in the record.

Thank you,
Jodi



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: Jodi Wilkof <WilkofJ@leoncountyfl.gov>

Sent: Tuesday, April 29, 2025 9:28 AM

To: Regina Glee <GleeR@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>

Cc: White, Artie <artie.white@tlcplace.org>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Pam Scott <ScottP@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>

Subject: Re: Ann Bidlingmaier - 850-567-0167

Thank you very much -



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: Regina Glee <GleeR@leoncountyfl.gov>

Sent: Tuesday, April 29, 2025 9:13 AM

To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>

Cc: White, Artie <artie.white@tlcplace.org>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Pam Scott <ScottP@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>

Subject: FW: Ann Bidlingmaier - 850-567-0167

Jodi,

On behalf of the County Administrator, Artie has provided a response to Ms. Bidlingmaier's concerns.

Thanks,
Regina



From: White, Artie <Artie.White@Tlcplace.org>
Sent: Monday, April 28, 2025 6:23 PM
To: Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>
Subject: RE: Ann Bidlingmaier - 850-567-0167

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Nawfal,

The Planning Department received an application on April 7, 2025, to rezone the property (Parcel Tax ID # 2115515001530) from Light Industrial (M-1) to General Commercial (C-2). District charts outlining permitted uses and development standards for these two zoning districts are attached. Staff is currently evaluating the application for compliance with the code requirements for a rezoning. The rezoning is scheduled for a public hearing with the Planning Commission on June 3 and with the Board on July 8. The rezoning does not include a traffic analysis but site plans for any future development under either zoning district would be subject to a review of impacts to the transportation network (i.e., operational analyses and concurrency review).

Kind regards,
Artie

Artie White, AICP, CNU-A | Director of PLACE

Artie.White@TLCPlace.org

Ph. 850.219.1060 | Fax 850.219.1098

Blueprint: www.blueprintia.org

Economic Vitality: www.oeforbusiness.org

Planning: www.talgov.com/planning

Description: PLACE-EM



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding

public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Regina Glee <GleeR@leoncountyfl.gov>
Sent: Monday, April 28, 2025 10:28 AM
To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Pam Scott <ScottP@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>
Subject: RE: Ann Bidlingmaier - 850-567-0167

Jodi,
On behalf of the County Administrator, Scott will look into Ms. Bidlingmaier's concerns.

Thanks,
Regina



From: Vince Long <LongV@leoncountyfl.gov>
Sent: Monday, April 28, 2025 10:08 AM
To: Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Regina Glee <GleeR@leoncountyfl.gov>
Subject: FW: Ann Bidlingmaier - 850-567-0167

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Monday, April 28, 2025 10:07:47 AM (UTC-05:00) Eastern Time (US & Canada)
To: Vince Long <LongV@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Ann Bidlingmaier - 850-567-0167

Good morning, Vince -

Ms. Bidlingmaier just called about a triangular piece of property on North Monroe - across from

Walmart, near the intersection of Homewood. She said that on that property now is a red barber shop and a motor repair shop that has burned down.

She said that there is a request to rezone that property from light manufacturing to commercial. She said that Barry Poole is the applicant.

Ms. Bidlingmaier is very concerned about this potential rezoning - particularly with regard to the potential traffic impact.

Does staff have any further information on this project?

Thank you,
Jodi





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: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#)
Subject: FW: Follow-up on North Monroe Parcel
Date: Tuesday, April 29, 2025 2:29:47 PM
Attachments: [m_1_county.pdf](#)
[c_2_county.pdf](#)
[Outlook-cdcbcy/k.jpg](#)
[Outlook-05mkouj3.jpg](#)
[Outlook-vbbc12ax.jpg](#)

Good afternoon Jodi,

Thank you. We will ensure that the communication is disclosed.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, April 29, 2025 2:24 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Follow-up on North Monroe Parcel

Chasity -

Below is an email I sent to Anne Bidlingmaier, and cc'd Commissioner Minor on, regarding rezoning of Parcel Tax ID # 2115515001530, which is a quasi-judicial matter. Accordingly, I am forwarding this email and attachments for inclusion in the record.

Thank you,
Jodi



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: Jodi Wilkof
Sent: Tuesday, April 29, 2025 11:39 AM
To: ann bidlingmeier <annbid@embargoemail.com>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Follow-up on North Monroe Parcel

Hi Ann -

It was good to speak with you just now.

Below is the response we received from Artie and the charts are attached. Please let me know if you would like for me to ask staff to call you back if you have any additional questions.

The Planning Department received an application on April 7, 2025, to rezone the property (Parcel Tax ID # 2115515001530) from Light Industrial (M-1) to General Commercial (C-2). District charts outlining permitted uses and development standards for these two zoning districts are attached. Staff is currently evaluating the application for compliance with the code requirements for a rezoning. The rezoning is scheduled for a public hearing with the Planning Commission on June 3 and with the Board on July 8. The rezoning does not include a traffic analysis but site plans for any future development under either zoning district would be subject to a review of impacts to the transportation network (i.e., operational analyses and concurrency review).

Thank you,

Jodi



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.

Section 10-6.652. M-1 Light Industrial District.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A lawfully established use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

DEVELOPMENT STANDARDS (continued on page 1 of 2)									
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories
7. Criteria for Outdoor Storage: Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.									
8. Street Vehicular Access Restrictions: Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP									
9. Fencing Requirement: All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posed which states, in at least four-inch tall letter, “Danger,” “Keep Out,” “No Trespassing,” or similar language to indicate that there may be hazardous conditions on the premises.									

- GENERAL NOTES:**
- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
 - 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
 - 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

Section 10-6.647. C-2 General Commercial district.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.	(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplicating services. (21) Rental and sales of dvds, video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair services, non-automotive.	(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.
FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2			

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for each district containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed a maximum of 250,000 square feet of non-residential gross building area per district for districts containing more than 20 acres to 30 acres. Individual buildings may not exceed 50,000 gross square feet. Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, , and RP.									

- GENERAL NOTES:**
- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Services Area non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Services Area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
 - 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
 - 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

From: [Chasity OSteen](#)
To: [Emily Bouza](#)
Cc: [Jodi Wilkof](#); [Rick Minor](#)
Subject: FW: Ex Parte Communication Form
Date: Monday, July 7, 2025 2:57:04 PM
Attachments: [7-7-25 Ex Parte Communications Disclosure Form \(fillable form\) \(8\).pdf](#)

Hi Emily,

The additional communication that I received from Jodi this afternoon is attached. Thank you!

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Monday, July 7, 2025 1:15 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Ex Parte Communication Form

Hi Chasity -


Attached please find an ex parte communication form for a conversation I had with Ms. Bidlingmaier this morning related to the upcoming rezoning of Parcel Tax ID # 2115515001530.

Would you please include this in the record?

Thank you,
Jodi



Office of
Leon County Commissioner Rick Minor
JODI WILKOF, CHIEF OF STAFF
Office: (850) 606-5373 | Cell: (850) 491-0192

Follow Commissioner Minor here 

Subscribe to the newsletter here

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.

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 Rick Minor

Project Name / Issue:

Parcel Tax ID # 2115515001530 - Rezoning

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

Phone call between Jodi Wilkof (Commissioner Minor's Chief of Staff) and Ann Bidlingmaier on July 7, 2025.

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.)

Per Commissioner Minor's request, Jodi Wilkof phoned Ms. Bidlingmaier to let her know that this matter is on the July 8th agenda. Ms. Bidlingmaier asked about the approximate time that the matter would be heard and was appreciative of the call.

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:

From: [Jodi Wilkof](#)
To: aehills0826@aol.com
Cc: [Ross Hayes](#); [Rick Minor](#); [Chasity OSteen](#); [Emily Bouza](#)
Subject: Re: Today's Commission Meeting: Homewood Road
Date: Tuesday, July 8, 2025 11:47:28 AM

Good morning, Ms. Hills -

Thank you very much for taking the time to share these concerns with Commissioner Minor.


As this matter is quasi-judicial in nature, I am cc'ing our County Attorney on here so that your remarks can be included in the record on this issue.

Again - we appreciate you sharing your concerns with us and please don't hesitate to reach out any time our office can be of assistance in the future.

Best,
Jodi Wilkof



Office of
Leon County Commissioner Rick Minor
JODI WILKOF, CHIEF OF STAFF
Office: (850) 606-5373 | Cell: (850) 491-0192

Follow Commissioner Minor here 

Subscribe to the newsletter here

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: aehills0826@aol.com <aehills0826@aol.com>
Sent: Tuesday, July 8, 2025 11:40 AM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Ross Hayes <rosswhayes@aol.com>
Subject: Today's Commission Meeting: Homewood Road

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Good morning, Commissioner Minor,

I am reaching out on behalf of the community living on and around Cottage Grove Estates. My husband and I have been homeowners of 1814 Homewood Road since

2005. As you know, the 1.1 acre parcel of land that sits on the corners of Lang Drive and Homewood Road, and faces North Monroe, is for sale. This evening, there will be a discussion on potentially re-zoning this land from Light Industrial to Commercial use. We believe this rezoning will negatively impact our neighborhood.

I hope you have had the opportunity to visit our area and observe the traffic situation. As you will have noticed, Homewood Road is already a high traffic road. Drivers use our street to cut over from Old Bainbridge to Monroe, and vice versus. As a runner, there are certain times of the day that high traffic prevents me from enjoying our street. On Sundays, there is extremely high traffic around the time City Church services are set to begin. I firmly believe that the rezoning of the 1.1 acre parcel will increase an already dangerous high traffic situation. There are children that need to be able to safely walk to the school bus stop across the street from our house, and many of us that value the relative peace that our neighborhoods currently offers.

In closing, I would like to thank you for your time. I hope that you will vote against the rezoning and continue to fight for the constituents in District 3.

Thank you,
Aimee Hills
1814 Homewood Road