

TALLAHASSEE-LEON COUNTY PLANNING COMMISSION MEETING MINUTES

JANUARY 5, 2021

Rooms 111 and 114, TCC Center for Innovation, 300 West Pensacola Street, Tallahassee, FL

PLANNING COMMISSIONERS PRESENT: Robert Volpe; Collins Proctor; Ian Waldick; Leslie Jacobs; and Jami Coleman

PLANNING COMMISSIONERS ABSENT: Donald Gray and Martha Chauncey

STAFF PRESENT: Russell Snyder, Land Use Planning Division Administrator; Silvia Alderman, Planning Commission Attorney; Susan Denny, Senior Planner; Sean Reiss, Senior Planner; Chris Ibarra, Planner I; Susan Poplin, Principal Planner; Lou Norvell, Assistant City Attorney; Emily Pepin, Assistant County Attorney; Beth Perrine, Recording Secretary; and Ed Young, virtual meeting host.

A. PLEDGE OF ALLEGIANCE:B. AGENDA MODIFICATIONS:

None

C. PUBLIC COMMENT ON UNAGENDAED ITEMS:

None

D. CONSENT:

1. November 3, 2020 Planning Commission Minutes

The November 3, 2020 Planning Commission Minutes were approved by unanimous consent with the amendment to item E.1 as proposed by Commissioner Coleman.

E. PUBLIC HEARING REZONING:

1. City of Tallahassee: First and Only Public Hearing on Proposed Change to the Southwood Development of Regional Impact (DRI) Integrated Development Order (Seventh Amendment). The project is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast (CCSE) on the west.

Commissioner Jacobs made a motion to accept the applicant's request to withdraw this item. Commissioner Proctor seconded the motion. The motion passed with a vote of 5-0.

2. City of Tallahassee: First and Only Public Hearing on City Ordinance 20-Z-30; a Proposed Amendment to the Southwood Planned Unit Development (PUD) Concept Plan- Major Amendment. The project is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast (CCSE) on the west.

Commissioner Jacobs made a motion to accept the applicant's request to withdraw this item. Commissioner Waldick seconded the motion. The motion passed with a vote of 5-0.

3. City of Tallahassee: First and Only Public Hearing on City Ordinance 21-Z-01; a Proposed Amendment to the Wildwood Presbyterian Church Planned Unit Development (PUD) Concept Plan. This property is located along Oak Grove Road and to the east of Meridian Road.

Mr. Sean Reiss gave a presentation on this item. Mr. Reiss stated that staff recommends that the Planning Commission find proposed Ordinance 21-Z-01 consistent with the Tallahassee-Leon County Comprehensive Plan and Sections 10-165(e) and (g) of the Tallahassee Land Development Code and recommend that the City Commission adopt Ordinance 21-Z-31, thereby amending the Wildwood Presbyterian Church PUD Concept Plan, based on the findings and conditions of the Development Review Committee, the information contained in the staff report, and any evidence presented at the hearing hereon.

There were no public speakers on this item.

Commissioner made a motion to find proposed Ordinance 21-Z-01 consistent with the Tallahassee-Leon County Comprehensive Plan and Sections 10-165(e) and (g) of the Tallahassee Land Development Code and recommend that the City Commission adopt Ordinance 21-Z-31, thereby amending the Wildwood Presbyterian Church PUD Concept Plan, based on the findings and conditions of the Development Review Committee, the information contained in the staff report, and any evidence presented at the hearing hereon. Commissioner seconded the motion. The motion passed with a vote of 5-0.

4. **City of Tallahassee: First and Only Public Hearing on Ordinance No. 21-Z-02; Proposed Amendment of the Official Zoning Map to Change the Zoning Classification from the Light Industrial (M-1) Zoning District to the Urban Pedestrian District 2 (UP-2) Zoning District.** The subject property is located at 1752 Old Bainbridge Road on the west side of Old Bainbridge Road, approximately 297 feet southwest of the intersection of West Tharpe Street and Old Bainbridge Road.

Mr. Chris Ibarra gave a presentation on this item. Mr. Ibarra stated that staff recommends that the Planning Commission find proposed Ordinance 21-Z-02 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt Ordinance 21-Z-02, thereby amending the Official Zoning Map from the Light Industrial (M-1) zoning district to the Urban Pedestrian District 2 (UP-2) zoning district, based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon.

There were no public speakers on this item.

Commissioner Jacobs made a motion to find proposed Ordinance 21-Z-02 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt Ordinance 21-Z-02, thereby amending the Official Zoning Map from the Light Industrial (M-1) zoning district to the Urban Pedestrian District 2 (UP-2) zoning district, based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon. Commissioner Coleman seconded the motion. The motion passed with a vote of 5-0.

5. **Leon County: First and Only Public Hearing on a County Ordinance for a Proposed Amendment to the Official Zoning Map to change the Zoning Classification from the Single Family Detached Residential-2 (R-2) and Office Residential (OR-3) Zoning Districts to the Single Family Detached (R-2) Zoning District.** The subject property is located on the southwest corner of Parklawn Street and Blountstown Street.

Ms. Susan Denny gave a presentation on this item. Ms. Denny stated that staff recommends that the Planning Commission find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the Board of County Commissioners adopt said ordinance, thereby amending the Official Zoning Map to change the zoning classification from the Single Family Detached Residential (R-2) and Office Residential (OR-3) zoning districts to the Single Family Detached (R-2) zoning district, based on the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon.

There were no public speakers on this item.

Commissioner Jacobs made a motion to find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the Board of County Commissioners adopt said ordinance, thereby amending the Official Zoning Map to change the zoning classification from the Single Family Detached Residential (R-2) and Office Residential (OR-3) zoning districts to the Single Family Detached (R-2) zoning district, based on the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon. Commissioner Waldick seconded the motion. The motion passed with a vote of 5-0.

F. PUBLIC HEARING TEXT AMENDMENTS:

1. **Initiation, and First and Only Public Hearing for Ordinance 21-O-04, Proposed Text Amendment to the Tallahassee Land Development Code (TLDC), Dwelling Unit Definition, to Address Hotel/Motel Conversions to Studio Residences (item fka Single Room Occupancy units).**

Ms. Susan Poplin gave a presentation on this item. Ms. Poplin stated that staff recommends that the Planning Commission find proposed Ordinance 21-O-04 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt it, thereby amending Chapter 1, Section 1-2, "Dwelling Unit" definition, in the Tallahassee Land Development Code (TLDC), based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon.

There were 2 speakers, representing hotel properties, that spoke in support of the amendment.

The Planning Commission inquired if the development standards would allow conversion of substandard hotels. Staff responded that the proposed amendment would not circumvent the requirements for health, life and safety as well as building code requirements.

Commissioner Coleman made a motion to initiate this ordinance and find the proposed Ordinance 21-O-04 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt it, thereby amending Chapter 1, Section 1-2, "Dwelling Unit" definition, in the Tallahassee Land Development Code (TLDC), based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon. Commissioner Waldick seconded the motion. The motion passed with a vote of 5-0.

2. City of Tallahassee: First and Only Public Hearing on Ordinance No. 20-O-08, Proposed Amendment to the Tallahassee Land Development Code, Adding Section 10-181, Neighborhood Boundary-1 (NB-1) District and amending Section 10-285, Table 1, Table 10A, and Table 10E.

Mr. Sean Reiss gave a presentation on this item. Mr. Reiss stated that staff recommends that the Planning Commission find proposed Ordinance 20-O-08 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt Ordinance 20-O-08, thereby amending the Tallahassee Land Development Code, Adding Section 10-181, Neighborhood Boundary-1 (NB-1) District and amending Section 10-285, Table 1, Table 10A, and Table 10E., based on the findings and conditions of the staff report and evidence presented at the hearing hereon.

There were no public speakers on this item.

Commissioner Waldick made a motion to find proposed Ordinance 20-O-08 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt Ordinance 20-O-08, thereby amending the Tallahassee Land Development Code, Adding Section 10-181, Neighborhood Boundary-1 (NB-1) District and amending Section 10-285, Table 1, Table 10A, and Table 10E., based on the findings and conditions of the staff report and evidence presented at the hearing hereon. Commissioner Jacobs seconded the motion. The motion passed with a vote of 5-0.

G. GENERAL BUSINESS:

1. Amendments to the Tallahassee-Leon County Planning Commission Bylaws

Ms. Silvia Alderman gave a presentation on the proposed amendments to the Tallahassee-Leon County Planning Commission Bylaws. Ms. Alderman stated that the Planning Commission/Local Planning Agency is recognized under the small boards provisions of the Roberts Rules of Order and that the proposed bylaws amendments would reflect this recognition.

Commissioner Waldick made a motion to approve the proposed Tallahassee-Leon County Planning Commission Bylaws amendments. Commissioner Jacobs seconded the motion. The motion passed with a vote of 5-0.

2. Commissioner Comments

Commissioner Waldick stated that the Leon County Affordable Housing Advisory Committee would be meeting within the next week and he would provide any necessary updates at the next Planning Commission meeting.

APPROVED:

ATTESTED:

Robert Volpe, Chair

Beth Perrine, Recording Secretary

Minutes Approved on _____