

**City Commission Meeting Summary
September 8, 2004**

The City Commission met in regular session and took the following action:

Thanked the citizens and City employees for their tremendous response to Hurricane Francis

Item 1 – Presented a proclamation proclaiming the week of September 12-18, 2004 to be International Housekeepers Week in the City of Tallahassee

Item 2 – Presented a proclamation to Mr. Bob Inzer, Leon County Clerk of the Circuit Court, recognizing and congratulating him for receiving the Florida Government Finance Officers Association Lifetime Achievement Award

Item 3 – Accepted the presentation of a check, in the amount of \$100,000, to the City of Tallahassee through the Friends of Our Parks, from the Rotary Clubs Centennial Project, to help the City move forward on the development of a playground at Tom Brown Park which would be accessible to physically challenged children, presented by Mr. Vern Williams, representing the Rotary Clubs of Tallahassee

Item 3.1 – Presented a proclamation recognizing and congratulating the 2004 Distinguished Leadership Awards Finalists to Dr. E. Ray Solomon, in recognition of being the 2004 Lifetime Leader of the year, and to Mr. Parwez Alam, Ms. Karen Cooley, Ms. Carmen Cummings, Ms. Anita Davis, Ms. Ann Davis, Mr. Timothy D. Edmond, Mr. Lane Green, Mr. Jim Hunt, Dr. Bill Law, Ms. Henree Martin, Mr. John Medina, Dr Jerry Osteryoung, Ms. Kelly Otte and Ms. Paula Smith; to be presented on September 30, 2004 at the University Center Club

Agenda Items 5 and 7-14 – Voted 5-0 to approve the staff's recommendations as presented in Consent Agenda Items 5 and 7-14, taking the following actions:

Item 4 – PULLED FROM CONSENT a staff recommendation to award a five-year contract, with one five-year extension option, to Republic Parking System for the management and operation of parking services at the Airport (brought forward by Aviation/Business Services) – SEE BELOW

Item 5 - Approved the award of a construction contract for the Tallahassee Regional Airport General Aviation Central Apron Project to Mitchell Brothers, Inc., of Tallahassee, Florida, low bidder meeting specifications, in the amount of \$1,557,190.63 (*Option 1 recommended by Aviation/Airport Capital Program Administration*)

Item 6 – PULLED FROM CONSENT a recommendation to approve supplemental appropriations to the operating expense accounts in the Electric Fund for fuel and power purchases (brought forward by Energy Services) – SEE BELOW

Item 7 – Approved the award of a contract to furnish and install fixed hurricane shutters Fire Stations 6, 7, 8 and 9 to The Select Security Company, of Cleveland, Ohio, low bidder meeting specifications, in the amount of \$58,661.39 (*Option 1 recommended by*

Facilities Management)

Item 8 – Approved the evaluation committee’s ranking of responses to the RFP to design/build a replacement inflatable dome for the Myers Park "Wade-Wehunt" Pool and authorized staff to engage the services of Yeadon’s Fabric Domes, Inc., of St. Paul, Minnesota, sole respondent meeting specifications, in an amount not to exceed \$175,000 (*Option 1 recommended by Facilities Management*)

Item 9 – Approved the purchase of seven (7) pieces of construction equipment from the following low bidders meeting specifications, for a total amount of \$621,580 (*Option 1 recommended by Fleet Management*):

- From Flint Equipment Company, of Tallahassee, Florida -- Three (3) replacement vehicles, in the amount of \$285,670 (two 4WD Wheel Loader for Water Utilities, and one 4WD Wheel Loader for Public Works Street Construction)
- From Ring Power Corporation, of Tallahassee, Florida -- Three (3) replacement vehicles, in the amount of \$309,035, (one 4WD Wheel Loader with Shoulder Maintainer for Public Works Street Maintenance, one Track Mounted Hydraulic Excavator for Water Utilities, and one (1) Trailer Mounted Air Compressor for Electric Operations, Hopkins Plant)
- From Tallahassee New Holland, Inc., of Tallahassee, Florida -- One (1) replacement vehicle, in the amount of \$26,875, (one Terramite #T9 Tractor-Backhoe-Loader for Gas Operations)

Item 10 – Approved the award of a three-year contract for the purchase of fall and spring annuals (Parks and Recreation landscape plants for Citywide locations) from ROMLO Greenhouse, of Morgan, Georgia, in an estimated amount of \$75,000 over the life of the contract (*Option 1 recommended by Procurement Services*)

Item 11 – Approved the submittal of a Florida Recreation Development Assistance Program (FRDAP) Grant application for \$200,000 for the development of an "Inclusive Playground" in Tom Brown Park in partnership with the area Rotary Clubs as a project for their Centennial Celebration in February 2005; approved the initial purchase of playground equipment from Landscape Structures, Inc., under a U.S. Cities Contract #040377, in the amount of \$219,654 contingent upon approval of the FY-05 Major/Minor Improvement Project (*Option 1 recommended by the Parks and Recreation Department*)

Item 12 – Approved a supplemental appropriation in the amount of \$4,000,000 to the Blair Stone Road Northern Extension, Project No. 90412, from the undesignated balance in the 1989 Sales Tax Construction fund; approved Change Order No. 7, in the amount of \$909,167.82, to the Northeast Area Roadway/Drainage Improvements Project Contract with M of Tallahassee, Inc., to address quantity modifications and scope changes, for a total project cost of \$11,752,603; approved the installation of Sprint underground ducts and reimbursement by Sprint for these related construction and material costs, estimated between \$350,000 and \$360,000 (*Option 1 recommended by Public Works/Engineering*)

Item 13 – Approved deductive Change Order No. 3, in the deductive amount of (\$60,719), to the FEMA Pond Restoration Project (Pond Set 3) contract with Jimmy Crowder Excavating and Land Clearing, Inc., for final pay item quantity adjustments, for a revised contract amount of \$843,595 (*recommended by Public Works/Engineering*)

Item 14 – Approved the award of a three (3) year contract for the period of October 1, 2004 through September 30, 2007, to each of the following nine service providers responding to the RFP for Risk Management Investigative Services, and authorized staff to begin contract negotiations; authorized staff to extend the term of the contracts for up to two (2) additional one-year periods if service is deemed acceptable (*Option 1 recommended by the City Treasurer-Clerk, Risk Management*):

- American Investigation Management
- Business Decisions Information
- Capital Research Bureau
- Case by Case Investigations, Inc.
- Complete Claims Services, Inc.
- Merrill Group
- State Information Bureau
- Statewide Security Group
- York SCI

Item 4 (pulled from Consent) – Voted 5-0 to not approve the bid award to Republic Parking Systems for the management and operation of parking services at the Tallahassee Regional Airport, and direct the staff to re-issue another bid and have the re-bid vendors make a presentation on their proposed services (*Option 2 as amended presented by Aviation/Business Services*)

Item 6 (pulled from Consent) – Voted 5-0 to approve supplemental appropriations to the operating expense accounts in the Electric Fund for fuel and power purchases, in the amount of \$12 million, enabling the City to meet projected energy and fuel cost budgetary requirements for the supply of electric power to retail and wholesale customers for the remainder of the current fiscal year – with the Electric Department’s \$12 million increase to also be reflected in the Energy Services Department’s Internal Fund (*Option 1 recommended by Energy Services*)

Items 15-24 – By consensus, introduced Ordinances Nos. 04-Z-68, 04-Z-69, 04-O-72, 04-O-73, 04-Z-75, 04-O-76, 04-Z-77, 04-O-79, 04-Z-84 and 04-O-85, and set the ordinances for public hearings as presented:

Item 15 - Introduced the Killlearn United Methodist Church Rezoning Ordinance No. 04-Z-68, which would rezone 9.11 acres located on the northeast side of Shamrock South directly across from Killarney Way from RP-1 (Residential Preservation 1) District to PUD (Planned Unit Development) District (RZ-433), and adopt an accompanying concept plan (applicant: Killlearn United Methodist Church); set the ordinance for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 16 – Introduced the Cottages of Miccosukee Hills Rezoning Ordinance No. 04-Z-69, which would rezone 26.5 acres located on the south side of Miccosukee Road approximately 2,000 feet east of Capital Circle Northeast from R-3 (Single and Two-Family Residential) to PUD District and adopt an accompanying concept plan (applicant: Cottages of Miccosukee; Bob Olive & Wilton Miller; Miccosukee Hills Apartment General Partnership); set the ordinance for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 17 – Introduced Legion Street Abandonment Ordinance No. 04-O-72, which would provide for the abandonment of the southerly most portion of Legion Street, located on the east side of Monroe Street approximately 325 feet south of Lake Ella Drive (owners: G. S. Chandler, Jr. and B.M. Chandler; applicant: City of Tallahassee); set the ordinance for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 18 - Introduced Pension Amendment Ordinance No. 04-O-73, which would clarify through "housekeeping" and compliance amendments provisions of the General Employees, Police Officers and Firefighters' Pension Plans, relating to Chapters 175/185 requirements and the new ALS supplement for Firefighters approved by the Commission in April 2004, as part of the EMS agreement; set the ordinance for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 19 – Introduced Adams Street/Paul Byrd Road Rezoning Ordinance No. 04-Z-75, which would rezone 0.6 acres located on the west side of South Adams Street between Bloxham Street and Blount Street from CCPD-OG (Capital City Planning District Office Governmental) District to DI (Downtown Institutional) District (applicant: Jennifer Byrd); set ordinance for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 20 – Introduced Ordinance No. 04-O-76, which would adopt approved Cycle 2004-2 Amendments as part of the Comprehensive Plan; and set the ordinance for public hearing at a joint meeting of the City Commission and the Board of Leon County Commissioners on September 21, 2004, at 6:00 p.m., in the County Commission Chamber (*Option 1 recommended by the City Attorney*).

Item 21 – Introduced City Commission Rezoning Ordinance No. 04-Z-77, which would rezone 6.65 acres located on the west side of Thomasville road south of Ox Bottom Road from RP (a County Residential Preservation district) to RP-1 (a City Residential Preservation district), based on the findings of the Planning Commission (RZ-439) (applicant: City Commission on behalf of A. B. and David B. Wingate, the property owners), set for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 22 – Introduced City Commission Rezoning Ordinance No. 04-Z-79, which would rezone 4 acres located on the south side of Levy Street west of Hillsborough Street from Residential Preservation 1 to Central Urban, implementing Comprehensive Plan Map Amendment 1996-1-M-006 (RZ-441) (applicant: City of Tallahassee; owners: Canopy Oaks Properties LLC, Jacksonville, FL and Roy and Wayne Grissett, Tallahassee, FL), set for public hearing on September 22, 2004 (*Option 1 recommended by Planning*)

Item 23 – Introduced City Commission Rezoning Ordinance No. 04-Z-84, which would rezone 39.5 acres located south of the intersection of Mahan Drive and Interstate 10 bounded on the west by Walden Road from RP (a County Residential Preservation district) to RP-1 a City Residential Preservation district) (RZ-444) (applicant: City Commission on behalf of the owner, James M.

Alford); and set the ordinance for public hearings on September 22 and October 27, 2004 (*Option 1 recommended by Planning*)

Item 24 – Introduced City Commission annexation Ordinance No. 04-O-85, which would provide for the voluntary annexation of 4.7 acres located at the northeast corner of Ross and Shelfer Roads (Tax ID#4124200010000), currently undeveloped with plans for construction of multi-family housing units on the property, owned by Howard L. Rice, Jr.; and set the ordinance for public hearing on September 22, 2004 (*Option 1 recommended by the Department of Management & Administration [DMA]*)

Item 25 – *Concurred to not introduce Ordinance No. 04-O-89, which had been proposed to impose a surcharge of \$5.00 on parking fines for the purpose of funding school crossing guard programs; and set the ordinance for public hearing on September 22, 2004 (Option 1 recommended by the City Attorney)*

Item 25.1 – Voted 5-0 to approve a replat of the Kleman Plaza Subdivision, adjusting existing lot lines to match existing buildings on 5.18 acres, subdivided into six (6) lots, bounded on the north by College Avenue, on the south by Pensacola Street, on the east by Duval Street and on the west by Bronough Street, planned by the City as commercial development (*recommended by Public Works/Engineering*)

Item 26 – Voted 5-0 to approve a negotiated conceptual agreement to purchase +/- 450 acres from Powerhouse, Inc., in the amount of \$9,852,000 -- providing opportunities for public uses of the property, providing for the relocation of the proposed substation in the Welaunee "heel" property, and an opportunity for the City to locate portions of the Eastern Transmission Line on the Welaunee property, including opportunities for additional transmission lines as specified in the agreement; and continue evaluation of the location of the Eastern Transmission Line subject to the completion of the land transaction (*Option 1 recommended by the City Manager & City Attorney*)

Item 27 – Voted 5-0 to authorize implementation of the Heath Care rate schedule and plan design changes for the 2005 plan year, as recommended by the Benefits Committee (*Option 1 recommended by Human Resources*)

Item 28 – Voted 4-0 (Commissioner Katz abstained) to approve an agreement with Booth Properties to establish a new TalTran bus route supplement/service development agreement in the High Road/Ocala Road corridor (Route 50), providing transit service connections between a number of student housing complexes in the area to Florida State University, Florida A & M University, and Tallahassee Community College for a seven-month period (October 1, 2004 through April 29, 2005), for total revenues of \$64,048, and authorize the City Manager to finalize/execute the Agreement (*Option 1 recommended by TalTran*)

Item 29 – *DELETED FROM THE AGENDA a discussion of the Tallahassee Community College (TCC) Fare Free Route Supplement Agreement -- moved to September 22, 2004*

Item 30 – Voted 5-0 to approve a negotiated agreement with the Center for Urban Transportation Research (CUTR) at the University of South Florida to conduct the TalTran Renaissance Study, a two-part study consisting of TalTran's 2005 Transit Development Plan (TDP), at a cost of \$88,200, and TalTran's 2005 Comprehensive Operations Analysis (COA), at a cost of \$84,000, with Federal Transit Grant funding, contingent on continual updates (*Option 1 recommended by TalTran, as amended*)

Item 31 – Voted 5-0 to approve an agreement to sell 2.25 acres of City property at 600 West Gaines Street, located at the northwest corner of

Gaines Street and Railroad Avenue, to Mr. Robert Finvarb for the sale price of \$1,575,000, subject to due diligence items and final approval by the City Attorney and City Manager -- for redevelopment as a planned mixed-use development that would include a Marriott Residence Inn (*Option 1 recommended by Economic Development*).

Item 32 – Held the first of two required public hearings on the Proposed FY 2005 City of Tallahassee Budget and introduced Appropriations Ordinance No. 04-O-70, taking the following actions (*presented by DMA/Office of Budget & Policy*)

1. City Attorney English read into the record, "*The proposed millage rate for Fiscal Year 2005 is 3.7000 for the City of Tallahassee and 1.000 for the Downtown Improvement Authority. The proposed aggregate millage rate represents a 6.04% increase above the rolled-back rate. This increase will be used to support general government services such as public safety.*" Attachment 1 to the Agenda Item was Resolution No. 04-R-24, provided to state the percentage that the tentative millage rate exceeds the rolled-back rate.
2. The Commission allowed public input on the City of Tallahassee's tentative millage, and
3. allowed public input on the City of Tallahassee's tentative budget.

The following persons appeared before the Commission relative to this item:

- Ms. Veronica Jackson, 928 Poser Court, representing the Countryside Homeowners Association (did not appear, but indicated for the record her opposition to any millage rate increase)
 - Ms. Dianna Cameron, 2820 Shamrock North, representing the Tallahassee United Football Club (urged funding for the Meadows Soccer Complex in the proposed budget)
 - Ms. Alexia Jones, 1637 Stuckey Avenue, Vice President of the Providence Neighborhood Association, representing the Providence Neighborhood Center Task Force (urged funding for the Providence Neighborhood Recreation Center in the proposed budget)
 - Mr. David O'Hagan, 5664 Santa Anita Drive, Director of the 2004 Southeast Invitational Soccer Tournament, representing the Tallahassee United Football Club (urged funding for the Meadows Soccer Complex in the proposed budget)
 - Dr. Erwin Jackson, P. O. Box 4008 (opponent of any millage rate increase)
4. The Commission allowed public input on the Downtown Improvement Authority's tentative millage, and
 5. allowed public input on the Downtown Improvement Authority's tentative budget.
 - There were no speakers on the Downtown Improvement Authority's tentative millage or tentative budget.
 6. The Commission voted 5-0 to approve adjustments to the City of Tallahassee's proposed budget as recommended.
 - Voted 5-0 to move up the Providence Community Center funding from 2008-2009 to the 2005-2006 fiscal year

- Proposed a re-examination of the City's Fee Policies to potentially remove the restrictions to allow the fees to be increased on a case-by-case basis
 - Discussed moving funding for the Meadows Soccer Field Complex Project back to fiscal year 2005
 - Voted 5-0 to put the elimination of one Maintenance Worker II position back into the proposed budget
7. The Commission voted 5-0 to approve the City of Tallahassee's tentative millage rate of 3.7000 mills, Resolution No. 04-R-24. City Attorney English announced: *"The final aggregate millage rate exceeds the rolled-back rate by 6.04%. This increase will be used to support general government services such as public safety"*.
 8. The Commission voted 5-0 to approve the City of Tallahassee's tentative budget, as amended.
 9. The Commission voted 5-0 to approve the Downtown Improvement Authority's tentative millage rate of 1.000 mill, Resolution No. 04-R-24.
 10. The Commission voted 5-0 to approve the Downtown Improvement Authority's tentative budget.
 11. Introduced Appropriations Ordinance No. 04-O-70AA, reflecting all changes to the proposed budget approved by the Commission through September 8, 2004, set for public hearing and adoption on September 22, 2004

Unagendaed:

Ms. Helen Middlebrooks, 618 Live Oak Plantation Road, appeared before the Commission and requested that stop signs be installed at Timberlane School Road and Live Oak Plantation Road, and at the east end of Middlebrook Circle and Live Oak Plantation Road.

Mr. Curt Craig, P. O. Box 11358, representing veterans organizations supporting the Tallahassee Veterans Day Parade, appeared before the Commission and requested that the City sponsor the Veterans Day Parade, waive insurance requirements, and recommend a donor that would sponsor the parade. He also thanked the Commission for supporting the troops overseas.

Mr. Craig also introduced Specialist Joshua Alan Ellis, a member of Alpha Company, 3rd Battalion, 124th Infantry of the Florida National Guard, representing veterans of the Tallahassee area, who urged City support of the Veterans Day Parade.

Mayor Marks directed his senior aide, Ms. Dinah Hart, to meet with Mr. Craig to determine how the City could assist with the parade.

CTC:RM:ecg:02-17-05

**City Commission Meeting Summary
September 21, 2004**

The City Commission met in special joint session with the Leon County Board of Commissioners (County Commission) and took the following action:

Held a Joint City-County Commission Public Hearing on the proposed adoption of Cycle 2004-2 Comprehensive Plan Amendments

Voted 5-0 to adopt City Ordinance No. 04-O-76, providing for the adoption of the approved Cycle 2004-2 Amendments as part of the Comprehensive Plan (*The County Commission voted 6-0 (County Commissioner Maloy absent) to adopt Leon County Ordinances 04-21 and 04-22, providing for the adoption of the approved Cycle 2004-2 Amendments as part of the Comprehensive Plan*)

By these votes, the following approved amendments were adopted into the Comprehensive Plan:

PROPOSED CYCLE 2004-2 COMPREHENSIVE PLAN AMENDMENTS			
<i>Amendment #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>City/County Action</i>
2004-2-M-001	<i>Amendment Withdrawn prior to Staff Review</i>		
2004-2-M-002	FUTURE LAND USE MAP (Fronting on the north side of East Park Avenue between Belmont Road and Ferndale Drive)	From: Residential Preservation To: Neighborhood Boundary 9.32 Ac.	DENIED
2004-2-M-003	FUTURE LAND USE MAP (fronting on the south side of Old St. Augustine Road, east and south of of Calle de Santos Road, near W. W. Kelley Road)	From: Urban Fringe To: Mixed Use A 97.0 Ac. Also, includes entire property within the Urban Service Area (USA) by extending the USA boundary line	DENIED <i>WITHDRAWN BY APPLICANT</i>
2004-2-M-004	FUTURE LAND USE MAP (fronting on the south side of Interstate 10, west of Old Bainbridge Road and north of Portland Avenue)	From: Residential Preservation To: Mixed Use A 9.72 Ac.	APPROVED
2004-2-M-005	FUTURE LAND USE MAP (along the Wakulla County line, south of Natural Bridge Road and southeast of	From: Rural To: Urban Fringe	DENIED

	Gerrell Road, and southwest of the intersection of Old Plank Road and Natural Bridge Road)	1,622.00 Ac.	<i>WITHDRAWN BY APPLICANT</i>
2004-2-M-006	FUTURE LAND USE MAP (49 parcels fronting on both sides of West Call Street, on the north side of the bike trail, south of West Tennessee Street and west of Stadium Drive/Murphree Street)	From: Mixed Use C To: University Transition 54.75 Ac.	APPROVED
2004-2-M-007	FUTURE LAND USE MAP (Two parcels located at 825 and 835 West Tharpe Street, on the south side of West Tharpe Street, east of Old Bainbridge Road)	From: Residential Preservation To: Mixed Use A 2.11 Ac.	APPROVED
2004-2-M-008	FUTURE LAND USE MAP (south side of Tower Road, west of Cypress Circle)	From: Rural To: Mixed Use A 79.15 Ac. Also, includes property in the USA by extending the USA boundary line	APPROVED
2004-2-T-009	CONSERVATION ELEMENT (City only) Policy 2.1.7	Changes the deadline date from 2004 to 2005, extending the deadline for adoption of policies reflecting specific stormwater retrofit objectives including consideration of costs, methodology and the community's willingness to financially support implementation of stormwater retrofit programs	APPROVED (City Commission only)

2004-2-T-010	UTILITIES ELEMENT STORMWATER MANAGEMENT SUB-ELEMENT (City only) Policy 1.4.2	Changes date from 2005 to 2006, extending the deadline for adoption of policies requiring existing developed sites that do not achieve the level of stormwater treatment required by the Comprehensive Plan to have a retrofit plan in accordance with the adopted retrofit portion of the stormwater management plan.	APPROVED (City Commission only)
2004-2-T-011	LAND USE ELEMENT Narrative of University Transition	Amends the text description of the University Transition land use category to include an expanded area of applicability to a rectangle of land with the Florida State University main campus, Florida A & M University, Tallahassee Community College (TCC)/Lively Technical Institute campuses, and Innovation Park, specifically, lands lying west of South Adams Street, south of west Tennessee Street, north of Orange Avenue and adjoining Innovation Park and TCC to the east, excluding the Gaines Street Revitalization Plan study area	APPROVED with modification
2004-2-T-012	TRANSPORTATION ELEMENT Functional Classification Maps	Updates functional classifications of portions of Blair Stone and Bradfordville Roads, recognizing the existence of recently constructed roadways	APPROVED
2004-2-T-013	INTERGOVERNMENTAL COORDINATION ELEMENT Policies 2.1.3 & 2.1.4	Strengthens the requirements for the annexation process, ensuring stricter compliance with Chapter 171 Florida Statutes for all future annexations by providing the County Commission with additional information to consider prior to review of future annexation requests, and specifically requiring that comments from the County would be received by the City Manager prior to the public hearing on the annexation ordinance.	APPROVED

CTC:RM:ecg:01-25-05

**City Commission Workshop Summary
September 22, 2004**

The City Commission met in regular target issues workshop session and took the following action:

Item 1 – Received a staff presentation and held the first of a series of discussions regarding permitting and concurrency issues prior to the development of policies intended to streamline the City’s permitting process

1. Directed staff to re-evaluate and bring back for further discussion:
 - i. the staff's proposed modification to remove the tree debit and credit and reforestation requirements from Chapter 5 of the Land Development Code,
 - ii. the feasibility of having some urban forest requirement in the Urban Core,
 - iii. an evaluation of ways to save the great, historic trees in the community,
 - iv. information on time that would be saved in the permitting process by removing the tree debt/credit/reforestation, and
 - v. a review of everything that had already been done to shorten the permitting process
2. Concurred to allow Building Permit Issuance upon approval of the Preliminary Plat on a trial basis for a year, to be revisited, with staff to bring back a recommendation on how to put the changes into the budget
3. Requested that the staff provide a draft ordinance within 30 days for Commission review and input on the green space requirement and the tree bank
4. Requested that the *Public Works Design Standards* and the *Concurrency Management System Policy and Procedures Manual* be circulated for review and discussion by the Commission in the next three to four weeks
5. Requested definitions of the Urban Core and the Central Core, as potentially effecting the green space percentage requirements
6. Requested information on what other communities were doing to maintain green space
7. Suggested that an attempt be made to set a measurable goal of reducing the permitting time

Item 2.a – Deferred to a future meeting a discussion of strategic issues for the 2004 Integrated Resource Plan

Item 2.b. – Voted 5-0 to authorize the City Manager to execute a task order with **R. W. Beck, Inc. to conduct a cost/benefit analysis of alternatives identified in the 2004 Strategic Transmission Analysis Report (STAR)**, at a not-to-exceed cost of \$175,000, from the Electric Utility Operating Fund (*Option 1 recommended by Electric Utility*)

Briefly discussed the regional transmission organization (RTO) process

CTC/RM/ecg:09-30-04

City Commission Meeting Summary September 22, 2004

The City Commission met in regular session and took the following action:

Mayor Marks read a note he had received from citizens Karen and Al on Miranda Avenue commending a City Electric crew, consisting of Tim Gaines, Curtis McKay and Robert Bass, and thanking them for their help in the aftermath of Hurricane Frances. The Commission noted that this kind of helpfulness was typical of all City employees.

Recognized the attendance of Boy Scouts Troop 121

Recognized the attendance of Ms. Merry Ortega, member of Leadership Tallahassee Class 22

Item .1 – Representative Loranne Ausley appeared before the Commission and briefed the Commission on the **Whole Child Initiative**, a United Way based program, and acknowledged that Commissioner Gillum served on the leadership council for the Whole Child Initiative. She also recognized and introduced Selina Richardson, program coordinator with United Way, and Beth Kennedy, from her staff.

Items 1-8 and 10-13 – Voted 5-90 to approve the staff’s recommendations presented in Consent Agenda Items 1-8 and 10-13, taking the action shown:

Item 1 – Approved the following member **reappointments to the Construction Industry Review Committee (CIRC)** to terms expiring September 2007 (*recommended by Mayor Marks*):

- Robert Larkin, III (Citizen at Large)
- Charles (Skip) Cook (Citizen at Large)
- Lance Maxwell (Plumbing Contractor)
- Thomas Barineau (Gas Contractor)

Item 2 – Adopted **Resolution No. 04-R-35**, requesting a utility easement from the Florida Department of Environmental Protection (FDEP) for the operation and maintenance of water and sanitary sewer lines serving the Florida State University (FSU) College of Medicine buildings (*Option 1 recommended by the City Attorney*)

Item 3 – Approved the Consultant Selection Committee’s order of ranking of the professional engineering firm proposals, as follows, to assist the Electric Utility on an "as-needed" basis with the **design and construction management of the electric system transmission, distribution and substation facilities**, and authorized the Electric Utility to enter into negotiations with the firms in the order of ranking to the extent necessary for the selection of two firms (*Option 1 recommended by Electric Utility/Power Engineering*):

1. Entergy Operation Services, Inc.
2. Shaw Energy Delivery Systems, Inc.
3. Beckett & LaRue, Inc.
4. Sargent & Lundy, Llc.
5. Fred Wilson and Associates, Inc.
6. Fru-Con Construction Corporation
7. TEAMWORKnet, Inc.

Item 4 – Approved the acceptance of the following **donated equipment to the Tallahassee Police Department (TPD)** to support law enforcement operations (*recommended by TPD*):

- Two (2) Laser Speed Guns for traffic enforcement and a Laser-Based Mapping System for use at serious traffic crash scenes, from the Florida Department of Transportation (FDOT), valued at \$15,000
- A Laptop Computer and Printer, plus \$1,774, for internet crime investigations, from the Florida Department of Law

Enforcement (FDLE), valued at \$2,500

Item 5 – Approved Change Order No. 1, in the amount of \$381,325.90, to **Construction Contract No. 747 with M of Tallahassee, Inc.**, to address all work associated with wetland mitigation on the **East Park Avenue Widening, Phase II Project** (*Option 1 recommended by Public Works/Engineering*)

Item 6 – Approved the negotiated acquisition of 1.72 acres from Monty and Bonnie Bevis for **necessary right-of-way for the Welaunee Boulevard Phase II Project**, at a total cost of \$508,000, including \$500,000 for the property, \$5,000 for relocation and \$3,000 for closing costs (*Option 1 recommended by Public Works/Real Estate*)

Item 7 – Approved a **land exchange at the Amtrak property on Railroad Avenue** requested by Leon County for Leon County Health Department Dental Clinic Renovations, which would convey to Leon County a four-foot landscape easement totaling 551 sq. ft. across the northeast portion of City-owned property located on Railroad Avenue, in exchange for Leon County deeding in fee simple to the City of Tallahassee a 1,672 sq. ft. parcel located at the northwest corner of the County property, resulting in a net gain to the City of 1,121 sq. ft. of land with an approximate value of \$7,000 (*Option 1 recommended by Public Works/Real Estate*)

Item 8 – Approved the negotiated **acquisition of parcel numbers 109 and 101/102, along Capital Circle Southeast between Apalachee Parkway and Connie Drive, from Sunshine Advertising**, at a total cost of \$468,000, representing \$264,000 for the property, \$179,000 for business damages, and \$25,000 in relocation costs, necessary for the Capital Circle Southeast Improvement Project (*Option 1 recommended by Public Works/Real Estate*)

Item 9 – PULLED FROM CONSENT the award of a contract to the Program of Learning Center, Inc. d/b/a Florida Youth Conservation Corps (FYCC), for two sidewalk construction projects in Providence Neighborhood (brought forward by Public Works/Project Management)

Item 10 – Approved the **Dick Wilson Subdivision Plat**, consisting of 65.89 acres subdivided into four (4) lots planned as commercial business, bounded on the north by unplatted land, on the south partially by unplatted land and partially by City owned property, on the east by the same City owned property, and on the west by State Road No. 261 (Capital Circle) – being developed by The Richard L. Wilson Intervivos and Sam's East, Inc. (*recommended by Public Works/Engineering*)

Item 11 – Approved the **Genevieve Place Subdivision Plat**, consisting of 4.10 acres subdivided into 16 lots planned as single-family detached residential, bounded on the north and south by unplatted land, on the east by Governors Court subdivision, and on the west by Richland Subdivision, Unit 3 – being developed by K2 Urban Corp., LLC, with Dave Wamsley as its President (*recommended by Public Works/Engineering*)

Item 12 – Approved an **increase in the existing three-year fixed price contract with Southeast Pipe Survey, Inc. of Patterson, Georgia**, from the original not to exceed amount of \$66,400 to \$180,000 over the three-year period, to furnish all labor, materials, equipment and incidentals required to **conduct cleaning and inspection of sanitary sewer lines** as per the terms, conditions and specifications in Bid No. 0027-04-RM-TC, approved by the City Commission on January 28, 2004 – this increase is requested to

cover the expansion of the scope of services to include Blueprint 2000 projects (*Option 1 recommended by Water Utility*)

Item 13 – Approved the following recommendations of City staff and the City’s Risk Management Advisory Board (RMAB) for the award of **commercial insurance coverages** (outlined in Exhibits A, B and C of the Agenda Item) (*recommended by the City Treasurer-Clerk/Risk Management*):

- Police/Fire Statutory Benefits: Award coverage to *National Union Fire Insurance Co. of Pittsburgh, PA*, brokered by Hunt insurance Group, for a \$19,635 annual premium to include coverage for both police and firefighters (Option 1)
- Airport Liability Coverage: Award coverage to *Phoenix Aviation*, through Palmer & Cay, with a first year premium of \$87,500
- Excess Workers’ Compensation Coverage: Award coverage to *AIG*, brokered by Palmer & Cay, with a \$1,000,000 retention at an annual premium of \$325,755 (Option 1)

Item 9 (pulled from Consent) – Voted 5-0 to approve the **award of a contract to the Program of Learning Center, Inc. d/b/a Florida Youth Conservation Corps (FYCC)**, for the construction of two (2) Providence Neighborhood Sidewalk Improvement Projects -- #33 Hillsborough Street and #35 Warwick Street, in the total amount of \$180,949.22 (as **part of the Neighborhood Infrastructure Enhancement Program [NIEP]**) (*Option 1 recommended by Public Works/Project Management*)

Item 14 – Voted 5-0 to direct staff to bring back a report on whether needed property in the Forest Green Neighborhood would be donated for perpetual ownership and maintenance of **Forest Green Drive** by the City of Tallahassee, as outlined in Option 3, and reserve the option for participation in the City’s Street Paving Special Assessment Program – including an \$85,000 appropriation from the Street Paving Fund for the City’s 50% share to reconstruct 800 feet of Forest Green Drive from Hi-Lo Way to the Windsor Oaks Subdivision in accordance with current City standards and conveying this private roadway to the City -- contingent upon the Forest Green Homeowners Association satisfying all the requirements of the City’s Street Assessment Program, including the donations of property necessary to accommodate the roadway (with the annual street maintenance cost estimated at \$2,800 (*Option 1 recommended by Public Works and the City Attorney as amended*)); also, requested that the staff document the condition of the roadway, that the City Attorney meet with the developer and that Legal staff bring back some analysis of all legal remedies

The Commission recognized representatives from the Forest Green Neighborhood who were in attendance.

Item 15 – Voted 5-0 to send former City Commissioner Steve Meisburg and Program Coordinator John Baker to Indianapolis, at the meeting in December 2004, to **accept the National League of Cities James Howland Silver Award for municipal urban enrichment programs** on behalf of the City of Tallahassee Community Neighborhood Renaissance Partnership Program (*recommended by the City Manager*)

Item 16 – Voted 5-0 to approve an **agreement with Housing Tallahassee, LLC for the development of Carolina Place/Carolina Oaks**, including 1) providing Housing Tallahassee LLC with a \$750,000, 0% interest, revolving loan from the Housing Trust Fund for the construction of the 24-unit Carolina Oaks affordable housing development, 2) accepting the donation of .434 acres of land from Bethel Baptist Church for the construction of the Tish Byrd Gardens, 3) providing Housing Tallahassee LLC with a \$75,000 CDBG public facilities grant (from CDBG funds set aside for Frenchtown infrastructure improvements) for the development of the Tish Byrd Community Gardens, and accepting an in-kind contribution of \$25,000 (*Option 1 recommended by Neighborhood & Community Services/Housing*)

Recognized Reverend Holmes, Pastor of Bethel Baptist Church, appeared before the Commission relative to this item.

Item 17 – Voted 5-0 to authorize negotiations and a funding of service reimbursement **agreement with Florida Gas Transmission (FGT) Company to provide natural gas service to commercial customers located at the intersection of Interstate 10 and US Highway 90 West**, including authorizing staff to negotiate a Reimbursement Agreement with FGT, under the direction of the City Attorney’s Office, subsequently authorizing the City Manager to execute the Reimbursement Agreement thereby approving the reprogramming of funds in the amounts of \$100,000 and \$150,000 from Capital Projects #04051 (Gas System Relocation/Adjustment) and #03659 (IAPA-Gas System Relocation), respectively, with total funding in the amount of \$250,000 to then be transferred to Capital Project #04054 (Gas System Expansion Project) to fund the expansion to the City of Midway (*Option 1 recommended by Gas Utility*)

The Commission recognized the attendance of the Mayor of the City of Midway.

Item 18 – Voted 4-0 (Mayor Marks abstained) to approve the **award of a Guaranteed Energy Savings Contract to Johnson Controls, Inc. and Honeywell, Inc.**, in the combined amount of not to exceed \$5,900,000 (*Option 1 recommended by Facilities Management*); directed staff to investigate security issues

Item 19 – Voted 5-0 to **approve a negotiated settlement offer of \$300,000 to GLF Construction Corporation** in response to its Request for Equitable Adjustment **for the Blair Stone Road Northern Extension, Phase I Project**, and approved Change Order No. 8, in the amount of \$300,000, to the contract with GLF Construction Corporation to incorporate the settlement offer into the construction contract, for a revised construction contract total of \$19,737,359 (*Option 1 recommended by Public Works and the City Attorney*)

Item 20 – Voted 5-0 to approve the **Tallahassee Community College (TCC) Fare Free Route Supplement Agreement** and authorize the City Manager to finalize/execute the Agreement, including TCC participation in TalTran’s systemwide fare free bus transportation service for students (*Option 1 recommended by TalTran*)

The Commission commended TCC President Law for pursuing this agreement.

Item 21 – Voted as shown on the following changes to the Residential Traffic Calming Program Procedures (*recommended by Public Works*):

1. Voted 4-1 (Commissioner Gillum opposed) to allocate 50% of eligible votes to on-street residents and 50% of eligible votes to off-street residents
2. Voted 5-0 to require streets to carry at least 400 vehicles per day to be eligible for traffic calming
3. Voted 4-1 (Commissioner Katz opposed) to require street or neighborhood residents to pay for the cost of any portion of a traffic calming project that exceeds \$32,000 per mile; a prior motion failed on a 2-3 vote (Mayor Marks, Commissioner Mustian and Commissioner Gillum opposed), which would have required residents to pay for the cost of any portion of a traffic calming project that exceeds \$27,000 per mile
4. Voted 5-0 to require speed humps to be removed after two years with a petition from 75% of the street or neighborhood residents as applicable
5. Voted 5-0 to have new rules apply beginning with the 19 new applications being processed, only as enumerated in criteria numbers 2 and 3

Also, the Commission voted 5-0 to accept no future traffic calming projects on minor collector roadways.

Item 22 – Meeting as the Community Redevelopment Agency (CRA) Board, voted 5-0 to **amend the FY 2004 Tallahassee Community Redevelopment Agency Budget** by designating the unspent administrative funds, not to exceed \$59,819.88, to the Land Acquisition line item in the budget, and authorize the City Manager to approve expenditures consistent with the approved budget (*Option 1 recommended by the Tallahassee CRA/Economic Development*)

Item 23 – Held a public hearing on **Budget Appropriations Ordinance No. 04-O-70**, introduced on September 8, 2004, making appropriations for the expenditures and obligations of the City of Tallahassee for the Fiscal Year beginning October 1, 2004, and ending September 30, 2005, designating the sources of revenue and said appropriations; and providing an effective date (*presented by the Office of Budget & Policy*).

County Commissioner Rackleff, as Chair of the Leon County Transportation Disadvantaged (TD) Coordinating Board, appeared before the Commission and encouraged the Commission to leave funding for the Dial-A-Ride Program in the City's TalTran budget. He also advised that Leon County had increased its contribution to the TD Program from \$30,000 to \$100,000.

City Attorney English read into the record, *"The proposed millage rate for Fiscal Year 2005 is 3.7000 for the City of Tallahassee and 1.000 for the Downtown Improvement Authority. The proposed aggregate millage rate represents a 6.04% increase above the rolled-back rate. This increased will be used to support general government services such as public safety."* Attachment 1 to the Agenda Item was Resolution No. 04-R-24, provided to state the percentage that the tentative millage rate exceeds the rolled-back rate.

1. The Commission allowed public input on the City of Tallahassee's final millage.
2. The Commission allowed public input on the City of Tallahassee's final budget.

The following persons appeared before the Commission relative to this item:

- Reverend Alphonso B. Whitaker, 2404 Hartsfield Road, Chair of the Tallahassee Parks & Recreation Board (proponent of the submittal of an application for a \$200,000 grant, with no City matching funds, for the development of the first phase of an athletic field at Northwest Park)
 - Mr. Paul Martell, 1216 Cross Creek Circle, representing the Better Transportation Coalition (opponent of any budget cuts for TalTran and para transit for people with disabilities)
 - Mr. Richard Polangin, 1300 N. Duval Street (proponent of adequate funding in the budget to maintain Tallahassee's median parks)
3. The Commission clarified that there was no proposed cut of Dial-A-Ride funding in the proposed TalTran budget.
 4. The Commission allowed public input on the Downtown Improvement Authority's final millage.
 5. The Commission allowed public input on the Downtown Improvement Authority's final budget.

The Commission directed staff to bring back the issue of Northwest Park funding for discussion at a future meeting.

The Commission also directed staff to bring back Green for You electric conservation program for discussion by the October target issues workshop.

6. The Commission voted 5-0 to approve adjustments to the City of Tallahassee's final budget.
7. The Commission voted 5-0 to approve the City of Tallahassee's final millage rate of 3.7000 mills, **Resolution No. 04-R-24**. City Attorney English announced *"The final aggregate millage rate exceeds the rolled-back rate by 6.04%. This increase will be used to support general government services such as public safety"*.
8. The Commission voted 5-0 to approve the City of Tallahassee's final budget, as amended.
9. The Commission voted 5-0 to approve the Downtown Improvement Authority's final millage rate of 1.000 mill, **Resolution No. 04-R-24**.
10. The Commission voted 5-0 to approve the Downtown Improvement Authority's final budget.
11. The Commission voted 5-0 to adopt **Appropriations Ordinance No. 04-O-70AA**, introduced on September 8, 2004, reflecting all changes to the proposed budget approved by the Commission through September 22, 2004.
12. The Commission voted 5-0 to adopt **Resolution No. 04-R-34**, approving the Growth Management Fee adjustment

Item 24 – Held a public hearing on **Ordinance No. 04-Z-68**, introduced on September 8, 2004; voted 5-0 to adopt the ordinance, rezoning approximately 9.1 acres located on the east side of Shamrock South, immediately east of the intersection of Shamrock South and Killarney Way, from RP-1 (Residential Preservation) to PUD (Planned Unit Development), based on the findings and conditions of the Development Review Committee (DRC) and finding the PUD consistent with the Comprehensive Plan (applicant: **Killearn United Methodist Church**) (RZ-433) (*Option 2 recommended by Planning*)

The following persons appeared before the Commission in support of this item:

- Pastor Bob Tindale, 3727 Fermanagh Circle, Killearn United Methodist Church (submitted a petition with 736 signatures in support of the Killearn United Methodist Church PUD proposal)
- Ms. Elaine N. Duggar, 1889 Witchtree Acres
- Mr. Jerry Hicks, representing Hicks Nation Architects, Inc., 1382 Timberlane Road
- Mr. Keith Burnsed, Moore Bass Consulting, 805 N. Gadsden Street
- Mr. Elliott Varnum, Varnum & Associates, 3559 Timberlane School Road
- Mr. Luis Serna, Varnum & Associates, 3559 Timberlane School Road
- Mr. Charles Gardner, Legal Counsel and member of the church, 1300 Thomaswood Drive
- Ms. Betsy Ouellette, 2808 Roscommon Drive, Associate Pastor of the Killearn United Methodist Church
- Ms. Shara Falstrom, 6700 Hill Gail Trail
- Mr. Matt Brown, 3428 Gardenview Way
- Ms. Henree Martin, 5027 Centennial Oaks Circle
- Ms. Sue Boynton, 2560 Ox Bottom Road
- Mr. Larry Scoma, 3507 Sharer Road
- Mr. Jim Devine, 2813 Cavan Road, a pastor at the Killearn United Way Methodist Church
- Ms. D-Ann Gassett, 3061 Carlow Circle
- Mr. Jim King, 2123 Trimble Road

The following persons appeared before the Commission in opposition to this item:

- Bonita and Boyce Buckner, 2809 Cavan Drive
- Mr. James Stansbury, 2808 Cavan Drive
- Mr. Antonio Betancourt, 2809 Roscommon Drive (also, submitted a petition with 5 signatures opposing the Killlearn United Methodist Church proposed PUD
- Ms. Irene Wynn, 2800 Cavan Drive
- Ms. Deborah Antonetti, 2804 Cavan Drive
- Dr. Waln Brown, 2804 Cavan Drive
- Ms. Alyce Lee Stansbury, 2808 Cavan Drive
- Mr. Richard Wynn, 2800 Cavan Drive

Item 25 – Held a public hearing on **Ordinance No. 04-O-66AA**, introduced on July 7, 2004, and voted 3-2 (Mayor Marks and Commissioner Gillum opposed) to adopt the ordinance as amended, providing **regulations for soliciting and collecting on public streets** (*Option 1 recommended by the Chief of Police and City Attorney*)

The following persons appeared before the Commission relative to this item:

- Mr. Ben E. Girtman, 2907 Abbottsford Way (opponent)
- Mr. Alan Richards, 333 Ball Drive, representing the Muscular Dystrophy Association (proponent)

Item 26 – Held a public hearing on **Local Law Enforcement Block Grant Advisory Panel expenditure recommendations for the FY05 Grant award** of \$144,930; voted 5-0 to authorize the Police Department expenditure of U. S. Department of Justice block grant funds and approximately \$40,000 in interest earnings, and appropriate \$6,137 from the State Law Enforcement Trust Fund as match for the Department's expenditures (*Option 1 recommended by TPD*)

There were no speakers on this item.

Item 27 – Held a public hearing on the **All Saints Design Review District Amendment to the Tallahassee Environmental Management regulations in the Tallahassee Land Development Code, Ordinance No. 04-O-49**, introduced on August 25, 2004; voted 5-0 to adopt the ordinance, amending the Code to extend exemptions from landscaping and urban forest standards to the four All Saints Zoning Districts by designating these districts as downtown zoning districts (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 28 – Held a public hearing on **Goodwood Museum & Gardens Rezoning Ordinance No. 04-Z-51**, introduced on August 18, 2004, and unanimously recommended for approval by the Planning Commission on August 3, 2004; voted 5-0 to adopt the ordinance, rezoning 19 acres located at 1600 Miccosukee Road from CM Commercial Medical Arts District to CM Commercial Medical Arts District with Historic Preservation Overly (HPO), and list the property on the Local Register of Historic Places, based on the findings of the Planning Commission

(Option 1 recommended by Planning)

There were no speakers on this item.

Item 29 – Held the second of two public hearings on **City Commission Rezoning Ordinance No. 04-Z-56**, introduced on July 7, 2004, and continued from the first public hearing on August 25, 2004; voted 5-0 to adopt the ordinance, rezoning 20 acres lying north of West Tharpe Street and west of Capital Circle Northwest from Industrial to Office-Residence, and implementing Comprehensive Plan Map Amendment 2004-1-M-007 (applicant: City of Tallahassee; owner: **Tharpe Street Holdings**) (RZ-428) *(Option 1 recommended by Planning)*

Mr. Roger Wynn indicated his availability to answer questions regarding this item.

Item 30 – Held the second of two public hearings on **Significant Grades Offsite Mitigation Ordinance No. 04-O-59AA**, introduced on July 7, 2004, and continued from the first public hearing on August 25, 2004; voted 4-1 (Mayor Marks opposed) to adopt the ordinance as amended, amending the Tallahassee Land Development Code by adding provisions allowing and describing the requirements of an offsite mitigation exception for development on sites containing significant grade areas (10%-20%) *(Option 1 recommended by Planning)*

There were no speakers on this item.

Item 31 – Held a public hearing on **Cottages of Miccosukee Hills Rezoning Ordinance No. 04-Z-69**, introduced on September 8, 2004, and recommended for approval by the Planning Commission on September 15, 2004, subject to the conditions recommended by the City's Development Review Committee and three additional conditions pertaining to buffering the adjacent Sweetwater Oaks Subdivision (as outlined in the Agenda Item); voted 5-0 to adopt the ordinance, rezoning approximately 26.5 acres located on the south side of Miccosukee Road, approximately 250 feet from River Birch Hollow, from R-3 Single Family Detached, Single Family Attached and Two Family Residential zoning district to the PUD Zoning District and adopting the applicant's proposed concept plan, subject to the conditions recommended by the Planning Commission, based upon the recommendation of the Planning Commission and its findings (RZ-434) (applicant: Miccosukee Hills Apartments General Partnership/James Jarrett) *(Option 1 recommended by Planning)*

The following persons appeared before the Commission relative to this item:

- Ms. Carol Wortham, 3201 Miccosukee Road, Apt. 5-C (proponent) (requested some assistance with traffic congestion during construction)
- Mr. James Jarrett, 3025 Nathan Lane, representing Cottages of Miccosukee Hills, Inc. (indicated his availability to answer questions) (proponent)

The City Manager requested that a staff member discuss the traffic concerns with Ms. Wortham.

Item 32 – Held a public hearing on **Legion Street Abandonment Ordinance No. 04-O-72**, introduced on September 8, 2004, which would abandon the southerly most portion of Legion Street, located on the east side of Monroe Street and approximately 325 feet south of Lake Ella Drive (recommended for approval on a 4-0 vote by the Planning Commission on September 15, 2004, subject to conditions as provided in the Agenda Item); **by consensus, continued the public hearing on this ordinance to October 27, 2004 to allow staff an opportunity to meet with**

representatives of the American Legion Post 13 (*brought forward by Planning*)

- Mr. Mike Whidden, 6497 Velda Dairy Road, member and former Commander of American Legion Post 13 on Lake Ella Drive (opponent)
- Mr. Don Tobin, 151 Meridianna Drive, member of American Legion Post 13 (opponent)
- Mr. Charles Leroy, 229 Lake Ella Drive, member of American Legion Post 13 (opponent)

Item 33 – Held a public hearing on **Adams Street/Paul Byrd Rezoning Ordinance No. 04-Z-75**, introduced on September 8, 2004, and unanimously recommended for approval by the Planning Commission on September 7, 2004; voted 5-0 to adopt the ordinance, rezoning approximately .6 acres, fronting on Bloxham, Blount, and South Adams Streets, from CCPD-OG (Capitol Center Planning District Office Governmental) zoning district to DI (Institutional/Cultural/University Transition Areas) zoning district, and initiate any necessary updates to the Downtown map series, based on the findings of the Planning Commission (RZ-438) (applicant: A Culinary Adventure, Inc., with Jennifer C. Morgan-Byrd as President; owner: Terrance Fregley) (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 34 – Held a public hearing on **City Commission Rezoning Ordinance No. 04-Z-77**, introduced on September 8, 2004, and unanimously recommended for approval by the Planning Commission on September 7, 2004; voted 5-0 to adopt the ordinance, rezoning 6.65 acres, located on the west side of Thomasville Road approximately 1,100 feet south of Ox Bottom Road, from RP (a County Residential Preservation district) to RP-1 (a City Residential Preservation district), based on the findings of the Planning Commission (RZ-439) (applicant: City Commission on behalf of the owner, **A. B. & David B. Wingate**) (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 35 – Held a public hearing on **City Commission Rezoning Ordinance No. 04-Z-79**, introduced on September 8, 2004; voted 4-1 (Commissioner Gillum opposed) to adopt the ordinance, rezoning four (4) acres located on the south side of Levy Street west of Hillsborough Street from Residential Preservation 1 to Central Urban (RZ-441) (applicant: City of Tallahassee; owners: **Canopy Oaks Properties LLC, Jacksonville, FL, and Roy and Wayne Grissett, Tallahassee, FL**) (*brought forward by Planning*)

The following persons appeared before the Commission relative to this item:

- Mr. Leslie Harris, President of the Providence Neighborhood Association (opponent)
- Mr. Roy Grissett, 3672 Luther Hall Road (proponent)
- Mr. Jay Adams, 215 S. Monroe Street, Suite 400, representing Roy and Wayne Grissett; Premier Properties (proponent)

Item 36 – Held the first of two public hearings on **Gaines Street Urban Infill and Redevelopment Area Interim Review Procedures Ordinance No. 04-O-80**, introduced on August 25, 2004, which would ensure that proposed development in areas affected by recent decisions regarding the Gaines Street roadway would be consistent with the adopted Revitalization Plan until such time as new codes are adopted; voted 5-0 to set **October 27, 2004 as the date of the second public hearing on this ordinance** (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 37 – Held the first of two public hearings on **City Commission Rezoning Ordinance No. 04-Z-84**, introduced on September 8, 2004, and unanimously recommended for approval by the Planning Commission on September 7, 2004, which would rezone 39.5 acres, located south of the intersection of Mahan Drive and Interstate 10, and bounded on the west by Walden Road, from RP (a County Residential Preservation district) to RP-1 (a City Residential Preservation district) (applicant: City of Tallahassee on behalf of the owner, **James M. Alford**); **concurring in announcing October 27, 2004 as the date of the second public hearing on this ordinance** (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 38 – Held a public hearing on **Ross Road at Shelfer Road/Rice Property Voluntary Annexation Ordinance No. 04-O-85**, introduced on September 8, 2004; voted 5-0 to adopt the ordinance, providing for the annexation of approximately 4.7 acres located at the northeast corner of Ross and Shelfer Roads, currently undeveloped with plans for construction of multi-family housing units on the property, owned by Howard L. Rice, Jr. (*Option 1 recommended by the Mayor's Office*)

Item 39 – Held a public hearing on **Notice of Proposed Change (NOPC) to the Huntington Woods Development of Regional Impact (DRI)**; voted 5-0 to determine the NOPC to the Huntington Woods DRI is not a "substantial deviation" and adopt **Resolution No. 04-R-26**, approving the Second Amendment to the Amended Development Order (ADO) for the Huntington Woods DRI (*Option 1 recommended by Growth Management*)

Mr. John Gorham, 1282 Timberlane Road, Suite A, representing Dr. & Ms. Cavanagh, indicated his availability to answer questions regarding this item.

Item 40 – Held a public hearing on **Taxi Operators Ordinance No. 04-O-86AA**, introduced on August 25, 2004, which would provide for drug testing of operators of vehicles for hire; **by consensus, continued the public hearing on this ordinance to October 27, 2004, to allow for more work and extend the effective date to 30 days after its adoption** (*brought forward by the City Attorney*)

The following persons appeared before the Commission relative to this item:

- Mr. Floyd Webb, 3941 W. Pensacola Street, representing Yellow Cab of Tallahassee (proponent with changes)
- Mr. Don Heath, 1008 Sharer Court #16 (proponent)

Item 41 – Held a public hearing on **Sign Code Amendment Ordinance No. 04-O-52**, introduced on June 23, 2004, and continued from August 25, 2004; voted 5-0 to adopt the ordinance, amending the existing Sign Code so as to implement permitting requirements for special events sponsored by a public entity or nonprofit institution/organization, incorporate the Capitol Center Planning District sign regulations, and revise shopping center ("big box" stores) sign requirements to decrease the number of variance requests related to that type of sign, etc., as outlined in the Agenda Item, striking the prohibition of tethered inflatable signs (*Option 1 recommended by the City Attorney as amended*)

Mr. Ben E. Girtman, 2907 Abbotsford Way, appeared before the Commission in opposition to this item.

Item 42 – Held a public hearing on **Pension Plans Amendments Ordinance No. 04-O-73AA**, introduced on September 8, 2004; voted 5-0 to adopt the ordinance, providing clean-up/housekeeping amendments to the General Employees, Police Officers and Firefighters’ Pension Plans (*Option 1 recommended by the City Treasurer-Clerk/Retirement Administration*)

There were no speakers on this item.

CTC/RM/ecg:09-30-04

City Commission Retreat Summary September 29, 2004

The City Commission met with Leadership Staff in special session for a workshop retreat, moderated by Dr. Larry Gross, Consultant, and took the following action:

By consensus, adopted the **Results Oriented Strategies and Processes** for achieving City objectives as reviewed and discussed:

- Agreed to continue the practice of assigning a team or individual Commissioner to negotiate issues based on which member(s) of the Commission could best serve the interests of the City
- Stressed the need for coordination of information and assignments between the Mayor and the Commissioners
- The Commission reviewed the 2003-2004 Target Issues and Focus Areas, making some suggestions/observations for revision, including:
 - Eliminate Telecommunications Strategy as a focus area of the Economic Development Target Issue
 - Establish Technology Strategy as a new target issue, with Commissioners Gillum and Lightsey designated as Lead Commissioners
 - Clarify overlapping focus areas under the Economic Development Target Issue
 - Condense/refine the focus areas under the Water Resources for the Community Target Issue
- Directed staff to revise the target issues working with Lead Commissioners
- Suggested that a chart be maintained in each Commissioner’s Office on current projects, who was assigned to the projects, and the status of the projects.
- Directed staff to provide the Commission with some history and previous decisions concerning a telecommunications/technology target issue
- Requested that the staff provide the Commissioners with a one-page schedule reflecting when major studies, agreements, contract reviews, etc., would be brought to the Commission.

By consensus, endorsed a **Strategic Communication Plan for the City** as proposed by staff

Mr. Steve Vancore, of Vancor Jones, and Ms. Sue Gray, of Sachs Communications, appeared before the Commission relative to this issue.

Received a staff presentation on a proposal to create a public-private partnership to help the citizens prepare for seasonal utility rate increases and options for paying utility bills

Received a progress report on the **TalTran Renaissance Study**, with future progress reports to the Commission scheduled in December 2004, and in February and April 2005, and final recommendations in July 2005

Mr. Steve Polzin and Ms. Victoria Perk, from the University of South Florida's Center for Urban Transportation Research (CUTR), and Mr. Greg Thompson, from the FSU CUTR, appeared before the Commission relative to this issue.

Received the staff's presentation of a **Downtown Area Map reflecting the status of known downtown projects** (*placed on file in the Office of the City Treasurer-Clerk*), and discussed some of the projects

Requested that the staff investigate the need to obtain an update on the Downtown Plan, and whether there were any potential future plans for the old Florida Hotel site at the corner of Monroe and Tennessee Streets.

Received a staff briefing on the status of **City/County Agreements**, including:

1. Tallahassee-Leon County Animal Service Center Agreement (January 1, 2003—September 30, 2008)
2. Parks and Recreation Agreement (October 1, 1996 – September 30, 2005)
3. Fire Services Agreement (a 20-year agreement expires on January 1, 2009 but is extended automatically unless 24 months written notice is provided)
4. Advanced Life Support Services (ALS) Agreement (expires on December 31, 2008)
5. Transfer Station Agreement (a 10-year agreement expires May 2013)
6. Planning Agreement (October 1, 2003 – renewed automatically for one additional three-year period unless written notice is provided by January 2, 2005)
7. Water & Sewer Agreement (amended February 19, 1996 to expire on September 30, 2005 in conjunction with the Parks and Recreation Agreement)
 - Concurred with a staff recommendation to extend the Water & Sewer Agreement for a year as some Comprehensive Plan amendments in the current cycle involved extending the Water and Sewer utilities to the Woodville area and that would have an impact on this Agreement
 - Requested some staff analyses on whether the City should provide central sewer service without requiring annexation, and if the City desired to request the County to require central water with future central sewer service territory inside the Urban Service Area
 - Directed staff to investigate whether it would be helpful to link negotiations on a new Parks & Recreation Agreement and a new Fire Services Agreement
 - Confirmed Commissioner Lightsey's continuing designation to serve as liaison for the Animal Service Center

Received a staff presentation on the City's **Annexation Policy** and an overview of annexations to date, and some staff discussion of changing growth patterns and policies impacting the City's goals, objectives and policies in terms of the City's utilities and provision of urban services in the unincorporated areas that needed those services

- Requested that consideration be given to setting a policy whereby the agenda item would reflect whether a Commissioner was opposed to an ordinance, with the exception of zoning or annexation ordinances.
- Suggested that Community Planning Consultant David Rusk be invited to return for another open seminar on annexations.

CTC:RM:ecg:11-10-04

City Commission Workshop Summary October 13, 2004

The City Commission met in regular target issues workshop session and took the following action:

Item 1 – Received a staff presentation and **discussed strategic issues to help shape the 2004 Integrated Resource Plan (IRP) Study**

Item 2 – **Reviewed planned Sales Tax Extension Projects** and delayed the following projects for further discussion:

- The North Monroe Street, Tennessee Street and Lake Bradford Road Gateway Enhancement Projects
- The Major Intersection Improvements Project

Also, requested that the staff provide the following information:

- Investigation of some economic incentives program to encourage the redevelopment of properties along Lake Bradford Road or make existing uses more attractive
- Investigation of plans for A. J. Henry Park Development and options for improving the water quality at that park
- A global review of the City's parks needs

Commissioner Katz suggested that Mayor Marks inquire at a Mayor-Chair Meeting about the potential of the County giving consideration to enhancing Springhill Road as a gateway entrance from the Airport.

CTC/RM/ecg:10-18-04

City Commission Meeting Summary October 13, 2004

The City Commission met in regular session and took the following action:

Items 1-2 and 4-8 – Voted 5-0 to approve the staff’s recommendations presented in Consent Agenda Items 1-2 and 4-8, taking the action shown:

Item 1 – Approved Change Order No. 1, in the amount of \$35,000, to the **State Legislative services contract with Ronald A. Book/Pittman Law Group**, increasing the Book/Pittman lobbying team’s annual contract from \$65,000 to \$100,000, effective January 1, 2005, with funding in the amount of \$35,000 to be transferred from City Contingency to the Office of the Mayor (*Option 1 recommended by the Mayor’s Office*)

Item 2 – Authorized the City Manager to execute a **contract for SunSmart solar projects between the City and Sterling Planet**, the City’s green energy partner, for the green certificates produced by the SunSmart Schools solar photovoltaic (PV) projects, with the concurrence of the City Attorney (*Option 1 recommended by Electric Utility*)

Item 3 – PULLED FROM CONSENT the purchase of fire apparatus trucks (an item brought forward by Fleet Management)

Item 4 – Approved the **purchase of fiber optic cable and services from Dial Communications**, through existing contract #662, to install telephone and network services from City Hall to the Frenchtown Renaissance Building and wire the building to ensure telephone and networking services are available to City employees housed in the building, in the amount of \$160,000 (*Option 1 recommended by the Chief Information Systems Officer [CISO]/Information Systems Services [ISS]*)

Item 5 – Approved the award of a three-year contract with two optional one-year extensions to **Production Support Group, Inc.**, sole bidder meeting specifications (Bid No. 0201-04-JAG-TC), for the purchase of sound, lights and audio production services for the City’s annual Winter Festival/Celebration of Lights, in the annual amount of \$32,183.62 (*Option 1 recommended by the Parks & Recreation Department [PRD]*)

Item 6 – Approved **Southwood Unit 18 Subdivision Plat**, including 20.6 acres bounded on the north by unplatted land, on the south by the Southwood Golf Course Subdivision, on the east by Four Oaks Boulevard, and on the west by unplatted land, subdivided into 50 lots planned as single family detached by the St. Joe Company, with John Baric as one of its officers (*recommended by Public Works/Engineering*)

Item 7 – Approved the **sale of 2054 Doomar Drive** for a price of \$151,000, with the proceeds of the sale to be deposited into the Blair Stone Road Northern Extension Project Fund #90412 (*Option 1 recommended by Public Works/Real Estate*)

Item 8 – Approved the **award of a Gaines Street Feasibility Study task assignment to Genesis Group**, one of the City’s continuing services consulting civil engineers, under Contract No. 736, in the amount of \$80,500, including traffic analysis, drainage analysis, roadway design analysis, environmental assessments and public involvement (*Option 1 recommended by Public Works/Project Management*)

Item 9 – PULLED FROM CONSENT a request to approve the addition of minority firms to the City’s Investment Banking Team (an item brought forward by the Office of the City Treasurer-Clerk)

Item 3 – Voted 5-0 to approve the **purchase of five (5) fire apparatus trucks from Emergency One, of Ocala, Florida**, through existing term contract #01C0189, including three (3) rear-mount fire pumper trucks in the amount of \$1,454,757, and two (2) fire rescue pumper trucks, in the amount of \$1,010,422, for the total amount of \$2,465,179 (*Option 1 recommended by Fleet Management*)

Item 9 – Voted 3-1 (Mayor Marks opposed and Commissioner Mustian abstained) to approve the **addition of minority firms to the City’s Investment Banking Team**, respondents to RFP #0200-04-KR-TC, as recommended by the selection committee, including the addition of **Ramirez and Company**, and **Siebert Brandford Shank and Company** through February 2008; and adding Ramirez and Company as a co-manager on the proposed FY 2005 financing for the City’s electric utility, and adding Siebert Brandford Shank and Company as a co-manager on the proposed FY 2005 financing for the City’s Neighborhood Infrastructure and other general government projects (*Option 1 recommended by the Office of the City Treasurer-Clerk*); a prior like motion had failed on a 2-2 vote (Mayor Marks and Commissioner Gillum opposed, Commissioner Mustian abstaining)

Item 9.1 – Voted 5-0 to conceptually approve a proposed agreement with Leon County on a **joint City-County stormwater management plan**, negotiated by City Commissioner Lightsey and County Commissioner Thaell, which would include a new Watershed Management Policy Board that would coordinate the collection of stormwater fees and consolidate the stormwater improvement projects of both governments, with the details and roles of each government to be established through an interlocal agreement

The Commission commended Commissioner Lightsey for successfully spearheading this effort on behalf of the City government.

Ms. Nancy Miller, member of the Sierra Club, appeared before the Commission relative to this item.

Item 10 – By consensus, **introduced Voluntary Annexation Ordinance No. 04-O-64**, which would provide for the annexation of approximately 3.4 acres located at 2580 Ox Bottom Road, and set the ordinance for public hearing on October 27, 2004 (*Option 1 recommended by the Department of Management & Administration [DMA]*)

Item 11 – By consensus, **introduced Ordinance No. 04-O-90**, which would amend the Land Development Code to **implement the inclusionary housing strategy** set out in the Comprehensive Plan, providing incentives to developers providing inclusionary housing and providing additional regulatory details necessary to ensure adequate implementation, and set the ordinance for public hearings on October 27 and November 23, 2004 (*Option 1 recommended by Planning*)

Directed staff to bring back some options for requiring proposed ordinances involving policy to be sponsored by a Commissioner

Item 12 – By consensus, **introduced Pension Ordinance No. 04-O-100**, amending the Police Officers’ Pension Plan per contract negotiations, and set the ordinance for public hearing on October 27, 2004 (*Option 1 recommended by the City Treasurer-Clerk/Retirement Administration*)

Item 13 – Voted 5-0 to **approve the collective bargaining agreements** covering the police officers/investigators and sergeants/lieutenants bargaining units (*recommended by Human Resources*)

Item 14 – Voted 5-0 to approve the **Agreement with Florida State University (FSU) to construct and maintain a park at the Elberta Crate**

Regional Stormwater Facility (*Option 1*), and direct staff to work with Apalachee Audubon and other stakeholders on design, submit applicable permits and initiate construction (*Option 2*) (*Options 1 and 2 recommended by Planning*)

Item 15 – Voted 5-0 to **approve the sale of Lot 1 Block B, Commonwealth Centre**, consisting of approximately 2.42 acres, to the Carl E. Ferrell Living Trust, in the amount of \$120,000, with the net proceeds of approximately \$119,000 after the deduction of closing costs to be deposited to the Economic Development Incentive Fund #03826 (*Option 1 recommended by Public Works/Real Estate*)

Requested that the staff provide an accounting on the overall return of the City’s investment in the Commonwealth Centre properties

Requested that the staff provide a report on the potential future need for City investment in other similar projects to help incubate new businesses

Item 16 – Voted 5-0 to authorize the General Manager of the Water Utility to **continue interim biosolids disposal with Waste Management at its Springhill Landfill facility in Campbellton, Florida**, at a price of \$24 per wet ton, not expected to exceed \$15,000 per month (*Option 1 recommended by Water Utility/Engineering*)

Item 17 – Voted 5-0 to approve the award of a task order, in the amount of \$200,000, to **Camp Dresser & McKee (CDM) of Tallahassee, Florida**, pursuant to continuing consultant Agreement No. 259, **to conduct the Thomas P. Smith Water Reclamation Facility Technical Audit**, including a condition assessment and operations review, and audit report with recommendations for improvements; and authorized a supplemental appropriation of \$200,000 to fund this task order from the Sewer Future CUSRB (Combined Utility Services Revenue Bond) Fund (*Option 1 recommended by Water Utility*)

Item 18 – Voted 5-0 to **accept all mediating measures as outlined pertaining to the acceptance of right-of-way for the Kerry Forest Extension**, and appropriate \$239,400 from the 1989 Sales Tax Construction Funds, Project No. 2768, to reimburse Block Land and Finance Company for the City’s share of the design, permitting, and construction of a **joint use stormwater management facility** to accommodate the future needs of the Kerry Forest Extension (*Option 1 recommended by Public Works*)

Item 19 - Voted 4-1 (Commissioner Gillum opposed) to remand the appeal of decision of the Architectural Review Board (ARB) by Mr. Jeff Drake to the ARB to conduct a hearing in accordance with Section 10-319(c)(7), Tallahassee Development Code (*Option 1 recommended by the City Attorney*). *Prior to the remand hearing, the City is to offer to pay Mr. Drake two-thirds of the cost of the **removal of the paint from the house owned by Mr. Jeff Drake at 1320 Golf Terrace Drive**, located in the Myers Park Historic Preservation Overlay, as required by the Architectural Review Board (ARB), with funding from the City’s Historic Preservation Fund. The City is to acquire *three bids for the removal of the paint and restoration of the landscaping and the offer to Mr. Drake is to be two-thirds of the cost reflected in the lowest, responsible bid. If Mr. Drake is not agreeable to this amount, the remand shall proceed before the ARB.**

The following persons appeared before the Commission relative to this item:

- Mr. Thornton Williams, representing Mr. Jeff Drake
- Ms. Dawn Whitehurst, Randolph Law Firm, Attorney for the ARB

- Mr. Walt Marder, Chairman of the ARB

Item 20 – DELETED FROM THE AGENDA a request to approve the award of a contract for Demand Response Transportation Services (paratransit service/Dial-A-Ride) (an item by TalTran) – to be re-scheduled for November 10, 2004

City Commission Information and Sharing of Ideas:

Commissioner Gillum requested that the staff bring back some options for improving the marketability of the Change for Change Program (aka Round Up Program) to the City’s utility customers

Commissioner Gillum also recognized the attendance of one of his Leadership Tallahassee classmates, Mr. Skip Cook

Mayor Marks reported on a trip he and Commissioner Lightsey had taken Chattanooga, Tennessee, to look at their successful greenway project. The Commission briefly discussed inviting a representative from Chattanooga to Tallahassee to give a presentation on that city’s accomplishments with its greenway and its innovative design process referenced as The Design Center.

Commissioner Katz reported on his participation in the Chicago Marathon the previous weekend, noting that he was the first sitting Commissioner to complete a marathon, and he challenged his fellow Commissioners and City staff members to do something similar.

CTC:RM:ecg10-18-04

**City Commission Meeting Summary
October 14, 2004**

Joint City-County Public Hearing On Proposed Cycle 2005-1 Amendments To The 2010 Tallahassee-Leon County Comprehensive Plan

The City Commission met in special joint session with the Leon County Board of County Commissioners (County Commission) (Commissioner Gillum and County Commissioner Proctor being absent), and took the following action:

Conducted a joint public hearing on the Proposed Cycle 2005-1 Amendments to the 2010 Tallahassee-Leon County Comprehensive Plan, summarized as follows:

<i>PROPOSED CYCLE 2005-1 AMENDMENTS TO THE COMPREHENSIVE PLAN</i>		
<i>Item #</i>	<i>Amendment To</i>	<i>Nature of Proposed Amendment</i>

2005-1-M-001	FUTURE LAND USE MAP (Deer Lake East in the Golden Eagle Area of Killlearn Lakes and to extend the Urban Service Boundary to include this parcel.)	From: Rural To: Mixed Use A 1.09 Ac.
2005-1-M-002	FUTURE LAND USE MAP (Located on Crump Road.)	From: Rural To: Urban Fringe 19.16 Ac.
2005-1-M-003	FUTURE LAND USE MAP (Located south of Mahan Drive, East Tennessee Street and north of Call Street.)	From: Mixed Use C To: Recreation/Open Space-Stormwater Facility 8.9 Ac.
2005-1-M-004	FUTURE LAND USE MAP (Located at the end of Myers Park Lane.)	From: Recreation/Open Space To: Central Urban 0.175 Ac.
2005-1-M-005	FUTURE LAND USE MAP (Located at intersection of Blair Stone and Miccosukee Roads.)	From: Government Operational To: Mixed Use B 26.1 Ac.
2005-1-M-006	FUTURE LAND USE MAP (Located on the north side of Talpeco Road, between North Monroe Street and Old Bainbridge Road.)	From: Residential Preservation To: Mixed Use A 2.37 Ac.
2005-1-M-007	FUTURE LAND USE MAP	From: Residential Preservation

	(Located between North Monroe Street and Old Bainbridge Road north of the View Point development and the Edinburgh Estates subdivision.)	To: Lake Protection 7.5 Ac. of a 107 acre parcel
2005-1-M-008	FUTURE LAND USE MAP (Located on Buck Lake Road, west of Chaires Crossroad and east of Hill N Dale Drive South. Also includes a request to extend the Urban Service Area boundary to include this parcel.)	From: Urban Fringe To: Mixed Use A 116 Ac.
2005-1-M-009	FUTURE LAND USE MAP (Located on Old St. Augustine Road to the east and south of Calle de Santos. Also includes a request to extend the Urban Service Area boundary to include this parcel.)	From: Urban Fringe To: Mixed Use A 97 Ac.
2005-1-M-010	FUTURE LAND USE MAP (Located near the intersection of Dempsey Mayo Road and Mahan Drive.)	From: Residential Preservation & Mixed Use A To: Residential Corridor 56.85 Ac.
2005-1-M-011	FUTURE LAND USE MAP (Located near the intersection of Edenfield Road, Highland Drive and Mahan Drive.)	From: Residential Preservation To: Residential Corridor & Residential Corridor Node 80 Ac.
2005-1-M-012	FUTURE LAND USE MAP (Located near the intersection of Thornton Road and Mahan Drive.)	From: Residential Preservation, Mixed Use A and Government Operational To: Residential Corridor 130 Ac.

2005-1-M-013	FUTURE LAND USE MAP (Located south of Blountstown Highway, East and south of Silver Lake Road.)	From: Rural To: Urban Fringe 745 Ac.
2005-1-M-014	FUTURE LAND USE MAP (Proposed map amendment change to extend the Urban Service Area (USA) boundary to the Woodville Rural Community.)	
2005-1-M-015	FUTURE LAND USE MAP (Located east of Southwood and the north and south sides of Old St. Augustine Road. The proposal would also move the Urban Service Area (USA) boundary to the east to incorporate the amendment site.)	From: Rural To: Mixed Use B 4336 Ac.
2005-1-M-016	FUTURE LAND USE MAP (Proposed map amendment change to move the Urban Service Area (USA) boundary to include the Grassroots Community located on the north side of Old St. Augustine Road. This change would re-designate the current Residential Preservation Overlay and underlying Rural land use category to the Residential Preservation land use category.)	
2005-1-M-017	FUTURE LAND USE MAP (The Coleman Building on East Gaines and Meridian Streets.)	From: Government Operational To: Mixed Use C
2005-1-M-018	FUTURE LAND USE MAP (The Firestone Building on East Gaines Street, between Gadsden and Meridian Streets.)	From: Government Operational To: Mixed Use C

2005-1-M-019	FUTURE LAND USE MAP (The Bloxham Building on East Gaines Street, between Gadsden and Calhoun Streets.)	From: Government Operational To: Mixed Use C
2005-1-M-020	FUTURE LAND USE MAP (The Bloxham Annex Building on East Gaines Street, between Gadsden and Calhoun Streets.)	From: Government Operational To: Mixed Use C
2005-1-M-021	FUTURE LAND USE MAP (The Johns and Clemmons Buildings on West Madison Street, between Duval and Bronough Streets.)	From: Government Operational To: Mixed Use C
2005-1-M-022	FUTURE LAND USE MAP (The Warren Building on South Duval Street, between Bloxham and Blount Streets.)	From: Government Operational To: Mixed Use C
2005-1-M-023	FUTURE LAND USE MAP (The Chevron Building on West Gaines, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C
2005-1-M-024	FUTURE LAND USE MAP (The Executive Building on West Bloxham Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C

2005-1-M-025	<p>FUTURE LAND USE MAP</p> <p>(The Winchester Building Complex on Blount Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)</p>	<p>From: Government Operational To: Mixed Use C</p>
2005-1-T-026	<p>(Proposed text amendment would create development alternative allowing low-density residential estate lots on up to 800 acres of the heel of the Welaunee Critical Planning Area (CPA). The tract would remain Mixed Use B; there is no amendment to the Future Land Use Map proposed in conjunction with this amendment.)</p>	
<p>2005-1-M-027</p> <p><i>Withdrawn by Applicant</i></p>	<p>FUTURE LAND USE MAP</p> <p>(Located north of Bradfordville Road adjacent to the Baker Place Subdivision)</p>	<p>From: Urban Fringe To: Urban Fringe with Residential Preservation Overlay 67.21 Ac.</p>
<p>2005-1-T-028</p> <p><i>Withdrawn by Applicant</i></p>	<p>Proposed text amendment to eliminate the requirement in the Welaunee Critical Area Plan for a natural features inventory of the entire toe or the entire heel.</p>	
<p>2005-1-T-029</p> <p><i>Withdrawn by Applicant</i></p>	<p>Proposed text amendment to eliminate the requirement for a toe-wide and heel-wide stormwater facilities master plan in the Welaunee Critical Area Plan</p>	
2005-1-T-030	<p>The proposed amendment partially implements the recommendations found within the Mahan Drive Corridor study by creating two new future land use map categories applicable within the Mahan Drive Corridor only.</p>	

2005-1-T-031	Proposed text amendment to update the description of the Woodville Rural Community (WRC) and increase its allowable residential density from 4 to 6 dwelling units per acre, if Amendment 2005-1-T-014 is approved and the WRC is included in the urban services area.	
2005-1-T-032	Proposed text amendment modifying Policy 1.1.1 and Policy 1.1.4 of the Future Land Use Element to reflect the recent creation of the Woodville Rural Community future land use category.	
2005-1-T-033	Proposed text amendment to provide a traffic concurrency exemption for residential development within the Urban Service Boundary and the Woodville Rural Community.	
2005-1-T-034	Proposed text amendment providing for the deletion of a temporary LOS standard previously established for Capital Circle NW and providing for an optional LOS standard of E plus 50% when a commensurate mitigation contribution is paid for certain constrained roadways located within the USA boundary. The proposed amendment also corrects outdated policy references to impact fee ordinances, corrects a formatting error within the capital improvements element and adds a definition for LOS E plus 50% within the comprehensive plan glossary.	
2005-1-T-035	Proposed text amendment to create a future land use category, titled Urban Residential, with a maximum residential density of 10 dwelling units per acre and a minimum of 4.	
2005-1-T-036	Proposed text amendment modifying Policy 1.4.21 of the Future Land Use Element to require additional Land Development Regulations within the Central Urban category.	
2005-1-T-037 <i>Withdrawn by Applicant</i>	Proposed text amendment to the definition of "altered floodplains" in the Comprehensive Plan.	

2005-1-T-038	This amendment changes and updates several policies in the Conservation Element addressing the role of the recently adopted Tallahassee-Leon County Greenways Master Plan.	
2005-1-T-039	Proposed text amendment to establish community reinvestment act standard.	
2005-1-T-040	Proposed text amendment to the annual update of the five-year schedule of Capital Improvements Projects.	
2005-1-T-041	Proposed text amendment change to the Glossary definition of Affordable Housing.	
2005-1-T-042	Text amendment proposes to amend the maps indicating Census Tracts targeted by Housing Policy 1.2.4 to reflect the 2000 Census data. This policy deals with the provision of Inclusionary Housing in selected Census Tracts.	
2005-1-T-043	This amendment proposes to add a vision statement to the Comprehensive Plan. An 18-member committee composed of community stakeholders created the vision statement. The vision statement will provide an overview of the community's desired future direction.	
2005-1-T-044	This amendment proposes to amend Objective 1.4 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 1.4 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	
2005-1-T-045	This amendment proposes to delete Policy 1.4.4 from the Land Use Element of the adopted Comprehensive Plan. Policy 1.4.4 provides for the Bradfordville Citizens Task Force report to be reviewed by The City and County Commissions. This policy was completed.	
2005-1-T-046	This amendment proposes to amend Objective 2.1 of the Land Use Element by deleting reference to	

	<p>a date and replace the word "adopt" with "maintain". Objective 2.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.</p>	
2005-1-T-047	<p>This amendment proposes to amend Objective 3.1 of the Land Use Element by deleting reference to a date and add replace the word "adopt" with "maintain". Objective 3.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.</p>	
2005-1-T-048	<p>This amendment proposes to amend Objective 4.1 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 4.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.</p>	
2005-1-T-049	<p>This amendment proposes to amend Policy 5.1.2 of the Land Use Element by deleting reference to developing a school siting process by March 31, 1998. This policy was completed.</p>	
2005-1-T-050	<p>This amendment proposes to amend Objective 5.3 of the Land Use Element by deleting "by 1991". This policy addresses all decisions regarding land requirements for future utility facilities consistency with the Comprehensive Plan.</p>	
2005-1-T-051	<p>This amendment proposes to delete Goal 7, Objective 7.1 and Policy 7.1.1, which provide the criteria for a Southside Sector Plan. The South Monroe Sector Plan superseded this section.</p>	
2005-1-T-052	<p>This amendment proposes to amend Policy 11.2.1 of the Land Use Element by deleting reference to the year 2001 and clarifying the annual report language.</p>	
2005-1-T-053	<p>This amendment proposes to delete Policy 11.3.3 of the Land Use Element, which recommends establishing a tax increment-financing district in the Southern Strategy Area.</p>	

2005-1-T-054	This amendment proposes to delete Policy 11.3.4 of the Land Use Element, which requires the mapping of existing environmental conditions in the Southern Strategy Area.	
--------------	---	--

The following persons appeared before the Joint Commission relative to the referenced amendments:

- Mr. Michael Scibelli, 3005 Trestwick Way (proponent of #001)
- Mr. Charles E. Abell, 8335 Ice Hockey (opponent of #013)
- Mr. Larry Tudor, 8004 Earth Way (opponent of #013)
- Ms. Lorraine Tudor, 8004 Earth Way (opponent of #013)
- Ms. Jeannie Hardy, 1710 Silver Lake Road (opponent of #013)
- Mr. Jeff Danese, 601 E. Seaboard Street (opponent of #004)
- Mr. Calvin Sherman, P. O. Box 5083 (proponent of #004)
- Mr. Jim Cavanagh, 3950 Bellac Road (opponent of #006)
- Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club (opponent of #008 and #026)
- Mr. Fred Gorman, 3925 Calle de Santos (opponent of #009)
- Ms. Jan Rodemerk, 8333 Old St. Augustine Road (opponent of #009)
- Ms. Brenda DeVolentine, 3921 Calle de Santos (opponent of #009)
- Ms. Jean Stimel, 3945 Calle de Santos (opponent of #009)
- Mr. Randy Crowson, 8724 Salamanca Court (opponent of #009)
- Ms. Zoe Kulakowski, 1320 Blockford Court West (opponent of #010, #011 and #012)
- Mr. Bill Smith, 5500 Torraine Drive (opponent of #010, #011 and #012)
- Mr. John Corbin, 2222 N. Arendell Way (opponent of #010, #011, #030)

- Mr. Sam McArthur, 1620 Highland Drive (opponent of #011 and #030)
- Col. Calvin A. Winter, 1601 Highland Drive (opponent of #011)
- Mr. Jerry Phillips, 5028 Mahan Drive (opponent of #011)
- Mr. Herb Rosinsky, 2413 Arendell Way (opponent of Amendment #012)
- Mr. Rob Swearingen, 5159 Ile de France Drive (opponent of #012)
- Ms. Janice Jones, 2452 L W Barfield Road (opponent of #013)
- Ms. Debra Lewis, P. O. Box 401, Woodville, FL (proponent of #014)
- Mr. Paul Johnson, representing Save Wakulla Springs, 537 Hickory Wood Drive, Crawfordville, FL (opponent of #014, #015, #031, #033)
- Mr. David Cox, 2395 Copacetic Way (opponent of #015)
- Mr. Pat Seery, representing the Grassroots Community off of Old St. Augustine Road (opponent of #015 and #016)
- Ms. Roseanne Wood, Rosewood Way (opponent of #015 and #016)
- Ms. Tracy Horenbein, 3318 Old St. Augustine Way (opponent of #016)
- Mr. Louis Rothman, 1017 Piney Z Plantation Road (opponent of #033 and #034)
- Mr. Ray Greer, 3069 N. Fulmer Drive (indicated his availability to answer questions regarding #005 and #017--#025)
- Mr. Scott Woolam, 2712 Bedford Way (indicated his availability to answer questions regarding #005 and #017--#025)

Confirmed the meeting schedule on these amendments as follows:

- County Commission Workshop October 26, 2004 Courthouse Commission Chamber
- City Commission Workshop November 4, 2004 City Hall Commission Chamber
- Joint City-County Commission Workshop November 18, 2004 Courthouse Commission Chamber
- Joint Transmittal Public Hearing December 9, 2004 City Hall Commission Chamber

City Commission Meeting Summary
October 27, 2004

The City Commission met in regular session and took the following action:

Item 1 – Presented a **proclamation in recognition of the Southeast Environmental Justice Conference: *The Search for Solutions to Address Community Pollution***, scheduled for Friday, October 29, 2004, at the University Center Club of Florida State University

Mr. David Ludder, Executive Director of the Legal Environmental Assistance Foundation (LEAF), and Ms. Dot Inman-Johnson, representing the Capital Area Community Action Agency, appeared before the Commission relative to this item and invited participation in the Conference.

Agenda Items 2-8 and 10-12 – Voted 5-0 to approve the staff's recommendations in Consent Agenda Items 2-8 and 10-12, **taking the action shown:**

Item 2 – Approved the **2005 City Commission meeting schedule** as presented (*recommended by the City Manager*)

Item 3 – Approved a **mediated damage claim settlement in the Samuel Zachariah White v. City of Tallahassee personal injury matter** (*Option 1 recommended by the City Attorney*)

Item 4 – Adopted **Resolution No. 04-R-36**, authorizing execution of a Florida Department of Transportation (FDOT) Joint Participation Agreement (JPA) for FDOT Project #41705515801, the **construct and rehabilitation of Capital Circle Southwest (263) entrances to the Tallahassee Regional Airport**; and authorized negotiation and execution of an associated **Engineering Services Agreement with The LPA Group, Inc.**, the Airport's continuing services consulting engineers, in order for the project to move forward during Fiscal Year (FY) 2005 (*recommended by Aviation/Finance Administration*)

Item 5 – Approved the extension of Term Contract #01C0173 with **Simplex Grinnell**, sole bidder and current term contract vendor, for an additional three-year term **to provide testing, maintenance and design/build fire protection systems for the City's electric power plants**, in the estimated amount of \$120,000 over the three years (*Option 1 recommended by Electric/Production*)

Item 6 – Approved the **purchase of pre-cast concrete trenching** for piping and electrical runs associated with the installation of two (2) combustion turbine generators to provide additional power generation capacity at the Hopkins Electric Generating Plant **from Trenwa**, sole provider, in an amount not to exceed \$400,000 (*Option 1 recommended by Electric/Production*)

Item 7 – Approved request by Moore Bass Consulting, Inc. for a **concurrency reallocation for the Governor's Crossing Park** (per the Governor's Park Corners Development Agreement approved on August 21, 1996) (*Option 1 recommended by Growth Management*)

Item 8 – Approved the award of three-year term contracts **to Carroll's Boot Country and The Shoe Box**, sole bidders meeting

specifications of Bid No. 0196-04-SB-TC, for the fixed price **purchases of safety shoes** in the estimated amount of \$360,000 over the three-year period (*Option 1 recommended by Procurement Services*)

Item 9 – PULLED FROM CONSENT a request for approval of a Land Lease Agreement with CSX for gateway landscaping enhancements to the South Monroe Street Railroad Bridge (brought forward by Planning) – SEE BELOW

Item 10 – Approved the award of Change Order No. 2, in the amount of \$67,901.50, to the contract with **Carter’s Construction Services, Inc.**, for the installation of a water line along Mahan Drive as part of the Northeast Drainage Ditch Improvements, for a total revised contract amount of \$599,936.45 for the **Northeast Drainage Ditch Project at Mahan Drive** (*Option 1 recommended by Public Works/Engineering*)

Item 11 – Accepted and approved a **Joint Planning Agreement with St. Joe Company**, and authorized the Mayor to sign/execute the Agreement, consolidating various transportation improvements necessary for the **Southwood Development of Regional Impact (DRI)** into the Capital Circle Southeast construction project and requiring the developer to accept and treat the majority of the Capital Circle Southeast stormwater within those Stormwater Management Facilities inside the Southwood development; and further, approved the appropriation of \$1,059,900 for the design and construction of the stormwater improvements necessary to support the Capital Circle Southeast Project by the St. Joe Company (*Option 1 recommended by Public Works*)

Item 12 – Approved the **minutes** of the following City Commission meetings:

- 06-23-04 Regular
- 06-28-04 Special (Budget Workshop)
- 06-29-04 Special (Joint City-County Transmittal Hearing, Cycle 2004-2 Comprehensive Plan Amendments)
- 06-29-04 Special (Joint City-County-School Board)
- 07-07-04 Regular
- 09-22-04 Regular Target Issues Workshop
- 09-22-04 Regular

Item 9 – Voted 5-0 to approve a **Land Lease Agreement with CSX** for gateway landscaping enhancements to the **South Monroe Street Railroad Bridge** (*Option 1 recommended by Planning*)

Item 13 – Discussed staff recommendations on **streamlining the Permitting Process**, and voted 5-0 to approve Options 7, 10, 13 and 16, as follows, and direct staff on Green Space Options 1, 2 and 4 to do additional work and bring them back for consideration at the next Commission meeting (*presented by Growth Management*):

Building Permitting at Preliminary Plat

Option 7 Direct staff to proceed with advertising and scheduling the Planning Commission public hearing for the ordinance related to the issuance of building permits at preliminary plat as shown in Attachment #2 to the Agenda Item.

Public Works Design Standards

Option 10 Adopt the *Public Works Design Standards* as shown in Attachment #8 to the Agenda Item.

Concurrency Management System Policy and Procedures Manual

Option 13 Adopt the *Concurrency Management System Policy and Procedures Manual* as shown in Attachments #9 and #10 to the Agenda Item.

Additional Option

Option 16 Direct Utilities staff to provide an analysis of the fiscal impact associated with the implementation of the proposed changes.

Item 14 – Voted 5-0 to approve the award of a three-year contract to **Roadway Media, LLC**, to provide **advertising services on TalTran trolleys and buses**, highest ranked vendor, with estimated annual revenue to TalTran ranging from \$200,000 to \$250,000 based on a 50/50 split (*Option 1 recommended by TalTran*)

Item 15 – Voted 4-0 (Commissioner Katz opposed) to direct City staff to draft a City Commission Policy making the **Architectural Review Board (ARB) Parking Program** a permanent program, as proposed, and to draft an ordinance amending Article V of Chapter 20, Tallahassee Code of General Ordinances, to authorize towing contracts to enforce the parking restrictions in the ARB Parking Program (*Option 1 recommended by the City Attorney*)

Item 16 – Voted 5-0 to adopt **2005 State Legislative Priorities** as proposed (*Option 1 recommended by the Mayor's Office/Intergovernmental Relations*)

City Lobbyists Ron Book, Bill Peebles, Sean Pittman and Ms. Katie Johnson appeared before the Commission relative to this item.

Item 17 – Accepted the Planning Department's **status report on the implementation of the Apalachee Ridge Estates Neighborhood Renaissance Plan** (*Option 1 recommended by Planning*)

Item 18 – Voted 5-0 to approve the **acquisition of the 4.3-acre Salie Property**, located on the south side of Gaines Street, for the purchase price of \$3.5 million plus associated closing costs estimated at \$17,000, for a total expenditure of \$3,517,000, **for the Gaines Street Revitalization Project** (*Option 1 recommended by Economic Development*)

Item 19 – Voted 5-0 to appoint City Commissioners Katz and Mustian to serve as the **City's representatives on the Tallahassee Community Redevelopment Agency's Project Review Committee**, to serve with County Commissioners Grippa and Proctor, representing the County Commission (*brought forward by Economic Development*)

Item 20 – Voted 5-0 to **rescind Resolution No. 02-R-44**, which had established conditions and boundaries of the Tallahassee Downtown

Community Redevelopment Area if the redevelopment plan were adopted by December 31, 2002, but was no longer needed as the Tallahassee Downtown Community Redevelopment Plan was not adopted until June 24, 2004 (*Option 1 recommended by Economic Development*)

Item 20.1 – Voted 5-0 to approve the **2005 Audit Work Plan** as proposed (*recommended by the City Auditor/Audit Manager*)

The Commission wished City Auditor Sam McCall the best recovery from his accident.

Item 20.2 – Accepted the presentation of the **National Gold Medal Award for Excellence in Parks and Recreation Management for 2004**

Mr. Joe Abel, Director of the Coral Gables Parks and Recreation Department, and member of the National Recreation and Parks Association Board of Trustees, appeared before the Commission to make this presentation.

The Commission applauded and congratulated the City Parks and Recreation Department.

Item 21 – **Convened as the Tallahassee Community Redevelopment Agency (CRA)**, and voted 5-0 to accept the proposed Bylaws of the Tallahassee CRA **Citizen's Advisory Committee** and authorize Agency staff to 1) begin formal dialogue with the various groups, 2) solicit member nominations to the Advisory Committee for Redevelopment Agency Chair selection, and 3) coordinate the Bylaws with the Citizen's Advisory Committee (*Option 1 recommended by Economic Development*)

The Commission directed staff to investigate whether there was a need to assign dedicated administrative staff to the CRA.

Item 22 – Held a public hearing and voted 4-0 (Commissioner Mustian absent) to adopt **2580 Ox Bottom Road Voluntary Annexation Ordinance No. 04-O-64**, introduced on October 13, 2004, providing for the voluntary annexation of approximately 3.4 acres located at 2580 Ox Bottom Road (*Option 1 recommended by the Department of Management & Administration [DMA]*)

Mr. Ben Boynton, 2735 Miller Landing Road, and Ms. Wendy Grey, P. O. Box 6574 (32314), representing Mr. Jay Boynton, indicated their availability to answer questions relative to this item.

Item 23 – Held a public hearing and voted 5-0 to adopt **Legion Street Abandonment Ordinance No. 04-O-72**, introduced on September 8 and continued from September 22, 2004, abandoning the southerly most portion of Legion Street located on the east side of Monroe Street and approximately 325 feet south of Lake Ella Drive, based on the findings and conditions of the Planning Commission, and with clarification provided by staff that a turnaround would be provided on the eastern end of the abandonment for cars on the remaining portion of Legion Street (*Option 1 recommended by Planning*)

There were no speakers relative to this item.

Item 24 – Held the second public hearing and voted 5-0 to adopt **Ordinance No. 04-O-80**, introduced on August 25 and continued from the first public hearing held on September 22, 2004, providing for **Interim Review Procedures for the Gaines Street Urban Infill and Redevelopment Area** (*Option 1 recommended by Planning*)

There were no speakers relative to this item.

Item 25 – Held the second public hearing and voted 5-0 to adopt **Alford Rezoning Ordinance No. 04-Z-84**, introduced on September 8 and continued from the first public hearing held on October 13, 2004, rezoning 39.5 acres located south of the intersection of Mahan Drive and Interstate 10 and bounded on the west by Walden Road from RP (a County Residential Preservation district) to RP-1 (a City Residential Preservation district), based on the findings of the Planning Commission (applicant: City Commission on behalf of the property owner, James M. Alford) (*Option 1 recommended by Planning*)

There were no speakers relative to this item.

Item 26 – Held a public hearing and voted 5-0 to adopt **Ordinance No. 04-O-86AA**, introduced on August 25 and continued from the public hearing held on September 22, 2004, providing for **drug testing for taxi operators and prohibiting unauthorized operations** (*Option 1 recommended by the City Attorney*)

The Commission concurred to re-evaluate this issue in a year to ensure there was no undue burden on the taxi drivers.

The following persons appeared before the Commission relative to this item:

- Mr. John Edward Eagen, Attorney representing Mr. Leevy (opponent)
- Mr. Don Heath, 1008 Sharer Court #16 (proponent)

Item 27 – Held the first of two public hearings on **Inclusionary Housing Ordinance No. 04-O-90**, introduced on October 13, 2004, which would amend the City's Land Development Code to provide for implementation of the inclusionary housing strategy set out in the Comprehensive Plan, and set the second and final public hearing on this ordinance for November 23, 2004 (*Option 1 recommended by Planning*)

The following persons appeared before the Commission relative to this item:

- Mr. Tom Asbury, 3424 Dorchester Court (opponent)
- Ms. Nicole Everett, Interim Executive Director of the Tallahassee Lenders' Consortium – Lot Availability/Affordability Committee (opponent)
- Mr. Keith Bowers, representing Bethel Missionary Baptist Church, 1423 S. Gadsden Street (proponent)
- Ms. Lou A. Armesto, 2921 Roberts Avenue (proponent)
- Dr. Charles Connerly, Chair of the Department of Urban & Regional Planning, Florida State University (proponent)
- Ms. Jaimie Ross, Affordable Housing Director, 1000 Friends of Florida, 926 E. Park Avenue (proponent)
- Ms. Claudette Cromartie, Exec Director of the Tallahassee Housing Authority (proponent)

The Commission expressed interest in learning more about resale restrictions to ensure long term affordability with a hardship exception and increasing the fee in lieu of allowance on a sliding scale.

Item 28 – Held a public hearing, and voted 5-0 to accept the status report on the 1989 Sales Tax Program and **amend the Sales Tax Capital**

Projects List by deleting the Hermitage Boulevard Widening Project and adding a project for the design and construction of a Stormwater Management facility in support of a future project to extend Kerry Forest Parkway from Thomasville Road to Ox Bottom Road, at an estimated cost of \$239,400 (*Option 1 recommended by Public Works/Engineering*)

There were no speakers relative to this item.

Item 29 – Held a public hearing and voted 5-0 to adopt **Ordinance No. 04-O-100**, introduced on October 13, 2004, **amending the Police Officers’ Pension Plan** pursuant to contract negotiations (*Option 1 recommended by the City Treasurer-Clerk’s Office/Retirement Administration*)

There were no speakers relative to this item.

Item 30 – Received a staff briefing on **preparations for the November 2nd Elections**, including plans with all local law enforcement involving security, traffic and parking, and working with the Visitors Bureau to have press vehicles staged at the Civic Center, a hospitality tent and possibly a media lunch (*brought forward by the Mayor*)

Unagendaed Speaker:

Ms. Marsha Antista, representing DISC Village, 3333 W. Pensacola Street, appeared before the Commission and informed the Commission of her plan to submit a request to the State Legislature for Community Input Budget Response (CIBR) funding for an Emergency Response Community Assessment and Intervention Center.

City Manager Favors requested that Ms. Antista send her a copy of the application.

Unagendaed Business:

The Commission concurred in requesting that the staff be proactive in not scheduling any unnecessary Commission meetings

Commissioner Mustian asked that staff make an effort to avoid scheduling Comprehensive Plan meetings the day before or after other Commission meetings, indicating his preference that they be held during another week. He announced that he would be out of town the week of Spring Break in 2005.

Commissioner Katz expressed appreciation for scheduling around Yom Kippur in October 2005. He announced that he would be out of town from October 19, 2005 to early November 2005 for a long planned trip to China.

Commissioner Lightsey requested that City Commissioners attempt to avoid any unplanned absences at Commission meetings that had been publicly noticed, and she determined that the Joint Comprehensive Plan Workshop scheduled for November 18, 2004 should be re-scheduled since at least three City Commissioners could not attend.

Mayor Marks confirmed that a quorum would be present for the Comprehensive Plan Workshop on November 4, 2004, although Commissioners Gillum and Katz had indicated they would not be present. He announced that he would not be able to attend the Target Issues Workshop scheduled

for January 19, 2005, and advised that he was scheduling a joint City-County Commission meeting for a presentation on community planning in Chattanooga, Tennessee.

The Commission concurred with a suggestion by Commissioner Mustian that the scheduling of an MPO retreat be deferred pending MPO discussion of the need for such retreat.

City Commissioner Information and Sharing of Ideas:

Commissioner Lightsey:

- reported that with the County Commission's recent endorsement of the proposal negotiated by herself and County Commissioner Thael on a joint stormwater program, and work would begin on negotiating an interlocal agreement for implementation of a Joint City-County Watershed Management Plan,
- reported that she had met with the City's historic properties inventory committee, an inclusive list of properties had been completed, and they were forming a technical committee to evaluate and rank those properties, and
- advised that she was preparing an informational document on the design center, which she and the Mayor had learned about on a recent trip to Chattanooga, Tennessee.

Commissioner Katz:

- requested that the staff bring back a written policy on ordinance sponsorship by a Commissioner for consideration at the next regular Commission meeting, and
- reported that he, along with some staff, had met with Buck Head Neighborhood representatives and they were concerned with City plans for potentially moving the new eastern electric transmission line through the Welaunee property.

Commissioner Gillum:

- volunteered to serve on the downtown Capital City Childcare Consortium that was being organized. The Commission concurred with Commissioner Gillum's appointment to that group as the Commission's representative, with clarification that the service of a Commissioner on this committee should not imply to anyone that the City was assuming any funding responsibility for that operation.

CTC:RM:ecg:11-09-04

City Commission Meeting Summary November 4, 2004

Workshop On the Proposed 2005-1 Amendments To The 2010 Tallahassee-Leon County Comprehensive Plan

The City Commission met in special session and took the following action (Commissioners Katz and Gillum absent):

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve the following Proposed Cycle 2005-1 Amendments presented on the Consent Agenda:

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>
2005-1-M-003	FUTURE LAND USE MAP (Located south of Mahan Drive, East Tennessee Street and north of Call Street.)	From: Mixed Use C To: Recreation/Open Space-Stormwater Facility 8.9 Ac.
2005-1-M-004	FUTURE LAND USE MAP (Located at the end of Myers Park Lane.)	From: Recreation/Open Space To: Central Urban 0.175 Ac.
2005-1-M-005	FUTURE LAND USE MAP (Located at intersection of Blair Stone and Miccosukee Roads.)	From: Government Operational To: Mixed Use B 26.1 Ac.
2005-1-M-017	FUTURE LAND USE MAP (The Coleman Building on East Gaines and Meridian Streets.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-018	FUTURE LAND USE MAP (The Firestone Building on East Gaines Street, between Gadsden and Meridian Streets.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-019	FUTURE LAND USE MAP (The Bloxham Building on East Gaines Street, between Gadsden and Calhoun Streets.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-020	FUTURE LAND USE MAP (The Bloxham Annex Building on East Gaines Street, between Gadsden and Calhoun Streets.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-021	FUTURE LAND USE MAP	From: Government Operational

	(The Johns and Clemmons Buildings on West Madison Street, between Duval and Bronough Streets.)	To: Mixed Use C As Modified to Downtown
2005-1-M-022	FUTURE LAND USE MAP (The Warren Building on South Duval Street, between Bloxham and Blount Streets.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-023	FUTURE LAND USE MAP (The Chevron Building on West Gaines, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-024	FUTURE LAND USE MAP (The Executive Building on West Bloxham Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-M-025	FUTURE LAND USE MAP (The Winchester Building Complex on Blount Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As Modified to Downtown
2005-1-T-038	This amendment changes and updates several policies in the Conservation Element addressing the role of the recently adopted Tallahassee-Leon County Greenways Master Plan.	
2005-1-T-039	Proposed text amendment to establish community reinvestment act standard.	
2005-1-T-040	Proposed text amendment to the annual update of the five-year schedule of Capital Improvements Projects.	
2005-1-T-041	Proposed text amendment change to the Glossary definition of Affordable Housing.	
2005-1-T-042	Text amendment proposes to amend the maps indicating Census Tracts targeted by Housing Policy 1.2.4 to reflect the 2000 Census data. This policy deals with the provision of Inclusionary Housing in selected Census Tracts.	
2005-1-T-044	This amendment proposes to amend Objective 1.4 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 1.4 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	

2005-1-T-045	This amendment proposes to delete Policy 1.4.4 from the Land Use Element of the adopted Comprehensive Plan. Policy 1.4.4 provides for the Bradfordville Citizens Task Force report to be reviewed by The City and County Commissions. This policy was completed.	
2005-1-T-046	This amendment proposes to amend Objective 2.1 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 2.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	
2005-1-T-047	This amendment proposes to amend Objective 3.1 of the Land Use Element by deleting reference to a date and add replace the word "adopt" with "maintain". Objective 3.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	
2005-1-T-048	This amendment proposes to amend Objective 4.1 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 4.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	
2005-1-T-049	This amendment proposes to amend Policy 5.1.2 of the Land Use Element by deleting reference to developing a school siting process by March 31, 1998. This policy was completed.	
2005-1-T-050	This amendment proposes to amend Objective 5.3 of the Land Use Element by deleting "by 1991". This policy addresses all decisions regarding land requirements for future utility facilities consistency with the Comprehensive Plan.	
2005-1-T-051	This amendment proposes to delete Goal 7, Objective 7.1 and Policy 7.1.1, which provide the criteria for a Southside Sector Plan. This section was superseded by the South Monroe Sector Plan.	
2005-1-T-052	This amendment proposes to amend Policy 11.2.1 of the Land Use Element by deleting reference to the year 2001 and clarifying the annual report language.	
2005-1-T-053	This amendment proposes to delete Policy 11.3.3 of the Land Use Element, which recommends establishing a tax increment-financing district in the Southern Strategy Area.	
2005-1-T-054	This amendment proposes to delete Policy 11.3.4 of the Land Use Element, which requires the mapping of existing environmental conditions in the Southern Strategy Area.	

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve Proposed Amendment 032:

2005-1-T-032	Proposed text amendment modifying Policy 1.1.1 and Policy 1.1.4 of the Future Land Use Element to reflect the recent creation of the Woodville Rural Community future land use category.
---------------------	--

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve Proposed Amendment 035, as amended to apply only inside the Urban Service Area (USA):

2005-1-T-035	Proposed text amendment to create a future land use category, titled Urban Residential, with a maximum residential density of 10 dwelling units per acre and a minimum of 4.
---------------------	--

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve Proposed Amendment 043:

2005-1-T-043	This amendment proposes to add a vision statement to the Comprehensive Plan. An 18-member committee composed of community stakeholders created the vision statement. The vision statement will provide an overview of the community's desired future direction.
---------------------	---

By consensus, deferred Proposed Map Amendment 001 pending a recommendation from the Local Planning Agency (LPA):

2005-1-M-001	FUTURE LAND USE MAP (Deer Lake East in the Golden Eagle Area of Killlearn Lakes and to extend the USA Boundary to include this parcel.)	From: Rural To: Neighborhood Boundary 1.09 Ac.
---------------------	--	--

Took no action on Proposed Amendment 006, deferring to the County's position of denial:

2005-1-M-006	FUTURE LAND USE MAP (Located on the north side of Talpeco Road, between North Monroe Street and Old Bainbridge Road.)	From: Residential Preservation To: Mixed Use A 2.37 Ac.
---------------------	--	---

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively deny Proposed Amendment 007:

2005-1-M-007	FUTURE LAND USE MAP (Located between North Monroe Street and Old Bainbridge Road north of the View Point development and the Edinburgh Estates subdivision.)	From: Residential Preservation To: Lake Protection 7.5 Ac. of a 107 acre parcel
---------------------	--	---

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively deny Proposed Amendment 008:

2005-1-M-008	FUTURE LAND USE MAP (Located on Buck Lake Road, west of Chaires Crossroad and east of Hill N Dale Drive South.)	From: Urban Fringe To: Mixed Use A 116 Ac.
---------------------	--	--

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively deny Proposed Amendment 009:

2005-1-M-009	FUTURE LAND USE MAP (Located on Old St. Augustine Road to the east and south of Calle de Santos.)	From: Urban Fringe To: Mixed Use A 97 Ac.
---------------------	--	---

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively deny Proposed Amendment 015:

2005-1-M-015	FUTURE LAND USE MAP (Located east of Southwood and the north and south sides of Old St. Augustine Road. The proposal would also move the Urban Service Area (USA) boundary to the east to incorporate the amendment site.)	From: Rural To: Mixed Use B 4336 Ac.
---------------------	---	--

Discussed changes to proposed Welaunee text amendment 026 as provided in a written handout (summary of changes and pages 25—29), and voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve Proposed Amendment 026 as amended:

2005-1-T-026	(Proposed text amendment would create development alternative allowing low-density residential estate lots on up to 800 acres of the heel of the Welaunee Critical Planning Area (CPA). The tract would remain Mixed Use B; there is no amendment to the Future Land Use Map proposed in conjunction with this amendment.)	
---------------------	--	--

Voted 3-0 (Commissioners Katz and Gillum absent) to tentatively deny Proposed Amendment 033:

2005-1-T-033	Proposed text amendment to provide a traffic concurrency exemption for residential development within the Urban Service Boundary and the Woodville Rural Community.	
---------------------	---	--

Discussed the intent of Text Amendment 034 to encourage additional development along some of the constrained roads while helping with some road improvements that would improve the traffic flow, and **requested that the staff bring back some analysis of the list of constrained roadways that would be impacted and language to ensure that the amendment would work correctly, to be detailed in the implementing**

regulations; directed staff to bring back some analysis and options for eliminating the diminimus policy; voted 3-0 (Commissioners Katz and Gillum absent) to tentatively approve Proposed Amendment 034:

2005-1-T-034	Proposed text amendment providing for the deletion of a temporary level of service (LOS) standard previously established for Capital Circle NW and providing for an optional LOS standard of E plus 50% when a commensurate mitigation contribution is paid for certain constrained roadways located within the USA boundary. The proposed amendment also corrects outdated policy references to impact fee ordinances, corrects a formatting error within the capital improvements element and adds a definition for LOS E plus 50% within the comprehensive plan glossary.
---------------------	--

By consensus, continued Text Amendment 036 to the transmittal hearing:

2005-1-T-036	Proposed text amendment modifying Policy 1.4.21 of the Future Land Use Element to require additional Land Development Regulations within the Central Urban category.
---------------------	--

Suggested the need to adopt some standards with deadlines for the submittal of written amendments and, by consensus, continued Text Amendment 039 to the transmittal hearing:

2005-1-T-039	Proposed text amendment to establish community reinvestment act standard.
---------------------	---

The following amendments had been withdrawn prior to this workshop:

<i>Amendment #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>
2005-1-M-002 WITHDRAWN	FUTURE LAND USE MAP (Located on Crump Road.)	From: Rural To: Urban Fringe 19.16 Ac.
2005-1-M-010 WITHDRAWN	FUTURE LAND USE MAP (Located near the intersection of Dempsey Mayo Road and Mahan Drive.)	From: Residential Preservation & Mixed Use A To: Residential Corridor 56.85 Ac.

<p>2005-1-M-011 WITHDRAWN</p>	<p>FUTURE LAND USE MAP (Located near the intersection of Edenfield Road, Highland Drive and Mahan Drive.)</p>	<p>From: Residential Preservation To: Residential Corridor & Residential Corridor Node 80 Ac.</p>
<p>2005-1-M-012 WITHDRAWN</p>	<p>FUTURE LAND USE MAP (Located near the intersection of Thornton Road and Mahan Drive.)</p>	<p>From: Residential Preservation, Mixed Use A and Government Operational To: Residential Corridor 130 Ac.</p>
<p>2005-1-M-013 WITHDRAWN</p>	<p>FUTURE LAND USE MAP (Located south of Blountstown Highway, East and south of Silver Lake Road.)</p>	<p>From: Rural To: Urban Fringe 745 Ac.</p>
<p>2005-1-M-014 WITHDRAWN</p>	<p>FUTURE LAND USE MAP (Proposed map amendment change to extend the Urban Service Area (USA) boundary to the Woodville Rural Community.)</p>	
<p>2005-1-M-016 WITHDRAWN</p>	<p>FUTURE LAND USE MAP (Proposed map amendment change to move the Urban Service Area (USA) boundary to include the Grassroots Community located on the north side of Old St. Augustine Road. This change would re-designate the current Residential Preservation Overlay and underlying Rural land use category to the Residential Preservation land use category.)</p>	
<p>2005-1-M-027 <i>Withdrawn by Applicant</i></p>	<p>FUTURE LAND USE MAP (Located north of Bradfordville Road adjacent to the Baker Place Subdivision)</p>	<p>From: Urban Fringe To: Urban Fringe with Residential Preservation Overlay 67.21 Ac.</p>
<p>2005-1-T-028 <i>Withdrawn by Applicant</i></p>	<p>Proposed text amendment to eliminate the requirement in the Welaunee Critical Area Plan for a natural features inventory of the entire toe or the entire heel.</p>	

2005-1-T-029 <i>Withdrawn by Applicant</i>	Proposed text amendment to eliminate the requirement for a toe-wide and heel-wide stormwater facilities master plan in the Welaunee Critical Area Plan	
2005-1-T-030 WITHDRAWN	The proposed amendment partially implements the recommendations found within the Mahan Drive Corridor study by creating two new future land use map categories applicable within the Mahan Drive Corridor only.	
2005-1-T-031 WITHDRAWN	Proposed text amendment to update the description of the Woodville Rural Community (WRC) and increase its allowable residential density from 4 to 6 dwelling units per acre, if Amendment 2005-1-T-014 is approved and the WRC is included in the urban services area.	
2005-1-T-037 <i>Withdrawn by Applicant</i>	Proposed text amendment to the definition of "altered floodplains" in the Comprehensive Plan.	

Received a staff briefing on the **Mahan Drive Corridor Plan**

Congratulated Assistant City Attorney Linda Hurst on being the recipient of a Gold Medal Productivity Award

CTC:RM:ecg:12-01-04

**City Commission Meeting Summary
November 10, 2004**

The City Commission met in regular session and took the following action:

Items 1-7, 9-15 and 17 - Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 1-7, 9-15 and 17, as follows:

Item 1 – Authorized staff to negotiate and execute a **Home Sound Insulation Professional Services Agreement with The LPA Group, Inc.**, the Airport's consulting engineers, in an amount not to exceed \$299,600, providing for the final phase of the Tallahassee Regional Airport FAR Part 150 Noise Mitigation Program (*Option 1 recommended by Aviation/Airport Finance Administration*)

Item 2 – Adopted **Resolution Nos. 04-R-39, 04-R-40, 04-R-41, 04-R-42 and 04-R-43**, authorizing Joint Participation Agreements (JPAs) with the Florida Department of Transportation (FDOT) (FDOT #40586219401 and #40951319401) and Supplemental JPAs

(FDOT #22679219401, #22676919401 and #22678119401), providing FDOT matching funds in the amount of \$4,125,000 to complete the Aviation Department's Capital Improvement Program (CIP) (*recommended by Airport/Finance Administration*)

Item 3 – Approved **Contract Amendment #2**, in an amount not to exceed \$200,000, **to Task Order SL02-17 with Sargent & Lundy**, for a revised contract amount of not more than \$4,175,740 for the balance of plant (BOP) detail design for the Peaking Resource Addition project at Hopkins Electric Generating Plant (*Option 1 recommended by Electric/Production*)

Item 4 – Approved the **award of a three-year term contract for electric motor inspection and overhaul at the City's electric generating plants** (Bid No. 0028-04-RM-TC) **to Higgins Electric, Inc.**, low bidder meeting specifications, in the estimated amount of \$350,000 over three years (*Option 1 recommended by Electric/Production*)

Item 5 – Approved the **award of bid for the refurbishment/repairs to the Corn Hydroelectric Station floodgates** (Bid No. 0135-04-RM-BC) **to Fru-Con Construction Co.**, low bidder meeting specifications, in an amount not to exceed \$595,980 (*Option 1 recommended by Electric Utility*)

Item 6 – Approved the **purchase of a class eight truck with combination sewer cleaner system body from Sterling & Western Star of Tallahassee**, low bidder meeting specifications (Bid #0188-04-VA-TC), in the amount of \$237,793 (*Option 1 recommended by Fleet Management*)

Item 7 – Authorized a **grant agreement with Frenchtown Community Development Corporation (CDC) for the construction of new affordable housing** on infill lots in low and moderate-income target areas, funded in the amount of \$150,000, with \$25,113 from FY2005 Community Housing Development Organization (CHDO) set aside HOME funds and \$124,887 from the prior year HOME contingency account balance (*Option 1 recommended by Neighborhood & Community Services [NCS]*)

Item 8 – **PULLED FROM CONSENT** the dedication and approval of the Bull Run Unit 1, Phases 3 & 4 subdivision plat (*brought forward by Public Works/Engineering*) -- See Below

Item 9 – Approved the **award of a negotiated task assignment for the Continental Avenue from Ocala Road to High Road Pedestrian and Street Safety (PASS) Project, and the Greenon Lane Sidewalk Project**, part of the Neighborhood Infrastructure Enhancement Program project, **to Genesis Group**, one of the City's consulting civil engineers, in the amount of \$90,629.30 (*Option 1 recommended by Public Works/Project Management*)

Item 10 – Approved the **award of a construction contract for the Jackson Bluff Road Drainage Improvements and Caroline Courts Subdivision Stormwater Improvements Project** (Bid No. 0010-05-ER-BC) **to Allen's Excavation, Inc.**, low bidder meeting specifications, in the total base bid amount of \$986,475.40; also approved a non-scope change contingency in the amount of \$100,000 to be awarded by the City Manager if needed (*Option 1 recommended by Public Works/Stormwater Management*)

Item 11 – **Approved the Betton Hills Unit 16 subdivision plat**, consisting of 1.37 acres subdivided into four (4) lots, bounded on the north and south by Betton Hills, on the east by Marion Avenue and on the west by Winthrop Park, planned for development as

single-family detached residential by Gail Bowen Carlton (*recommended by Public Works/Engineering*)

Item 12 – Approved the Forsythe Oaks subdivision plat, consisting of 6.53 acres subdivided into 22 lots, bounded on the north by Forsythe Way, on the south and east by unplatted land and on the west by Thomasville Road, planned for development as single-family attached residential by Elliott & Russell Development, Inc. (*recommended by Public Works/Engineering*)

Item 13 – Approved the Southwood Unit 19 subdivision plat, consisting of 22.27 acres subdivided into 70 lots, bounded on the north and south by the Southwood Golf Course Subdivision, on the east by Mossy Creek Lane, and on the west by Four Oaks Boulevard, planned for development as single family detached by the St. Joe Company, with John Baric as one of its officers (*recommended by Public Works/Engineering*)

Item 14 – Approved the award of a three-year contract for the purchase of sand cement rip rap bags to J. H. Dowling, Inc., low bidder meeting specifications, in the estimated amount of \$150,640 for the three years (*Option 1 recommended by Public Works/Streets & Drainage*)

Item 15 – Joined in the dedication and approved the Bull Run Planned Unit Development (PUD) Lot 9 subdivision plat, consisting of 29.92 acres subdivided into two (2) lots, founded on the north by Bull Run Unit 1, Phase 1 and Bull Run Lot 10, Phase 1A, on the south and west by unplatted lands, on the east by Thomasville Road, planned for development as commercial use by Wal-Mart Stores, LP, with Francis Coberly as its representative (*recommended by Public Works/Engineering*)

Item 16 – PULLED FROM CONSENT the adoption of Resolution No. 04-R-44, authorizing the issuance of Capital Bonds, Series 2004 (*brought forward by the City Treasurer-Clerk*) – See Below

Item 17 – Approved the minutes of the following City Commission meetings as distributed (*recommended by the City Treasurer-Clerk/Records Management*):

- 09-29-04 Special (Retreat)
- 10-13-04 Regular Target Issues Workshop

Item 8 (pulled from Consent) – Voted 4-0 (Commissioner Mustian abstained) to join in the dedication and **approve the Bull Run Unit 1, Phases 3 & 4 subdivision plat**, consisting of 56.02 acres subdivided into 70 lots, bounded on the north, south and west by unplatted lands and on the east partially by Bull Run Unit 1, Phase 2 and partially by Bull Run Lot 10, Phase 1A, planned for development as single-family detached residential by Bull Run Residential, LLC, with Byron B. Block as its representative (*recommended by Public Works/Engineering*)

Item 16 (pulled from Consent) – Voted 4-1 (Mayor Marks opposed) to adopt **Resolution No. 04-R-44**, authorizing the issuance of Capital Bonds, Series 2004 (*recommended by the City Treasurer-Clerk*)

Items 18-27 - By consensus, introduced the following ordinances and set the ordinances for public hearing, as recommended:

Item 18 – Introduced Macomb Street Abandonment Ordinance No. 04-O-29, which would abandon a portion of Macomb Street

located between Brevard Street and Old Bainbridge Road (applicant: Regina Davis, Frenchtown CDC), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 19 – Introduced Villas of Pine Forest Voluntary Annexation Ordinance No. 04-O-71, which would provide for the annexation of approximately 41 acres into the City, located at 5510 BJ Cox Road, 1056 Balkin Road, and a large parcel between Balkin and Westway Roads with frontage on Center Drive (intended for development of affordable housing homesites), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by the Department of Management & Administration [DMA]*)

Item 20 – Introduced Symphony Mixed Use PUD Ordinance No. 04-Z-92, which would rezone 0.76 acres on the east side of Copeland Street, approximately 100 feet south of West Call Street, from DI (Institutional/Cultural/University Transition) to PUD and associated concept plan (RZ-446) (applicant: Capital City Householding Corporation), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 21 – Introduced Mossy Oak-Ross Brannon Rezoning Ordinance No. 04-Z-93, which would rezone 2.25 acres on the east side of Valencia Drive, approximately 900 feet south of West Tennessee Street, from R-3 (Single Family Detached, Attached and Two-Family Residential) to MR-1 (Medium Density Residential) (RZ-447) (applicant: Ross Brannon, Mossy Oak Real Estate), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 22 – Introduced West Pershing Street Abandonment Ordinance No. 04-O-94, which would abandon West Pershing Street between Bronough Street and Martin Luther King Jr. Boulevard (applicant: Florida A & M University [FAMU]), and set the ordinance for public hearing on November 23, 2004

Item 23 – Introduced Maryland Oaks Crossing (PUD) Rezoning Ordinance No. 04-Z-95, which would rezone 4.1 acres on the north and south sides of Bicycle Road at its intersection with Blountstown Highway, from CP (Commercial Parkway) and R-5 (Manufactured Home and Single Family Detached Residential) to PUD and associated concept plan (RZ-452) (applicant: Richard Kearney and Good News Foster Home, Inc.), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 24 – Introduced Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-96, which would rezone 53.84 acres on the north side of Ox Bottom Road, approximately 1,250 feet west of Thomasville Road, from TPA (Target Planning Area) to PUD (RZ-449) (applicant: Ben C. Boynton), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 25 – Introduced Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-97, which would rezone 18.93 acres on the north side of Ox Bottom Road, approximately 850 feet west of Thomasville Road, from TPA to PUD (RZ-451) (applicant: Ben C. Boynton), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 26 – Introduced Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-98, which would rezone 36.36 acres on the northwest corner of Ox Bottom Road and Thomasville Road, from TPA and R-3 (Single & Two-Family Residential) to PUD (RZ-451)

(applicant: Ben C. Boynton), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 27 – Introduced Southwood (PUD) Rezoning Ordinance No. 04-Z-99, which would add 46.5 acres on the southwest corner of Merchants Row Boulevard and Four Oaks Boulevard to the Southwood PUD, and would remove 45.94 acres at the northwest corner of Tram Road and Capital Circle Southeast from the Southwood PUD (RZ-450) (applicant: St. Joe Towns and Resorts, L.P.), and set the ordinance for public hearing on November 23, 2004 (*Option 1 recommended by Planning*)

Item 28 – Voted 5-0 to approve a **one-year extension of the Surplus Natural Gas Interruptible Sales Agreement with St. Marks Power** (formerly Primex Technologies, Inc.), a General Dynamics Company, and authorize the Assistant City Manager to approve terms and conditions related to this Agreement in the future (*Option 1 recommended by Energy Services*)

Item 29 – Voted 5-0 to approve a **mediated settlement agreement** in the purchase of Parcel ID No. 1120204010000, located north of the Leon County Public Works Center and south of Hillsgate Court, lying east of Centerville Road, for the amount of \$475,000, associated with the Blair Stone Road Extension and the Northeast Drainage Ditch Improvements Project (*recommended by the City Attorney*)

Items 30 and 31 – By consensus, continued **requests to extend the Campus Development Agreement with Florida State University**, from December 31, 2004 to June 30, 2005, **and with Florida A & M University**, from December 31, 2004 to December 31, 2005, and set these contract extension requests for public hearing on December 15, 2004; requested that the staff provide some analysis of the impacts associated with extending these agreements, including potential loss of infrastructure funding, and that staff forward an invitation to the universities to send a representative to the public hearings on December 15th (*brought forward by Planning*)

Item 32 – Voted 5-0 to authorize a \$200,000 loan from the Deficiencies Fund to the **Tallahassee Community Redevelopment Agency (CRA)** for the purpose of financing the consultant agreement requested by the Performing Arts Center Committee (*Option 1 recommended by Economic Development*)

Ms. Paula Smith, Chair of the Performing Arts Center Committee, and Mr. Michael Sheridan, Chair of the Cultural Resources Commission, appeared before the Commission and gave a presentation on a proposal regarding the development of a performing arts center.

Convened as the Tallahassee CRA and voted 5-0 accept the loan authorized by the City Commission (*Option 2*), and authorize an agreement with the Cultural Resources Commission (CRC) for an amount not to exceed \$200,000 to finance the **agreement between the CRC and Theatre Projects Consultants Inc. for pre-construction services for planning and construction of a performing arts center** (*Option 3*) (*recommended by Economic Development*); recommended that the consultant focus initially on siting the facility at the Civic Center and the surrounding locale

Unagendaed:

Mr. Al Ingle, 1912 TyTy Court, representing Capital Avionics, Inc., appeared before the Commission relative to Airport leases.

Ms. Edwina Stephens appeared before the Commission and asked for improved signage to the Airport.

The Commission welcomed members of Boy Scouts Troop 105.

Commissioner Gillum recognized and welcomed some members of his Leadership Tallahassee Class.

City Commission Information and Sharing of Ideas:

Commissioner Gillum stated his intent to pursue the development of incentives to help small growing businesses on the south side.

Commissioner Mustian suggested that the hearing on the **Inclusionary Housing Ordinance** be delayed for 30 days to allow time for additional suggestions (relating to **Ordinance No. 04-O-90**, introduced on October 13, 2004 and continued from the first public hearing held October 27, 2004). By consensus, the Commission **canceled the second public hearing on the ordinance, previously set for November 23, 2004, and re-scheduled the public hearing for December 15, 2004**. Staff requested that suggestions on provisions of the ordinance be directed to Director of Planning Wayne Tedder or Assistant City Attorney Linda Hurst. Commissioner Lightsey requested that the staff bring back some stronger language on the payment in lieu of/continuing affordability issue, and she urged individuals opposing that approach to provide some concise language to avoid the need for continuing dialogue.

Commissioner Mustian requested that the City Attorney research the **land use categorization issue for Goodwill donation facilities** and bring back some suggestions.

Commissioner Lightsey gave a brief status report indicating that progress was being made in negotiating an interlocal agreement for a **joint City-County stormwater management program**.

Commissioner Katz thanked the staff for following up on his suggestion and providing a drinking fountain for pedestrians using the Blair Stone Road Extension.

Mayor Marks announced a Special City Commission Reorganization Meeting scheduled for 5:30 p.m., following this regular meeting.

CTC:RM:ecg:11-10-04

City Commission Meeting Summary November 23, 2004

The City Commission met in regular session and took the following action:

Wished former Commissioner John Paul Bailey well with a heart bypass operation scheduled for the next day.

Noted that the Consent Agenda included some Neighborhood Infrastructure Improvement Projects

Items 1-17 – Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 1-17, as follows:

Item 1 – Approved a Memorandum of Understanding with Tallahassee Memorial Healthcare, Inc. (TMH) hospital enabling **TMH to continue participation in the 340B Drug Discount Program and provide indigent healthcare**; authorized the City Manager to execute the certification under 340B of the Public Health Service Act (*Option 1 recommended by the City Attorney*)

Item 2 – Approved a **change order**, in the amount of \$231,577.50, **to the contract with ThyssenKrup Airport Systems, Inc., for the Airport Passenger Loading Bridges Improvements Project** (Project #03003), and increased the project budget by \$210,000 (*Option 1 recommended by Aviation/Capital Program Administration*)

Item 3 – Approve the award of **contract for the displacement piling installation for the Peaking Generation Resource Addition Project at the Hopkins Plant to Morris Shea Bridge Company, Inc.**, sole source provider, in an amount not to exceed \$615,000; authorized the City Manager to approve up to an additional \$150,000 in piling work if needed (*Option 1 recommended by Electric Utility/Production*)

Item 4 – Ratified staff's **acceptance of a contract price increase for electric distribution transformers with Hughes Supply, Inc.**; authorized staff to negotiate with Hughes Supply on a quarterly basis over the length of the contract to approve future price increases/decreases to the extent that the manufacturer/supplier can justify these changes based on market conditions of steel, oil and other raw materials used in the manufacturing of transformers (*Option 1 recommended by Procurement Services*)

Item 5 – Approved the expenditure of \$120,000 to **partner with Leon County and Bellwether Solutions for the use of sheep to control kudzu and other unwanted vegetation for the sixth year** (*Option 1 recommended by Parks and Recreation*)

Item 6 – Adopted **Resolution No. 04-R-45, authorizing boundary changes to the Enterprise Zone** as recommended by the Tallahassee/Leon County Enterprise Zone Development Agency (*Option 1 recommended by Planning*)

Item 7 – Approved **grant contracts and a confidentiality agreement with the Florida Communities Trust** to acquire Timberlane Ravine Phase II and reimburse the City for the acquisition of Magnolia Ravine (*Option 1 recommended by Planning*)

Item 8 – Joined in the dedication and **approved the Buckhead Phase IIA Subdivision Plat**, containing 32.32 acres subdivided into 21 lots, bounded on the north partially by Buckhead Phase 1B and partially by unplatted lands, on the south partially by unplatted lands and partially by Interstate 10, on the east by unplatted lands, and on the west by Buckhead Phase 1B, planned for development as single-family detached residential by T & T of Tallahassee, Inc., with Pepper Ghazvini as president (*recommended by Public Works/Engineering*)

Item 9 – Approved the **award of the Apalachee Ridge Neighborhood Sidewalk Improvements (Neighborhood Infrastructure Enhancement Projects [NIEP] Group B) task assignment to Varnum and Associates**, one of the City's continuing services consulting civil engineers (Contract No. 735), in the amount of \$74,533.11 – for the project development, environmental permitting and design of two sidewalk projects: #22 Lynndale Drive and #34 Coble Drive/Harwood Street (*Option 1 recommended by Public Works/Project Management*)

Item 10 – Approved a **contract for street print repairs with Peavy & Son Construction Company**, the sole franchisee for street print applications in the Tallahassee area, in the amount of \$136,000 (*Option 1 recommended by Public Works/Streets & Drainage*)

Item 11 – Approved a **deduct change order in the deductive amount of \$144,012.83 to the contract with Hatch Mott MacDonald** for a Project Development and Environmental (PD&E) Study for Capital Circle Southeast (Crawfordville Road to Apalachee Parkway) and highway design for Capital Circle Southeast (Centerview Drive to Connie Drive), necessary to implement the transfer of the final construction plans on the segment from Centerview Drive to Connie Drive to Blueprint 2000 (*Option 1 recommended by Public Works/Project Management*)

Item 12 – Approved the **award of the Myers Park Neighborhood Sidewalk Improvements (NIEP Group F) task assignment to Varnum and Associates**, under Continuing Services Contract No. 735, in the amount of \$214,643.49 – for the project development, environmental permitting and design for six sidewalk projects, including #15 Palmer Avenue, #21 Gadsden Street, #24 Oakland Avenue, #27 Jennings Street, #31 Pershing Street, #41 Young Street (*Option 1 recommended by Public Works/Project Management*)

Item 13 – Approved the award of the **task assignment for the Callaway Road/Pullen Road Pedestrian and Street Safety (PASS) Project, from North Monroe Street to Old Bainbridge Road, to Genesis Group**, one of the City's NIEP civil engineers, under Contract No. 871, in the amount of \$67,830 (*Option 1 recommended by Public Works/Project Management*)

Item 14 – Approved the award of **contract for cleaning, painting and applying City of Tallahassee logos to Elevated Water Tank No. 3** (Bid No. 0004-05-RM-BC), located adjacent to Interstate 10 and Meridian Road, to **Utility Services Company, Inc. of Perry, Georgia**, at a fixed cost of \$122,000 (*Option 1 recommended by Water Utility*)

Item 15 – Approved the **purchase and installation of two (2) stand-by emergency generators from Morgan Electric**, low bidder meeting specifications, in the amount of \$67,118 – for installation at Pumping Station No. 76 in the Commonwealth Industrial area and at Pumping Station No. 32 on Harriman Circle in the Betton Woods residential area (*Option 1 recommended by Water Utilities*)

Item 16 – Approved a Joint Project Agreement (JPA) with the Florida Department of Transportation (FDOT) for **water utility relocations within the FDOT Capital Circle Northwest road widening project**; approved a supplemental appropriation in the amount of \$1.1 million from the Water RR&I/UB Fund for these water utility relocations (*Option 1 recommended by Water Utility/Engineering*)

Item 17 – Approved the **minutes** of the 10-13-04 Regular Commission Meeting (*recommended by the City Treasurer-Clerk/Records Management*)

Item 18 – Received an update from Commissioner Katz on activities of the **Financial Viability of the Government Target Issue Committee**, including a status report on the Fleet Management Program review (*brought forward by the Office of Budget and Policy*)

Item 19 – Received an update from Commissioner Lightsey on **animal service issues**, including parameters for a plan to set standards for the operations of the animal shelter, and reported that the heating system at the shelter was being replaced and commercial heaters had been rented in

the interim

Items 20-25 – By consensus, introduced the following ordinances and set the ordinances for public hearings as noted:

Item 20 - **Introduced Ordinance No. 04-O-103**, sponsored by Commissioner Lightsey, which would revise the Flood Damage Protection chapter of the City's Land Development Code as recommended by the Federal Emergency Management Agency (FEMA), set for public hearing on December 15, 2004, at 6:00 p.m. (*Option 1 recommended by Growth Management*)

Item 21 – **Introduced Ordinance No. 04-O-104**, which would provide for the implementation of amendments to the Comprehensive Plan meeting the statutory criteria for small scale amendments, including Amendments 2005-1-M-003 and 2005-1-M-017, 018, 019, 020, 021, 022, 023 and 025, scheduled for approval on December 9, 2004, each changing the Future Land Use Map designation for the property from Government Operational to Downtown (Amendments 017-025 requested by the State of Florida on state properties to be sold), and set the ordinance for public hearing on December 9, 2004, at 6:00 p.m. (*Option 1 recommended by the City Attorney*)

Item 22 – **Introduced Ordinance No. 04-Z-105**, which would rezone 8.9 acres located on the north side of Call Street west of Magnolia Drive from MR-1 Medium Density Residential to OS Open Space (applicant/owner: City of Tallahassee), implementing small scale Comprehensive Plan map amendment 2005-1-M-003, scheduled for approval on December 9, 2004, and set the ordinance for public hearing on December 9, 2004 (*Option 1 recommended by Planning*)

Item 23 – **Introduced Ordinance No. 04-Z-106**, which would rezone 9.73 acres bounded on the north by Madison Street, on the east by Meridian Street, on the south by Bloxham Street and on the west by Calhoun Street, from Capitol Center Office Governmental to DI Institutional/Cultural/University Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan map amendments 2005-1-M-017, 018, 019 and 020, scheduled for approval on December 9, 2004, and set the ordinance for public hearing on December 9, 2004 (*Option 1 recommended by Planning*)

Item 24 – **Introduced Ordinance No. 04-Z-107**, which would rezone 5.16 acres bounded on the north by Madison Street, on the east by Duval Street, on the south by Gaines Street and on the west by Martin Luther King, Jr. Boulevard, from Capitol Center Office Governmental to DI Institutional/Cultural/University Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan map amendments 2005-1-M-021 and 023, scheduled for approval on December 9, 2004, and set the ordinance for public hearing on December 9, 2004 (*Option 1 recommended by Planning*)

Item 25 – **Introduced Ordinance No. 04-Z-108**, which would rezone 5.54 acres bounded on the north by Bloxham Street, on the east by Duval Street, on the south by railroad tracks, and on the west by Martin Luther King, Jr. Boulevard, from Capitol Center Office Governmental to DI Institutional/Cultural/University Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan map amendments 2005-1-M-022, 024 and 025, scheduled for approval on December 9, 2004, and set the ordinance for public hearing on December 9, 2004 (*Option 1 recommended by Planning*)

Item 26 – Voted 5-0 to approve **the award of a task assignment for the project development, environmental permitting and design of the South Adams Street Gateway Enhancement Project to Genesis Group**, one of the City's continuing services consulting civil engineers, under

Contract No. 736, in the amount of \$135,508.66 (*Option 1 recommended by Public Works/Project Management*); directed staff to investigate the cost of including irrigation in and to present the project design to the Florida A & M University Board of Trustees

Mr. Mark Llewellyn, Genesis Group, appeared before the Commission relative to this item.

Item 27 – Voted 5-0 to approve a \$300,000, 0% interest, **construction loan from the Affordable Housing Trust Fund to the Tallahassee Coalition for the Homeless** for the construction of the shelter for the homeless, the HOPE Community (*Option 1 recommended by Neighborhood & Community Services [NCS]*)

Item 28 – Voted 5-0 to **authorize NCS to release existing mortgage liens on five lots in Bermuda Green and re-allocate the previously approved \$85,000 in SHIP funds for Putnam Drive transitional housing to Lutheran Social Services of North Florida (LSSNF)** for the construction of two single-family affordable homes in the Bermuda Green Subdivision, with the three remaining lots to be offered to other non-profits for the construction of affordable housing -- with a caveat added to ensure continued housing affordability (*Option 1 recommended by NCS as amended*)

Item 29 – Voted 5-0 to approve a **proposed City Commissioner ordinance sponsorship policy**, providing that prior to introduction of regulatory ordinance changes that the ordinance or ordinance amendment be sponsored by a City Commissioner, and direct staff to place the policy in proper format and include it in the City Commission Policy Manual (*Option 1 recommended by the City Attorney*)

Item 30 – Voted 5-0 to **accept the donation of a sculpture from the Tallahassee Democrat for placement on Kleman Plaza**, which was being commissioned from local sculptor Sandy Proctor to commemorate the newspaper's 100-year anniversary in 2005, scheduled for unveiling on April 5, 2005 in front of the Mary Brogan Museum (*Option 1 recommended by Economic Development*)

Mr. Mike Pate, Publisher, *Tallahassee Democrat*, appeared before the Commission relative to this item

Item 31 – Held the first of two public hearings on a **request from Florida A & M University (FAMU) to extend the FAMU Campus Development Agreement** from December 31, 2004 to December 31, 2005, and set the second public hearing for December 15, 2004 (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 32 - Held the first of two public hearings on a **request from Florida State University (FSU) to extend the FSU Campus Development Agreement** from December 31, 2004 to June 30, 2005, and set the second public hearing for December 15, 2004 (*Option 1 recommended by Planning*)

FSU Vice President for Administrative Affairs John Carnaghi appeared before the Commission relative to this item.

Item 33 – Held the first of two public hearings on a **request for a second amendment to the Governor's Park Corners Development Agreement**, encompassing seven parcels on Blair Stone Road at its intersections with East Park Avenue and Governor's Square Boulevard, and requesting more flexible development of the property; set the second public hearing for December 15, 2004 (*recommended by the City Attorney*)

The following persons appeared before the Commission in support of this item:

- Mr. Duby Ausley, representing Smith Family Interests Partnership
- Mr. Tom O'Steen, representing Konover South

Item 34 – Held a public hearing on **Notification of Proposed Change #5 to the Southwood Development of Regional Impact**, submitted by St. Joe/Arvida Company, with Mike Schibelli acting as authorized agent; voted 5-0 to approve the Amended Development Order as presented, subject to conditions recommended by staff and the Planning Commission (*Option 1 recommended by Growth Management*)

Messrs. Watt Bowers, George Gonzalez and Bryan Duke, representing St. Joe/Arvida Company, indicated their availability to answer questions relative to this item.

Item 35 – Held the third and final public hearing on the **Melody Hills Paving Assessment**; voted 5-0 to adopt Resolution No. 04-R-38 based on a final project cost of \$62,329.17, the property owners' 50% share of \$31,164.59, and an assessment of \$1,947.79 per parcel (*Option 1 recommended by Public Works/Engineering*)

There were no speakers on this item.

Item 36 – Held a public hearing on **Macomb Street Abandonment Ordinance No. 04-O-29AA**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, abandoning a portion of Macomb Street located between Brevard Street and Old Bainbridge Road, based on the findings and conditions recommended by the Planning Commission (applicant: Regina Davis), with the abandoned right-of-way reverting to adjacent property owners Alonzo Braggs and Samuel and Doris Gilliam, George Yates Estate and Betty Jo Yates Revell, and the Frenchtown Community Development Corporation (*Option 1 recommended by Planning*)

The following persons appeared before the Commission in support of this item:

- Ms. Aldria White, 411 W. Carolina Street
- Ms. Darryl Gilliam Scott, representing the Bragg and Gilliam Family, 612 W. Brevard Street

Item 37 – Held a public hearing on **Villas of Pine Forest Voluntary Annexation Ordinance No. 04-O-71**, introduced on November 10, 2004, consisting of approximately 41 acres located at 5510 BJ Cox Road, 1056 Balkin Road and a large parcel situated between Balkin and Westway Roads with frontage on Center Drive; closed the hearing and delayed final action on the annexation pending final plat approval by the County, at which time this annexation would be re-agendaed for City Commission approval of this ordinance (*Option 4 recommended by the Department of Management & Administration [DMA]*)

There were no speakers on this item.

Item 38 – Held a public hearing on **Symphony Mixed Use PUD Ordinance No. 04-Z-92**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 0.76 acres on the east side of Copeland Street, approximately 100 feet south of West Call Street, from DI

(Institutional/Cultural/University Transition) to Planned Unit Development (PUD) Zoning District (RZ-446) and adopting the applicant's proposed concept plan, based on the findings and conditions of the Planning Commission (applicant: Capital City Householding Corporation) (*Option 1 recommended by Planning*)

The following persons appeared before the Commission relative to this item:

- FSU Vice President for Finance and Administration John Carnaghi (opponent)
- Mr. Bruce Chapman, Pastor of Presbyterian University Center, 548 W. Park Avenue (opponent)
- Mr. Charles R. Gardner, 1300 Thomaswood Drive, representing Adar Developers (proponent)
- Mr. Barry Poole, Poole Engineering & Surveying (proponent)
- Mr. Guy Poux, Vice President of Development, Adar Developers (proponent)

Item 39 – Held a public hearing on **Mossy Oak-Ross Brannon Rezoning Ordinance No. 04-Z-93**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 2.25 acres on the east side of Valencia Drive, approximately 900 feet south of West Tennessee Street, from R-3 (Single Family Detached, Attached and Two-Family Residential) to MR-1 (Medium Density Residential) (RZ-447) (applicant: Ross Brannon, Mossy Oak Real Estate) (*Option 2 presented by Planning*)

Ms. Heather Houston-Meeks, representing Mossy Oak Real Estate, 1901 Commonwealth Lane, appeared before the Commission in support of this item.

Item 40 – Held a public hearing on **West Pershing Street Abandonment Ordinance No. 04-O-94AA**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, abandoning West Pershing Street between Bronough Street and Martin Luther King Jr. Boulevard, subject to conditions recommended by staff (applicant: FAMU) (*Option 1 recommended by Planning*)

There were no speakers on this item.

Item 41 – Held a public hearing on **Maryland Oaks Crossing (PUD) Rezoning Ordinance No. 04-Z-95**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 4.1 acres on the north and south sides of Bicycle Road at its intersection with Blountstown Highway, from CP (Commercial Parkway) and R-5 (Manufactured Home and Single Family Detached Residential) to PUD zoning district (RZ-452) and approved the associated concept plan (applicant: Richard Kearney and Good News Foster Home, Inc.; agent: Poole Engineering & Surveying, Inc.) (*Option 1 recommended by Planning*)

The following persons appeared before the Commission relative to this item:

- Mr. Jim Davis, 2989 Dian Road (opponent)
- Mr. Barry Poole, Poole Engineering & Surveying (proponent) (with handout)

Item 42 - Held a public hearing on **Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-96AA**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 53.84 acres on the north side of Ox Bottom Road, approximately 1,250 feet west of Thomasville Road, from TPA

(Target Planning Area) to PUD (RZ-449) (applicant: Ben C. Boynton), based on the findings and conditions of the Planning Commission, and further amended by the applicant (*Option 1 recommended by Planning, as amended*)

The following persons appeared before the Commission relative to Items 42-44:

- Ms. Wendy Grey, P. O. Box 6571, representing Ben Boynton (proponent)
- Mr. Keith Burnsed, representing Moore Bass Consulting, 805 N. Gadsden Street (proponent)
- Mr. Elliott Varnum, Varnum & Associates, Timberlane School Road, representing Ben Boynton (proponent)
- Ms. Louise Cerna, Timberlane School Road, indicated her availability for questions (proponent)
- Mr. Allan Dean, 2252 Gooseberry Court (opponent)
- Ms. Janet Weimar, 6762 Circle J Drive (opponent)
- Ms. Karen Stoor, 7046 Dardwood Lane (opponent)
- Mr. David Loper, 7000 Circle J Drive (opponent)
- Mr. Richard Morgan, 7030 Spencer Road, President of Spencer Drive-Sarah Lane Homeowners Association (opponent)
- Mr. Jan Letchman, 2221 Ox Bottom Road (opponent)
- Mr. Jay Boynton, 2580 Ox Bottom Road (proponent)
- Ms. Sue C. Boynton, 2560 Ox Bottom Road (proponent)
- Mr. Ben Boynton, 2735 Miller Landing Road (proponent)
- Mr. Rick Grant, 5985 Ox Bottom Hill Road (opponent)

Item 43 - Held a public hearing on **Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-97AA**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 18.93 acres on the north side of Ox Bottom Road, approximately 850 feet west of Thomasville Road, from TPA to PUD (RZ-451) (applicant: Ben C. Boynton), based on the findings and conditions of the Planning Commission, and further amended by the applicant (*Option 1 recommended by Planning, as amended*)

See Item 42 speakers.

Item 44 - Held a public hearing on **Ox Bottom (PUD) Rezoning Ordinance No. 04-Z-98AA**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, rezoning 36.36 acres on the northwest corner of Ox Bottom Road and Thomasville Road, from TPA and R-3 (Single & Two-Family Residential) to PUD (RZ-451) (applicant: Ben C. Boynton), based on the findings and conditions of the Planning Commission, and further amended by the applicant (*Option 1 recommended by Planning, as amended*)

See Item 42 speakers.

Item 45 - Held a public hearing on **Southwood (PUD) Rezoning Ordinance No. 04-Z-99**, introduced on November 10, 2004; voted 5-0 to adopt the ordinance, adding 46.5 acres on the southwest corner of Merchants Row Boulevard and Four Oaks Boulevard to the Southwood PUD, and removing 45.94 acres at the northwest corner of Tram Road and Capital Circle Southeast from the Southwood PUD (RZ-450) (applicant: St. Joe Towns and Resorts, L.P.), based on the findings and conditions of the Planning Commission (*Option 1 recommended by Planning*)

There were no speakers on this item.

City Commission Information and Sharing of Ideas:

Commissioner Mustian suggested that a Commissioner spokesperson be designated on a citizen initiative to bring minor league baseball to Tallahassee. The Commission concurred and designated Commissioner Mustian.

Commissioner Lightsey reported progress was being made on negotiating an interlocal agreement for a Joint City-County Watershed Management Plan. She also briefly discussed the green space and impervious issues, which staff anticipated bringing back to the Commission in 60 days, and the need to take into consideration Comprehensive Policies and market conditions.

Commissioner Gillum reported the Technology Target Issue Committee had met and explored some options to help make Tallahassee a "smart" community.

Commissioner Katz reported on discussions regarding the pending Inclusionary Housing Ordinance and expressed support for extending that issue another 30 days unless significant progress was made by December 15, 2004. He also indicated progress was being made on the siting of the Eastern Transmission Line.

CTC:RM:ecg:11-29-04

City Commission Meeting Summary December 7, 2004

The City Commission met in regular session and took the following action:

Item 1 – DELETED FROM THE AGENDA a presentation by Mayor Marks and Police Chief Walter McNeil to the Tallahassee Branch of the NAACP in appreciation of their support, which led to TPD receiving the International Association of Chiefs of Police (IACP) 2004 Civil Rights Award – moved to January 12, 2005

Item 1.1 – On behalf of the Commission, Mayor Marks and Commissioner Mustian accepted the National League of Cities 2004 James C. Howland Award for Municipal Enrichment presented to the City of Tallahassee in recognition of the Community Neighborhood Renaissance Program, presented by Mr. Mike Sittig, Executive Director of the Florida League of Cities

The Commission thanked Former City Commissioner Steve Meisburg for initiating the Community Neighborhood Renaissance Program; the Commission also thanked the Renaissance partners and City staff who were assigned to the Program, including:

- Superintendent Bill Montford, representing the Leon County School Board
- Dr. Chuck Connerly and Dr. Marsha Turner, representing Florida State University
- Mr. Delmas Barber, representing Florida A & M University

- Mr. Kurt Salzburg, representing Tallahassee Community College
- Ms. Belinda Mizell, representing AmSouth Bank
- Mr. Ben Graybar, representing Bank of America
- Mr. Vereen Smith, representing Capital City Bank
- County Commissioner Bill Proctor, representing the Board of Leon County Commissioners
- Mr. Ken Armstrong, representing the United Way
- Ms. Hazel Owens and Ms. Catherine Nicholson, representing the Apalachee Ridge Estates Neighborhood
- Reverend Walter McDonald, representing the Providence Neighborhood
- Mr. John Baker, Neighborhood Planner from the City-County Planning Department
- Ms. Debra Thomas, from the City’s Department of Neighborhood and Community Services
- Ms. Rosa Morgan, Administrator for the Renaissance
- Mr. Ron Boege, Manager of the Apalachee Ridge Renaissance Project

Items 2-6 and 8-17 – Voted 5-0 to approve the staff’s recommendations presented in Consent Agenda Items 2-6 and 8-17, taking the following actions:

Item 2 – Approved the **award of a design contract to The LPA Group, Inc.**, the Airport’s General Engineering Consultant, in the amount of \$192,331, **to complete the Airport’s Cargo Facilities Improvements Project**, providing a facility for FedEx with additional sites identified and utilities provided for potential future air cargo operators (*Option 1 recommended by Aviation*)

Item 3 – Approved the **award of a design contract to The LPA Group, Inc.**, in the amount of \$270,500, **to complete Phase 2 of the Airport’s Air Cargo Apron Expansion Project** (*Option 1 recommended by Aviation*)

Item 4 – Approved the **award of a five-year contract for electric relay testing** (Bid No. 0006-05-RM-TC) **to Dillon Engineering Associations, Inc., of Jacksonville, FL**, low bidder meeting specifications, in an amount not to exceed \$44,700 per year, for a total cost of \$196,000 for the term of the contract (*Option 1 recommended by Electric Utility/System Control*)

Item 5 – Approved the **purchase of spare parts for the Purdom Unit 8 Electric Generating Plant’s zero discharge (ZD) water treatment facility** from the following sole source providers (*Option 1 recommended by Electric Utility/Production*):

Part	Manufacturer	Cost
Filter Press	Oberlin	\$461,100*
Evaporator Recirculating Pump and Motor	Ingersoll-Dresser	\$37,029*
Crystallizer Recirculating Pump	Ingersoll-Dresser	\$199,492*
Vapor Compressor	GE Oil and Gas	\$348,467*
*Plus transportation and shipping costs		

Item 6 – Approve the issuance of a **purchase order for the retrofit and upgrade of the Purdom Unit 8 Electric Generating Plant's GE Human Machine Interface (HMI) Operator Station to GE Energy Services, Inc.**, sole source provider, in an amount not to exceed \$199,045 (*Option 1 recommended by Electric Utility/Production*)

Item 7 – PULLED FROM CONSENT a request for approval of the purchase of furnishings for the Frenchtown Renaissance Building (brought forward by Facilities Management) – SEE BELOW

Item 8 – Accepted the **Fiscal Year 2004 Budgetary Close-Out Report** for the City of Tallahassee (*recommended by the Department of Management and Administration [DMA]*)

Item 9 – Approved the award of **three-year contracts for the purchase of miscellaneous underground electrical materials** on an as needed basis (Bid No. 0160-04-SR-TC) to the following low bidders meeting specifications, at an estimated cost of approximately \$365,000 per year based on current expenditures and item pricing (*Option 1 recommended by DMA/Procurement Services*):

- **Gresco Utility Supply, of Wildwood, FL**
- **Stuart Irby, Inc., of Pensacola, FL**
- **Tri-State Utility Products, of Tallahassee, FL**

Item 10 – Approved the **acquisition of a perpetual easement** and capacity in an adjacent privately-owned stormwater facility (a/k/a "Frog Pond") from the Hartsfield family, in the amount of \$220,000, necessary for the **White Drive Phase II Improvement Project** (which will expand White Drive between Tennessee Street and Mission Road from two to three lanes and add curbs and gutters) – subject to final approval by the City Attorney (*Option 1 recommended by Public Works/Real Estate*)

Item 11 – Authorized staff to continue with the application process for **Florida Forever grant funding from the Northwest Florida Water Management District** (NFWFMD), in an amount up to \$430,000 for reimbursement of approved construction costs associated with the treatment unit for the Campus Circle Drainage Improvements Project, and authorized the City Manager to execute a Joint Participation Agreement with the NFWFMD if a grant is awarded (*Option 1 recommended by Public Works/Stormwater Management*)

Item 12 – Authorized staff to continue with the application process for **Florida Forever grant funding from the Northwest Florida Water Management District** (NFWFMD), in an amount up to \$477,000 for reimbursement of construction costs for the Boone Boulevard Stormwater Improvements Project, including the expansion and improvement of an existing stormwater pond located behind Northwood Center, to help improve water quality discharged into Lake Jackson, and authorized the City Manager to execute a Joint Participation Agreement with the NFWFMD if a grant is awarded (*Option 1 recommended by Public Works/Stormwater Management*)

Item 13 – Approved the **sale of 1924 Leone Drive** for a price of \$140,000, with the proceeds after deduction of closing costs to be deposited into the Blair Stone Road Northern Extension Project Fund (one of six homes in Melody Hills that the City had purchased under the "100-foot rule", necessary for construction of the Blair Stone Road Northern Extension) (*Option 1 recommended by Public*

Works/Real Estate)

Item 14 – Joined in the dedication and approved the **Buckhead Phase IIIC subdivision plat**, containing 9.51 acres subdivided into 11 lots bounded on the north by unplatted lands, on the south by Buckhead Phase IIIA, on the east by unplatted lands and on the west by Buckhead Phase IIIA, planned for development as single-family detached residential by Buckhead Development of Tallahassee, Inc., with Pepper Ghazvini as its president (*recommended by Public Works/Engineering*)

Item 15 – Approved the **award of a contract for construction of the replacement of Springhill Road Wastewater Pumping Station No. 79 to Morgan Contracting, Inc. of Baker, FL**, low bidder meeting qualifications and supported by the MBE Office, in the amount of \$2,764,722, and approved a supplemental appropriation of \$1.1 million from future Combined Utility Services Revenue Bonds (CUSRB) (*Option 1 recommended by Water Utility*)

Item 16 – Approved the selection committee’s recommendation of **architectural consultant ranking for the development of a facilities master plan for the Water Distribution & Collection (D & C) Division**, primarily to provide a needs assessment on the space and building requirements of centralized facilities for the D & C Division for a 20-year planning period; authorized staff to negotiate a contract with **Johnson Peterson Architects, Inc. of Tallahassee, FL**, sole respondent to RFP No. 0149-04-RM-BC and determined to be qualified, for a fee not to exceed \$150,000; authorized staff to submit a new RFP and establish a new ranking for consideration by the Commission should negotiations not be successful (*Option 1 recommended by Water Utility*)

Item 17 – Approved the **minutes** of the following City Commission meetings (*recommended by the City Treasurer-Clerk/Records Management*):

- Special (Joint City-County Public Hearing on Cycle 2005-1 Comprehensive Plan Amendments)
- 11-10-04 Special (City Commission Reorganization)

Item 7 (pulled from Consent) – Voted 5-0 to **approve the purchase of furnishings for the Frenchtown Renaissance Building from Integrated Facility Systems (IFS)**, a Minority Business Enterprise (MBE) firm under State Contract, in an amount not to exceed \$375,000 (*Option 1 recommended by Facilities Management*)

Commissioner Lightsey discussed her concern with the substantial cost of this purchase and the Commission concurred in asking that these kinds of ancillary expenses be included in the cost estimates for such projects. The Commission also urged keeping these kinds of issues to a minimum and requested that more detail be provided with future agenda items of this nature.

The Commission concurred with a request by Commissioner Mustian that **the staff provide a memorandum outlining what departments/divisions were being relocated to the Frenchtown Renaissance Building, from what location and what was happening to the vacated space.**

Item 18 – Voted 5-0 to approve an **agreement to purchase 6.45 acres, located south of the Civic Center between Madison and Gaines Streets, from Coliseum Associates**, for the purchase price of \$5,600,000, and associated due diligence and closing costs of \$50,800, contingent

upon satisfactory survey, appraisal and environmental assessment, necessary for the Gaines Street Redevelopment Project – with advance funding from the City’s 10% share of Blueprint 2000 Sales Tax revenues programmed for Gaines Street; and authorized Real Estate staff to execute all necessary closing documents with City Attorney approval (*Option 1 recommended by Public Works/Real Estate*)

The Commission expressed interest in the planned schedule for discussing the direction of redevelopment planning for the Gaines Street Project and the strategy for funding the City’s acquisition of properties for future redevelopment.

Commissioner Lightsey requested that the staff provide a running total and breakdown of expenditures devoted to the overall Gaines Street Project as well as expenditures from the City’s 10% allocation of sales tax revenues.

Item 19 – Voted 5-0 to approve the **award of a contract for Demand Response Transportation Services (Dial-A-Ride) for FY2004** (RFP #0194-04-VA-TC) to **Big Bend Transit, Inc.**, sole proposer and qualified provider, in an amount not to exceed \$100,000 per year, with the option of being extended for two additional years upon mutual written agreement between both parties, and authorize the City Manager to finalize/execute the Agreement (*Option 1 recommended by TalTran*)

The Commission clarified that this contract was necessary to provide services while the City was in a decision mode associated with the TalTran Renaissance effort.

Item 20 - Voted 5-0 to **keep the Stormwater On-Site Mitigation Loan and Grant Program as currently operated** and direct the staff to bring back a plan to better promote the program (*brought forward by Public Works/Stormwater Management*)

The Commission discussed the need to encourage flood resistant construction and look at measures to reduce the need for this kind of program, such as reviewing the developers’ grading plans.

Item 21 – Voted 5-0 to approve the **award of a contract for the construction of 37 bus shelters and pads to Concrete Service, Inc.**, low bidder meeting specifications, in the amount of \$93,576, from Federal Transit Administration (FTA) grant funds and Florida Department of Transportation (FDOT) toll credits – with bus shelters to only be installed and replaced in areas where it was known that the routing would not be changed, and others to be delayed pending completion of the TalTran Renaissance Plan (*Option 1 recommended by TalTran*)

Item 21.1 – Voted 5-0 to **adopt Resolution No. 04-R-48**, amending authorizing Resolution No. 01-R-48 to allow the investment of bond proceeds in a Forward Delivery Agreement and in a Secured Funding Agreement, thereby maximizing the City’s arbitrage earnings from the issuance of City of Tallahassee Capital Bonds, Series 2004 (*Option 1 recommended by the City Treasurer-Clerk*)

Unagendaed:

Mayor Marks announced that during the week of Thanksgiving, he and Commissioner Lightsey along with representatives from Honeywell had served meals at the Tallahassee Senior Citizens Center at the Smith Williams Center as well as at the main Senior Services Center. He stated that the City of Tallahassee, with tremendous volunteer efforts, had served approximately 2,000 Thanksgiving dinners to the homeless, and he thanked the Ghazvinis for donating money for that effort.

Mayor Marks also reported that approximately 150,000 people had attended the Festival of Lights on December 4th and the event had been tremendously successful.

City Commissioner Information and Sharing of Ideas:

Commissioner Mustian requested that the staff provide the Commissioners with a list of issues scheduled for briefings and workshop discussions, and advised that he was particularly interested in an early discussion of the historic properties issue.

Commissioner Gillum announced that he would not be able to attend the December 15th Commission meeting and, at his request, **the Commission concurred to conduct the second public hearing on the Inclusionary Housing Ordinance No. 04-O-90 as advertised on December 15, 2004 and defer taking action on the ordinance until the next regular Commission meeting scheduled for January 12, 2005** (introduced on October 13, 2004 and continued from the first public hearing held October 27, 2004). Commissioner Lightsey confirmed with staff that a revised draft of the ordinance would be made available in advance of the public hearing.

Commissioner Katz announced that he would not be able to attend the January 26, 2005 Commission meeting and, at his request, **the Commission concurred to defer taking action on the siting of the eastern transmission line to the February 9, 2005 Commission meeting.**

CTC:RM:ecg:12-09-04

**City Commission Meeting Summary
December 9, 2004**

The City Commission met in special joint session with the Board of Leon County Commissioners and took the following action (City Commissioners Katz and Mustian absent):

- Held a Joint City-County Commission public hearing on the transmittal of proposed Cycle 2005-1 Amendments to the Comprehensive Plan
- The Joint Commission voted 8-0 (City Commissioners Katz and Mustian, and County Commissioners Rackleff and DePuy absent) to transmit proposed Map Amendments 2005-1-M-004—005 and Text Amendments 2005-1-T-032, 2005-1-T-034, 2005-1-T-038 and 2005-1-T-040—052, summarized as follows, to the Florida Department of Community Affairs (FDCA) for review

Consent Items		
Amendment #	Description	Tentative Positions
2005-1-M-004	Proposed map amendment change from Recreation/Open Space to Central Urban on 0.175 acres located at the end of Myers Park Lane.	City-Approve County-Approve

2005-1-M-005	Proposed map amendment change from Government Operational to Mixed Use B on approximately 26.1 acres located at intersection of Blair Stone and Miccosukee Roads.	City-Approve County-Approve
2005-1-M-006	<i>Proposed map amendment change from Residential Preservation to Mixed Use A on 2.37 acres located on the north side of Talpeco Road, between North Monroe Street and Old Bainbridge Road.</i>	<i>City-Deferred to County County-Deny</i>
2005-1-T-032	Proposed text amendment modifying Policy 1.1.1 and Policy 1.1.4 of the Future Land Use Element to reflect the recent creation of the Woodville Rural Community future land use category.	City-Approve County-Approve
2005-1-T-033	<i>Proposed text amendment to provide a traffic concurrency exemption for residential development within the Urban Service Boundary and the Woodville Rural Community.</i>	<i>City- Deny County-Deny</i>
2005-1-T-038	This amendment changes and updates several policies in the Conservation Element addressing the role of the recently adopted Tallahassee-Leon County Greenways Master Plan.	City-Approve County-Approve
2005-1-T-040	Proposed text amendment to the annual update of the five-year schedule of Capital Improvements Projects.	City-Approve County-Approve
2005-1-T-041	Proposed text amendment change to the Glossary definition of Affordable Housing.	City-Approve County-Approve
2005-1-T-042	Text amendment proposes to amend the maps indicating Census Tracts targeted by Housing Policy 1.2.4 to reflect the 2000 Census data. This policy deals with the provision of Inclusionary Housing in selected Census Tracts.	City-Approve County-Approve

2005-1-T-043	This amendment proposes to add a vision statement to the Comprehensive Plan. An 18-member committee composed of community stakeholders created the vision statement. The vision statement will provide an overview of the community's desired future direction.	City-Approve County-Approve
2005-1-T-044	This amendment proposes to amend Objective 1.4 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 1.4 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	City-Approve County-Approve
2005-1-T-045	This amendment proposes to delete Policy 1.4.4 from the Land Use Element of the adopted Comprehensive Plan. Policy 1.4.4 provides for the Bradfordville Citizens Task Force report to be reviewed by The City and County Commissions. This policy was completed.	City-Approve County-Approve
2005-1-T-046	This amendment proposes to amend Objective 2.1 of the Land Use Element by deleting reference to a date and replace the word "adopt" with "maintain". Objective 2.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	City-Approve County-Approve
2005-1-T-047	This amendment proposes to amend Objective 3.1 of the Land Use Element by deleting reference to a date and add replace the word "adopt" with "maintain". Objective 3.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	City-Approve County-Approve
2005-1-T-048	This amendment proposes to amend Objective 4.1 of the Land Use Element by deleting reference to a date and replace the word "adopt"	City-Approve County-Approve

	with "maintain". Objective 4.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan. This objective has been achieved.	
2005-1-T-049	This amendment proposes to amend Policy 5.1.2 of the Land Use Element by deleting reference to developing a school siting process by March 31, 1998. This policy was completed.	City-Approve County-Approve
2005-1-T-050	This amendment proposes to amend Objective 5.3 of the Land Use Element by deleting "by 1991". This policy addresses all decisions regarding land requirements for future utility facilities consistency with the Comprehensive Plan.	City-Approve County-Approve
2005-1-T-051	This amendment proposes to delete Goal 7, Objective 7.1 and Policy 7.1.1, which provide the criteria for a Southside Sector Plan. This section was superseded by the South Monroe Sector Plan.	City-Approve County-Approve
2005-1-T-052	This amendment proposes to amend Policy 11.2.1 of the Land Use Element by deleting reference to the year 2001 and clarifying the annual report language.	City-Approve County-Approve

- Voted 3-0 (Commissioners Katz and Mustian absent) to deny Map Amendment 2005-1-M-008, which would have changed approximately 116 acres located on Buck Lake Road west of Chaires Crossroad and east of Hill N Dale Drive South from Urban Fringe to Mixed Use A and would have brought the area inside the Urban Service Area (USA) boundary [*The County Commission also denied this amendment on a 6-0 vote (County Commissioner DePuy absent).*]

The following persons appeared before the Commissions relative to Map Amendment 2005-1-M-008:

- Mr. Gregory Bader, 1334 Hill n Dale Drive South (opponent)
 - Mr. Johnny Petrandis, 4178 Apalachee Parkway (proponent)
- Voted 3-0 (Commissioners Katz and Mustian absent) to deny Map Amendment 2005-1-M-009, which would have changed approximately 97 acres located on Old St. Augustine Road to the east and south of Calle de Santos from Urban Fringe to Mixed Use A and would have

brought the area inside the USA boundary [*The County Commission also denied this amendment on a 5-0 vote (County Commissioners Proctor and DePuy absent).*]

- Mr. Johnny Petrandis, 4178 Apalachee Parkway (the applicant) appeared before the Commission in support of Map Amendment 2005-1-M-009.
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve the transmittal of Text Amendment 2005-1-T-034 as modified, which would provide for the deletion of a temporary level of service (LOS) standard previously established for Capital Circle Northwest and provide for an optional LOS standard of E plus 50% when a commensurate mitigation contribution is paid for certain constrained roadways located within the USA boundary, and would also correct outdated policy references to impact fee ordinances, correct a formatting error within the Capital Improvements Element, modified to allow the current LOS plus 50% as opposed to establishing LOS E plus 50% [*The County Commission also voted to transmit this amendment on a 6-0 vote (County Commissioner Proctor absent).*]
 - There were no speakers on this Text Amendment 2005-1-T-034.
- Voted 2-1 (Commissioner Lightsey opposed, and Commissioners Katz and Mustian absent) to deny proposed Text Amendment 2005-1-T-053, which would have deleted Policy 11.3.3 of the Land Use Element, which recommends establishing a tax increment-financing district in the Southern Strategy Area [*The County Commission denied this amendment on a 7-0 vote.*]
 - There were no speakers on Text Amendment 2005-1-T-053.
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve the transmittal of proposed Text Amendment 2005-1-T-054, which would delete Policy 11.3.4 of the Land Use Element, which requires the mapping of existing environmental conditions in the Southern Strategy Area [*The County Commission denied this amendment on a 5-0 vote (County Commissioners Grippa and Proctor opposed).*]
 - There were no speakers on this Text Amendment 2005-1-T-054.
- Voted 3-0 (Commissioners Katz and Mustian absent) to reaffirm the City's previous position and deny Map Amendment 2005-1-M-007, which would change approximately 7.5 acres of an approximately 107-acre parcel (Summerfield Planned Unit Development [PUD]) located between North Monroe Street and Old Bainbridge Road north of the View Point development and the Edinburgh Estates subdivision from Residential Preservation to Lake Protection, and bring it inside the USA boundary [*The County Commission denied this amendment on a 6-0 vote, taken both verbally and with a show of hands (County Commissioner Grippa absent).*]
 - The following persons appeared before the Commissions relative to Map Amendment 2005-1-M-007:
 - Mr. Terrell Arline, Attorney at Law, 3205 Brentwood Way, representing the Lake Jackson Protection Alliance, Jeffrey S. Phipps, Joanne E. Kowal and C. Tomoka Brady (opponent)
 - Ms. Tomoku Brady, 5885 Old Bainbridge Road (opponent)
 - Ms. Joanne Kowal, 4871 Old Bainbridge Road (opponent)
 - Ms. Carol Kio-Green, 4823 Sullivan Road (opponent)

- Mr. George E. Lewis, II, 203 N. Gadsden Street, #6 (opponent)
- Directed staff to follow-up on Mr. Lewis' observations regarding the Comprehensive Plan amendment application process
- Voted 3-0 (Commissioners Katz and Mustian absent) to deny proposed Map Amendment 2005-1-M-015, which would have changed approximately 4,336 acres located east of Southwood and the north and south sides of Old St. Augustine Road from Rural to Mixed Use B, and would have moved the USA boundary to the east to incorporate the amendment site. (The County Commission was the applicant on behalf of the Residential Lot Availability & Affordability Committee.) [*The County Commission denied this amendment on a 3-3 tie vote (County Commissioners Grippa, Proctor and DePuy opposed, and County Commissioner Winchester absent).*]
- Suggested the need to move forward with a review of land development regulations to encourage more development of affordable housing
 - The following persons appeared before the Commissions relative to Map Amendment 2005-1-M-015:
 - Ms. Henree Martin, 5027 Centennial Oak Circle, representing the Residential Lot Availability & Affordability Committee (proponent)
 - Ms. Penny Herman, 1596 Marion Avenue, President of the Tallahassee Board of Realtors (proponent)
 - Ms. Rosanne Wood, 2264 Grassroots Way (opponent)
 - Mr. Kevin Hattaway, 2016 Atapha Nene (proponent)
 - Ms. Jan Alovus, 2469A Grassroots Way (opponent)
 - Mr. David Cox, 2395 Copacetic Way (opponent)
 - Mr. Stan Derzypolski, 3345 Jackson View Drive, outgoing President of the Tallahassee Builders Association (proponent)
 - Ms. Carol Kio-Green, 4823 Sullivan Road (proponent)
 - Mr. Dave Handy, 2396 Grassroots Way (opponent)
 - Mr. Ted Thomas, 1469 Vieux Carre Drive (proponent)
 - Mr. Patrick Seery, 2432 Grassroots Way (opponent)
 - Mr. Rico Johnson, 928 Chestwood Avenue (proponent)
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve the transmittal of proposed Text Amendment 2005-1-T-026 as modified, which would create an alternative development pattern allowing low-density residential estate lots on up to 800 acres of the heel of the Welaunee Critical Planning Area (CPA), amending Land Use Goal 13 and implementing objectives and policies, and would move the USA boundary to the east to incorporate the amended site, modified to apply all affordable housing requirements in the City's development regulations to any development in the heel of the Welaunee CPA as well as in the toe [*The County Commission approved this amendment on a 5-0 vote (County Commissioners Grippa and Proctor absent); a prior County Commission move to deny this amendment had failed on a 2-4 vote (County Commissioners Thaell, Sauls, Rackleff and DePuy opposed, and County Commissioner Winchester absent).*]
- Mr. David L. Powell, of the Hopping Green & Sams Law Firm, representing Powerhouse, Inc., the owners of Welaunee, appeared before the Joint Commission in support of Text Amendment 2005-1-T-026.
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve the transmittal of proposed Text Amendment 2005-1-T-035 as modified,

which would create a future land use category titled Urban Residential, with a maximum residential density of 10 dwelling units per acre and a minimum of 4 (County Commission application), as modified to be applicable only inside the USA *[The County Commission approved the transmittal of this amendment as modified on a 6-0 vote (County Commissioner Winchester absent).]*

- There were no speakers on Text Amendment 2005-1-T-035.
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve the transmittal of proposed Text Amendment 2005-1-T-036, which would modify Policy 1.4.21 of the Future Land Use Element to require additional Land Development Regulations within the Central Urban category. (The Planning Department was the applicant.) *[The County Commission approved the transmittal of this amendment on a 6-0 vote (County Commissioner Winchester absent).]*
- There were no speakers on Text Amendment 2005-1-T-036.

Adoption of Small Scale Map Amendments and City Ordinance

- Held a Joint City-County Commission public hearing on the proposed Small Scale Comprehensive Plan Map Amendments 2005-1-M-003 and 2005-1-M-017—025
- There were no speakers on these small scale amendments.
- Voted 3-0 (Commissioners Katz and Mustian absent) to approve Small Scale Comprehensive Plan Amendments 2005-1-M-003 and 2005-1-M-017—025, summarized as follows, and adopt City Ordinance No. 04-O-104, introduced on November 23, 2004, adopting these small scale amendments as part of the Comprehensive Plan (all recommended by staff for final approval without requiring FDCA review, thus reducing the permit review time by approximately four months) (Amendments 2005-1-M-017—025 requested by the State of Florida on state properties to be sold) *[The County Commission approved Small Scale Comprehensive Plan Amendments 2005-1-M-003 and 2005-1-M-017—025 on a 6-0 vote (County Commissioner Winchester absent).]*

<i>Amendment #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>
2005-1-M-003	FUTURE LAND USE MAP (Located south of Mahan Drive, East Tennessee Street and north of Call Street.)	From: Mixed Use C To: Recreation/Open Space-Stormwater Facility 8.9 Ac.

<p>2005-1-M-017</p>	<p>FUTURE LAND USE MAP (The Coleman Building on East Gaines and Meridian Streets.)</p>	<p>From: Government Operational To: Mixed Use C As modified to Downtown future land use category</p>
<p>2005-1-M-018</p>	<p>FUTURE LAND USE MAP (The Firestone Building on East Gaines Street, between Gadsden and Meridian Streets.)</p>	<p>From: Government Operational To: Mixed Use C As modified to Downtown future land use category</p>
<p>2005-1-M-019</p>	<p>FUTURE LAND USE MAP (The Bloxham Building on East Gaines Street, between Gadsden and Calhoun Streets.)</p>	<p>From: Government Operational To: Mixed Use C As modified to Downtown future land use category</p>
<p>2005-1-M-020</p>	<p>FUTURE LAND USE MAP (The Bloxham Annex Building on East Gaines Street, between Gadsden and Calhoun Streets.)</p>	<p>From: Government Operational To: Mixed Use C As modified to Downtown future land use category</p>
<p>2005-1-M-021</p>	<p>FUTURE LAND USE MAP (The Johns and Clemmons Buildings on West Madison Street, between Duval and Bronough Streets.)</p>	<p>From: Government Operational To: Mixed Use C As amended to Downtown future land use category</p>

2005-1-M-022	FUTURE LAND USE MAP (The Warren Building on South Duval Street, between Bloxham and Blount Streets.)	From: Government Operational To: Mixed Use C As modified to Downtown future land use category
2005-1-M-023	FUTURE LAND USE MAP (The Chevron Building on West Gaines, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As modified to Downtown future land use category
2005-1-M-024	FUTURE LAND USE MAP (The Executive Building on West Bloxham Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As modified to Downtown future land use category
2005-1-M-025	FUTURE LAND USE MAP (The Winchester Building Complex on Blount Street, between Bronough Street and Martin Luther King, Jr. Boulevard.)	From: Government Operational To: Mixed Use C As modified to Downtown future land use category

- The City Commission held a public hearing and voted 3-0 (Commissioners Katz and Mustian absent) to adopt Ordinance No. 04-Z-105, introduced on November 23, 2004, rezoning 8.9 acres located on the north side of Call Street west of Magnolia Drive from MR-1 Medium Density Residential to OS Open Space (applicant/owner: City of Tallahassee), implementing small scale Comprehensive Plan Map Amendment 2005-1-M-003 (RZ-453).
 - There were no speakers this ordinance.
- The City Commission held a public hearing and voted 3-0 (Commissioners Katz and Mustian absent) to adopt Ordinance No. 04-Z-106, introduced on November 23, 2004, rezoning 9.73 acres bounded on the north by Madison Street, on the east by Meridian Street, on the south by Bloxham Street and on the west by Calhoun Street, from Capitol Center Office Governmental to DI Institutional/Cultural/University

Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan Map Amendments 2005-1-M-017, 2005-1-M-018, 2005-1-M-019 and 2005-1-M-020 (RZ-454)

- There were no speakers this ordinance.
- The City Commission held a public hearing and voted 3-0 (Commissioners Katz and Mustian absent) to adopt Ordinance No. 04-Z-107, introduced on November 23, 2004, rezoning 5.16 acres bounded on the north by Madison Street, on the east by Duval Street, on the south by Gaines Street and on the west by Martin Luther King, Jr. Boulevard, from Capitol Center Office Governmental to DI Institutional/Cultural/University Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan Map Amendments 2005-1-M-021 and 2005-1-M-023 (RZ-456)
 - There were no speakers on this ordinance.
- The City Commission held a public hearing and voted 3-0 (Commissioners Katz and Mustian absent) to adopt Ordinance No. 04-Z-108, introduced on November 23, 2004, rezoning 5.54 acres bounded on the north by Bloxham Street, on the east by Duval Street, on the south by railroad tracks, and on the west by Martin Luther King, Jr. Boulevard, from Capitol Center Office Governmental to DI Institutional/Cultural/University Transition Areas (owned by the State of Florida), implementing small scale Comprehensive Plan Map Amendments 2005-1-M-022, 2005-1-M-024 and 2005-1-M-025 (RZ-457)
 - There were no speakers on this ordinance.

CTC:RM:ecg01-25-05

City Commission Meeting Summary December 15, 2004

The City Commission met in regular session and took the following action (with Commissioner Gillum absent):

Voted 4-0 (Commissioner Gillum absent) to approve the staff's recommendations presented in Consent Agenda Items 1-4 and 6-19, taking the following action:

Item 1 – Approved the Capital Region Transportation Planning Agency (CRTPA) Interlocal Agreement, providing language specific to the expanded Metropolitan Planning Organization (MPO) concerning weighted voting of the membership, description of the administration, and provisions for funding (*Option 1 recommended by the CRTPA Executive Director*)

Item 2 – Approved the selection committee ranking of respondents to the Energy Management System (EMS) Request for Proposals (RFP No. 0120-04-RM-TC) for replacement of the Electric Control Center SCADA/EMS System with a new state-of-the-art solution; authorized staff to enter into contract negotiations with General Electric Energy Management Services, Inc. (GE), the top-ranked vendor, for the acquisition of a system and associated maintenance agreement; and authorized the City Manager to execute the

contract after approval by the City Attorney's Office, in an amount not to exceed \$3 million (*Option 1 recommended by Electric Utility/Control Center*)

Item 3 – Authorized the City Manager to execute a Utility Work Agreement with the Florida Department of Transportation (FDOT) for the relocation of City of Tallahassee Electric Utility distribution facilities, necessary for FDOT Project #222593-2-52-01 involving improvements to State Road 8 (Interstate 10) from west of County Road 155 (Meridian Road) to east of U.S. 319/State Road 261 (Capital Circle Northeast), and improvements to Thomasville Road, Capital Circle Northeast and Raymond Diehl Road in the vicinity of Interstate 10 -- for FDOT reimbursement from highway funds in the amount of \$105,547.10 (*Option 1 recommended by Electric Utility/Power Engineering*)

Item 4 – Authorized the purchase of a continuous emission monitor system (CEMS), for two generating units being installed with the Peaking Resource Addition Project at Hopkins Generating Plant, from Spectrum Systems, Inc., sole provider, in the amount of \$219,008 (*Option 1 recommended by Electric Utility/Production*)

Item 5 – *PULLED FROM CONSENT a request to purchase hardware, software, and implementation services for a telephone system upgrade (brought forward by the City's Chief Information Systems Officer [CISO]/Information Systems Services [ISS]) – SEE BELOW*

Item 6 – Approved the purchase of maintenance agreements associated with the operation of City Information Systems for FY2005, including agreements with WSYWYG, Oracle, PeopleSoft, UCS/THE, Inc., Unisys, Computer Associates, Decision One, ESRI, Print Trak/Motorola, SPL World Group, and Sungard Recovery, totaling \$2,029,000 (*Option 1 recommended by CISO*)

Item 7 – Approved the award of a three-year contract for the purchase of cypress mulch to PlaymakerServices, LLC, low bidder meeting specifications (IFQ #0024-05-JAG-QP), in the total estimated amount of \$88,500 over the life of the contract (*Option 1 recommended by Parks and Recreation Department [PRD]*)

Item 8 – Approved the purchase of a 16' Toro Groundsmaster 580-D mower from Wesco Turf Supply Inc., under State Contract 515-630-03-1, in the amount of \$70,386.56 (*Option 1 recommended by PRD*)

Item 9 – Approved acceptance of a proposal from SIGARMS, Inc. to replace the Police Department's 401 existing duty weapons and authorized funding to support the cost of the weapons upgrade and replacement holsters, at an estimated cost of \$102,650 (*Option 1 recommended by the Tallahassee Police Department [TPD]*)

Item 10 – Approved payment for Sungard-HTE software licenses and a field server license upgrade, in the amount of \$140,580, and the pro-rated cost of the first year of maintenance, in the amount of \$11,905, with funding from the Public Safety Systems Integration (PSSI) Project; authorized the City Manager to execute a contract addendum with SunGard-THE to provide ongoing annual software maintenance and support for these licenses; and approved associated recurring annual maintenance payments without further Commission action, contingent on the availability of appropriated funds (*Option 1 recommended by TPD and ISS*)

Item 11 – Approved the award of a task assignment for the Pepper Drive Pedestrian and Street Safety (PASS) Project, from South Lipona Road to Lake Bradford Road, to PBS&J, under Neighborhood Infrastructure Enhancement Program (NIEP) Contract No. 801 for civil engineering, in the amount of \$116,736.27 (*Option 1 recommended by Public Works/Project Management*)

Item 12 – Approved the award of a task assignment for the following four (4) residential street reconstruction projects in the Providence Neighborhood to H. W. Lochner, Inc., under NIEP Contract No. 802 for civil engineering, in the total amount of \$102,098.52 (*Option 1 recommended by Public Works/Project Management*):

- #02 McCaskill Avenue, from Iamonia Street to Lake Bradford Road \$35,252.74
- #04 Lake Avenue, from Iamonia Street to Lake Bradford Road \$33,615.60
- #14 Highland Street, from Levy Avenue to Stuckey Street \$16,218.62
- #25 Holmes Street, from Levy Avenue to Stuckey Street \$17,011.56

Item 13 – Approved the award of a task assignment for the following two (2) Pedestrian and Street Safety (PASS) Projects to H. W. Lochner, Inc., under NIEP Contract No., 802 for civil engineering, in the total amount of \$141,305.16 (*Option 1 recommended by Public Works/Project Management*):

- #06 Stuckey Avenue, from Iamonia Street to Lake Bradford Road \$100,077.10
- #45 Iamonia Street, from Levy Avenue to Stuckey Avenue \$41,228.06

Item 14 – Approved the Metropolitan Corporate Center Phase I subdivision plat, for a single-family detached residential subdivision being developed by Kid's Ventures, Inc., with Pat Krause as its president, on 3.72 acres subdivided into three lots, bounded on the north by unplatted lands, on the south by Live Oak Plantation Road, on the east by Thomasville Road and on the west by Martin Hurst Road (*recommended by Public Works/Engineering*)

Item 15 – Joined in the dedication and approved the Buckhead Phase IIIB subdivision plat, for a single-family detached residential subdivision being developed by Buckhead Development of Tallahassee, Inc., with Pepper Ghazvini as its president, on 39.82 acres subdivided into 49 lots, bounded on the north by Buckhead Phases 1A & 2A, on the south by Buckhead Phase IIIA & IIIC, on the east by unplatted lands and on the west partially by Buckhead Phase IIIA and unplatted land (*recommended by Public Works/Engineering*)

Item 16 – Approved the Windsor Oaks subdivision plat, for a single-family detached residential subdivision being developed by Woodstone, Inc., with Gary Zins as its president, on 4.25 acres subdivided into 15 lots, bounded on the north, south and east by unplatted lands, and on the west by Forest Green Drive (*recommended by Public Works/Engineering*)

Item 17 – Approved an amendment to Commission Policy 234, Non-Pension Investment Policy, expanding the "Government Sponsored Pools" category to include a fifth option – the State of Florida Special Purpose Investment Trust, allowing the City to invest in other government-sponsored pools authorized in the future by Florida Statute and made available to local governments, and providing administrative changes to clarify the existing policy (*Option 1 recommended by the City Treasurer-Clerk*)

Item 18 – Accepted the Risk Management Program Report as presented by the Office of the City Treasurer-Clerk, Risk Management Division, and the City’s Risk Management Advisory Board

Item 19 – Approved the minutes of the 10-27-04 Regular Commission Meeting (*recommended by the City Treasurer-Clerk/Records Management*)

Item 5 (*pulled from Consent*) – Voted 4-0 (Commissioner Gillum absent) to authorize ISS staff to purchase hardware, software, and implementation services for a telephone system upgrade, to handle the additional load from the Frenchtown Renaissance Building, from Siemens Communications, Inc., off State Contract 730-650-99-1, at a cost of \$298,446 per year for a five-year period, for a total of \$1,492,230 (*Option 1 recommended by CISO/ISS*)

Item 20 – *DELETED FROM THE AGENDA a discussion of the City/County Watershed Protection Plan Interlocal Agreement – to be rescheduled on the agenda of January 12, 2005*

Item 21 – Received an update on the Fire Services Fee (*presented by the Department of Management and Administration [DMA]/Budget and Policy*)

Ms. Sarah M. Bleakley, Legal Counsel to Government Services Group, Inc. (GSG), and Mr. Matt Matherne, from GSG, appeared before the Commission relative to this item.

Item 22 – Voted 4-0 (Commissioner Gillum absent) to approve City Commission Policy 2001 as amended, Administration of Landscape Fee-in-Lieu Funds (Tree Bank Policy), allowing expenditures of the "Off-site" tree bank account funds for planting and landscaping projects on non-City owned public properties as well as on private property when achieving a public benefit (*Option 1*), and establish \$25,000 as the maximum total expenditure of the "Off-site" funds for plantings on private property for FY2005 and direct staff to provide an update at the time of depletion of this funding (*Option 2*) (*recommended by Planning*)

The Commission clarified with staff that the requests for planting/landscaping on private property would be brought to the Commission after January 28, 2005 for approval.

Commissioner Katz suggested that some thought be given to establishing a policy requiring City Commissioner sponsorship of Commission policy changes.

Item 23 – Voted 4-0 (Commissioner Gillum absent) to authorize the donation and transfer of two City-owned infill lots in the Liberty Park redevelopment target areas to enable DISC Village to construct two single-family affordable homes under the Youthbuild Program for sale to income-eligible homebuyers through the Tallahassee Lenders’ Consortium (TLC) (*Option 1 recommended by Neighborhood and Community Services [NCS]*)

Commissioner Lightsey encouraged the staff to continue with enhanced Code enforcement efforts.

Item 24 – Voted 4-0 (Commissioner Gillum absent) to approve TalTran’s continued participation as the Non-Emergency Transport (NET)

Program provider for Leon County, providing paratransit transportation services for clients of the Agency for Health Care Administration (Medicaid), and authorize the City Manager to finalize an agreement with the Florida Commission for the Transportation Disadvantaged – with a 90-day evaluation period to conduct necessary due diligence strategies in an effort to eliminate an anticipated funding shortfall projected to occur as the result of a change in funding methodology for Medicaid transport services (*Option 1 recommended by TalTran*)

Commissioner Katz reported that the Financial Viability Target Issue Committee planned to provide a report on the Dial a Ride Program in January 2005.

Item 24.1 – Voted 4-0 (Commissioner Gillum absent) to approve proceeding with the purchase of 7.5 acres of CSX Transportation property from the Trust for Public Land, in the amount of \$1.8 million, for Gaines Street redevelopment efforts, and the execution of an environmental indemnification agreement in favor of CSX Transportation, Inc. (*Option 1 recommended by Public Works/Real Estate*)

Commissioner Lightsey confirmed with staff that the Real Estate Advisory Committee had considered each title encroachment before recommending that the City proceed with this purchase.

Item 25 – Held the second public hearing on a request for a one-year extension of the Florida A & M University (FAMU) Campus Development Agreement, to December 31, 2005, and voted 4-0 (Commissioner Gillum absent) to approve extend the agreement as requested (*Option 1 recommended by Planning*)

Mr. Sam Houston, Director of Facility Planning & Construction, FAMU, appeared before the Commission in support of this item.

Item 26 - Held the second public hearing on a six-month extension of the Florida State University (FSU) Campus Development Agreement, to June 30, 2005, and voted to extend the agreement as requested (*Option 1 recommended by Planning*)

Mr. Mark Bertolami, Director of Facility Planning & Construction, FSU, appeared before the Commission in support of this item.

Item 27 – Held the second public hearing on **Inclusionary Housing Ordinance No. 04-O-90**, introduced on October 13, 2004 and continued from the first public hearing held October 27, 2004, which would amend the City's Land Development Code to provide for implementation of the inclusionary housing strategy set out in the Comprehensive Plan; closed the public hearing and scheduled a target issue discussion on the issue for February 16, 2005, and final Commission action at the next regular meeting on February 23, 2005 (*brought forward by Planning*)

The Commission discussed its desire for additional information and more focused suggestions for the best possible inclusionary housing ordinance, and directed the staff to provide further options for workshop discussion, including:

- suggestions relating to providing a more significant concurrency incentive, with any work on adjustments to the incentives in this ordinance to be provided "in-sync" with work on the deminimus concurrency issue response
- the potential use of an alternative appeals process for developments with inclusionary housing and consideration of related impact fee issues
- responses to regulatory barriers that preclude developers from enjoying the full benefit of the proposed incentives
- additional incentives for permitting/waivers/density/fees

- setting a maximum affordable sales price so that dramatic changes in interest rates would not have unanticipated adverse impacts on housing developers
- developing a mechanism for City participation in finding not-for-profit housing developers to develop inclusionary housing within developments where the developer did not have sufficient experience with that type of development
- housing resale restriction
- adjustment of the formula for capping water and sewer waivers
- discussion of no opt-out fee-in-lieu of payment, an option for the gradual phasing out of an opt-out provision, and any legal requirement for an opt out
- basing the fee-in-lieu on a sliding scale
- real-life examples of challenges to complying with the proposed ordinance, from developers of 50+ unit developments
- more discussion regarding affordable housing in general
- available data pulled together to provide an inventory assessment of affordable housing in this community

The following persons appeared before the Commission relative to this item:

- Ms. Dot Inman-Johnson, 2121 Trescott Drive, representing the Capital Area Community Action Agency (proponent of affordable housing, particularly at low end of scale where need is greatest)
- Ms. Erin Ennis, 1432 Denholm Drive, representing the Greater Tallahassee Chamber of Commerce (opponent)
- Mr. Robert Chandler, representing Fishkind & Associates, Inc., 11869 High Tech Avenue, Orlando, FL (32817) (opponent) (The Commission requested that Mr. Chandler provide background information/documentation supporting his analysis.)
- Ms. Penny Herman, 1596 Marion Avenue, President of the Tallahassee Board of Realtors (opponent)
- Mr. Steven Louchheim, 5415 Appledore Lane, representing the Tallahassee Board of Realtors (opponent)
- Mr. Dan Stengle, 123 S Calhoun Street, representing the Florida Home Builders Assn. (opponent)
- Mr. Tom Asbury, 3424 Dorchester Court (opponent)
- Mr. Ted Thomas, 1469 Vieux Carre Drive, representing the Government Affairs Committee of the Tallahassee Board of Realtors (opponent)
- Mr. Ed Dion, 1105 Lothian Drive (opponent)
- Mr. Edward G. Dion, III, 519 Terrace Street (opponent)
- Ms. Jackie Wilson, 2007 Herb Court, representing the Tallahassee Builders Assn. (opponent)
- Mr. Will Messer, President of the North East Business Assn. and Chairman of the Small Business Advocacy Committee of the Tallahassee Chamber of Commerce (opponent)
- Mr. Bryan Desloge, 3057 Hawks Glen, representing the Tallahassee Chamber of Commerce (opponent; also, stressed serious need for affordable senior housing)
- Ms. Sue Dick, 100 N. Duval Street, President of the Greater Tallahassee Chamber of Commerce (opponent)
- Mr. Saxon Hannon, 3065 Bell Grove Drive (opponent)
- Mr. Stan Derzypolski, 4345 Jackson View Drive, representing Tallahassee Builders Assn. (opponent)
- Mr. Barry W. Poole, 2145 Delta Blvd., representing Poole Engineering & Surveyors (opponent)
- Ms. Nichole Everett, 1333 Lola Drive, representing the Tallahassee Lenders' Consortium (proponent)
- Ms. Pamela Hall, 5057 Quail Valley Road (provided data analysis on the price of houses and land) (Commissioner Lightsey requested a

written synopsis on the basis of her analysis.)

- Ms. Jaimie Ross, Affordable Housing Director for 1000 Friends of Florida, 926 E. Park Avenue (proponent of voluntary inclusionary housing)
- Ms. Lou A. Armesto, Executive Director of Tallahassee Habitat for Humanity, 2921 Roberts Avenue (proponent)
- Mr. Mark Trafton, 7769 Maclean Road, representing the Tallahassee Board of Realtors (opponent)
- Mr. George E. Lewis, II, 203 N. Gadsden Street (provided some suggestions for improving the proposed ordinance) (Commissioner Lightsey requested that the City Attorney review Mr. Lewis' written suggestions.)
- Dr. Charles Connerly, Chair of the FSU Department of Urban & Regional Planning (proponent)

Item 28 – Held a public hearing on Ordinance No. 04-O-103, introduced on November 23, 2004, sponsored by Commissioner Lightsey, which would revise the Flood Damage Protection chapter of the City's Land Development Code as recommended by the Federal Emergency Management Agency (FEMA), and voted 3-0 (Commissioners Katz and Gillum absent) to adopt the ordinance as written (*Option 1 recommended by Growth Management*)

There were no speakers on this item.

Item 29 – Held the first of three public hearings on the Rain Tree II paving assessment project, to accept for ownership and improve Rain Valley Court and Rain Valley Circle; voted 4-0 (Commissioner Gillum absent) to adopt authorizing Resolution No. 04-R-46, and direct the Caveat to be recorded in the Public Records (Leon County Courthouse), and approve an appropriation of \$75,000 from the Street Paving Fund for surveying, design and right-of-way acquisition (*Option 1 recommended by Public Works/Engineering*)

There were no speakers on this item.

Item 30 – Held the second of three public hearings on the Blair Stone Court Subdivision paving assessment project, to accept for ownership and improve Blair Stone Court; voted 4-0 (Commissioner Gillum absent) to adopt Paving Resolution No. 04-R-47, setting the maximum assessment of \$3,800 per parcel, and approve a supplemental appropriation of \$254,400 for construction cost, and authorize staff to proceed with the paving assessment process (*Option 1 recommended by Public Works/Engineering*)

There were no speakers on this item.

Item 31 – Held the second public hearing on a **request for a second amendment to the Governor's Park Corners Development Agreement**, encompassing seven parcels on Blair Stone Road at its intersections with East Park Avenue and Governor's Square Boulevard, and requesting more flexible development of the property, continued from the first public hearing held November 23, 2004; closed the public hearing and continued action on this request to the Regular Commission Meeting on January 12, 2005 (*presented by the City Attorney*)

There were no speakers on this item.

Unagendaed:

Mayor Marks announced that former City employee Harry Hughes, who had played the role of Santa in the City's Winter Festivals for a number of years, was ill. The Commission wished him a quick recovery.

Commissioner Mustian recognized young Mr. Hyde who was working towards earning his Cub Scout merit badge.

The Commission wished everyone a Happy Holiday season.

CTC:RM:ecg:12-21-04