

**Additional Information
for Agenda Item #24
for the meeting of
March 10, 2026**

PUBLIC HEARING

24. Public Hearing to Consider a Request for a Twelfth Amendment to the Southwood Development of Regional Impact Integrated Development Order
(County Administration / Development Support & Environmental Management)





Leon County Government

INTEROFFICE MEMO

DATE: March 10, 2026

TO: Honorable Chairman and Members of the Board

FROM: Vincent S. Long, County Administrator 
Chasity H. O'Steen, County Attorney 

SUBJECT: March 10, 2026 Board Meeting
Additional Information for Agenda Item #24

This memorandum provides additional information regarding Agenda Item #24, "Public Hearing to Consider a Request for a Twelfth Amendment to the Southwood Development of Regional Impact Integrated Development Order," scheduled for the March 10, 2026, Board of County Commissioners Meeting.

Since the publication of the agenda, Leon County has received formal notification from The St. Joe Company regarding the tolling and extension of deadlines associated with the Southwood Development of Regional Impact Development Order (DRI DO). On Friday, March 6, 2026, The St. Joe Company submitted a Notice of Extension to Leon County and the City of Tallahassee pursuant to Executive Order 24-94, issued by the Governor in response to the May 10, 2024 North Florida tornado outbreak.

Pursuant to Section 252.363(1)(a)5, Florida Statutes, the declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise rights under a permit or other authorization for the duration of the emergency declaration. In addition, the statute provides for a 24-month extension beyond the tolled period. The tolled period refers to the suspension of the time remaining to exercise development rights during the active emergency declaration.

In its notice, The St. Joe Company indicates that the buildout date established under the Southwood DRI DO is September 28, 2040, with applicable development deadlines extended through the statutory tolling period and the additional 24-month extension authorized under Section 252.363. Accordingly, the December 2025 deadlines associated with the Development Order are extended by at least 24 months (i.e., new deadline December 2027), with the potential for additional time corresponding to the duration of the emergency declaration tolling period. The notice also applies to the commencement and completion deadlines for the Internal Roadway Improvements identified in Exhibit G of the Development Order. The emergency declaration related to the May 10 tornado outbreak currently remains in effect through April 20, 2026, and may be extended by the Governor.

Based on the Notice of Extension submitted by The St. Joe Company and the provisions of Section 252.363, Florida Statutes, staff has determined that the Southwood DRI Development Order is not out of compliance. Accordingly, the previously identified concern regarding a potential gap in the evidentiary record has been resolved, and the item does not require remand to the Planning Commission for additional review.

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INTEROFFICE MEMO

Therefore, staff recommends that the Board proceed with Option #2 of the Southwood agenda item, which is to conduct a public hearing and approve the Twelfth Amendment to the Southwood DRI Development Order.

Options:

1. Conduct a public hearing and remand the application for the proposed Twelfth Amendment to the Southwood Development of Regional Impact Integrated Development Order back to the Tallahassee-Leon County Planning Commission.
2. Conduct a public hearing and approve the Twelfth Amendment to the Southwood Development Order.
3. Conduct a public hearing and deny the application for the proposed Twelfth Amendment to the Southwood Development of Regional Impact Integrated Development Order.
4. Board direction.

Recommendation:

Option #2

Encl: March 6, 2026 letter from The St. Joe Company

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March 6, 2026

VIA EMAIL: John.Reddick@talgov.com
brockmeiers@leoncountyfl.gov

Mr. John Reddick
Director, City of Tallahassee Growth
Management Department
Renaissance Center, Third Floor
435 North Macomb Street
Tallahassee, Florida 32301

and

Mr. Scott Brockmeier
Director, Leon County Development Services
and Environmental Management
Renaissance Center, Second Floor
435 North Macomb Street
Tallahassee, Florida 32301

**Re: Notice of Extension of the Southwood Development of Regional Impact
Development Order Pursuant to Section 252.363, Florida Statutes**

Dear Messrs. Reddick and Brockmeier,

The St. Joe Company (“**St. Joe**”) submits this notification to the City of Tallahassee (the “**City**”) and Leon County (the “**County**”) to toll and extend the buildout date of the Southwood Development of Regional Impact Development Order (“**DRI DO**”). By statute, the extension of the buildout date under the DRI DO also extends the commencement and completion dates for all required mitigation therein, including the dates for construction of certain Internal Road Improvements as set forth in Exhibit G thereto.

On May 10, 2024, Governor DeSantis issued Executive Order No. 24-94, which declared a state of emergency throughout North Florida, including in Leon County, due to an intense thunderstorm that brought severe weather and caused significant damage to critical state infrastructure (the “**North Florida Tornadoes EO**”). The North Florida Tornadoes EO was subsequently extended by Executive Orders 24-148, 24-193, 24-239, 24-288, 25-50, 25-94, 25-139, 25-179, 25-211, 25-256, and most recently 26-34. The North Florida Tornadoes EO is currently set to expire on April 21, 2026, unless further extended.

Mr. John Reddick
Mr. Scott Brockmeier
March 6, 2026
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Pursuant to Section 252.363(1)(a)5., Florida Statutes, the North Florida Tornadoes EO expressly tolls the buildout date for the DRI DO through expiration of the North Florida Tornadoes EO and extends the buildout date for an additional 24 months from September 28, 2038 to September 28, 2040. As a phased construction project, the commencement and completion dates for any required mitigation, including the construction of Internal Road Improvements set forth in Exhibit G, are also extended. § 252.363(1)(c), Fla. Stat. Once the permit holder submits its notice of intent to exercise the tolling and extension under section 252.363(1)(b), the extension occurs as a matter of law. *See* Fla. AGO 2012-13 (April 25, 2012).

Therefore, by way of this letter, St. Joe provides notice to the City and the County that the buildout date under the DRI DO, as well as the commencement and completion dates for construction of Internal Roadway Improvements set forth in Exhibit G thereto, are tolled as of May 10, 2024 through the expiration of the North Florida Tornadoes EO, and extended for an additional 24 months thereafter.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Bridget Precise