

# Sales Tax Committee Agenda

## April 26, 2013

12:00 p.m.

Leon County LeRoy Collins Main Library

First Floor Program Room

200 West Park Avenue

Item #	Agenda Topic
1.	Citizens to be Heard
2.	Presentation on Project #28: Welaunee Critical Area Plan Regional Infrastructure within the Canopy Project - Welaunee Boulevard and the Dove Pond Regional Stormwater Facility
3.	Approval of Summary Minutes for the March 28, 2013 Meeting of the Sales Tax Committee
4.	Review of Sunshine Law by the County Attorney's Office
5.	Update on the Progress of Imagine Tallahassee
6.	Discussion on the Infrastructure Projects List <ul style="list-style-type: none"><li>• Review Revenue Projections and Leveraging Dollars</li><li>• Allocate Preliminary County/City Percentages (up to x%)</li><li>• Review the Revised Project List</li><li>• Committee Project Discussion to Determine Recommended Projects and Length of the Sales Tax</li></ul>

**Next Meeting Date:**

When: Thursday, May 9, 2013

Where: First Floor Program Room, Leon County LeRoy Collins Main Library

Time: 4:00 p.m.

Main Discussion Topic: Committee Project Discussion to Determine Recommended Projects and Length of the Sales Tax

# **Agenda Item #1**

## **Citizens to be Heard**

**Cristina Paredes - Re: Proposed Sales Tax Project #43 Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development Proposal**

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**From:** "Dan Pennington" <dpennington@1000fof.org>  
**To:** <SalesTaxInfo@leoncountyfl.gov>, <wrb55@nettally.com>, <cabaide@aol.com>...  
**Date:** 4/12/2013 12:58 PM  
**Subject:** Re: Proposed Sales Tax Project #43 Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development Proposal  
**CC:** <ProctorB@LeonCountyFl.gov>, <SaulsJ@LeonCountyFl.gov>, <DaileyJ@leoncou...  
**Attachments:** salesTaxLetter-04-12-13.pdf

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Please see the attached letter regarding proposed sales tax project #43. Thank You.

Dan Pennington  
1000 Friends of Florida  
308 North Monroe  
Tallahassee, Florida 32301

850 222-6277  
Cell 766-4358  
[dpennington@1000fof.org](mailto:dpennington@1000fof.org)

[www.1000fof.org](http://www.1000fof.org)  
[www.floridahabitat.org](http://www.floridahabitat.org)



April 12, 2013

Kim B. Williams	Bill Tucker	Curtis Richardson
Terrence Hinson	Ed Murray	Todd Sperry
Henree Martin	Tom O'Steen	Daniel Newman
Christic Henry	William Peeples	Kim Rivers
Laurie Hartsfield	Steven L. Evans	Will Messer
Lamar Taylor	William Berlow	Glenda Thornton

**Re:** Proposed Sales Tax Project #43 Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development Proposal (*wrongly entitled "Alternatives to Sewer" in the Project Matrix and Summary Maps for the Proposed Sales Tax Projects*)

Dear Sales Tax Committee Members:

1000 Friends of Florida is a statewide nonprofit organization that promotes healthy urban and natural places by wise management of growth and change. We work to protect our high quality of life. We help citizens have the technical knowledge and access needed to ensure that public and private decisions lead to livable communities. Our organization, though statewide, is located in Tallahassee and therefore we take a special interest in the community development and natural resource projects and planning. In this regard we wish to complement the ongoing Blueprint 2000 efforts and note its importance in helping to meet community growth needs while doing so on a foundation of protecting the underlying natural resources. As all of us lucky enough to live in the Tallahassee area recognize our groundwater and springsheds help define and enrich our economy. By taking appropriate steps today, sustained community development can occur and water resources can be protected.

We think a way forward involves establishment of a suitable wastewater collection and treatment management entity in the County (called a Responsible Management Entity – RME) to plan and integrate multiple wastewater infrastructure projects. **1000 Friends strongly support the Sales Tax Project #43 - Creating Comprehensive Wastewater Management for Leon County Unincorporated Area that links nitrogen reduction and future infill development under a planning and management approach.**

<b>Part I</b> <b>\$2.8 M</b>	<b>Establishment of a Responsible Management Entity &amp; Wastewater Management Plan Development and Execution</b>
<b>Part II</b> <b>\$57 M</b>	<b>Wastewater Treatment Facilities Plan Execution - planning, design and placement of appropriate wastewater infrastructure to local site and density/intensity needs.</b>
<b>Part III</b>	<b>Connection Assistance Funding</b> - Some part of this funding with possible other grants could be allocated to subsidize the per unit hookup/collection/installation at whatever level the County thinks is appropriate.

The project provides the path for addressing wastewater management in unincorporated Leon County. In 2012 the Department of Environmental Protection identified control of nitrates from wastewater as a limiting factor to future growth in the Wakulla springshed and began implementing a pollution reduction process (see [Upper Wakulla TMDL](#) and investigate the ongoing [BMAP process](#)). Leon County has been

**1000 Friends of Florida** • P.O.Box 5948 • Tallahassee, FL 32314-5948 • phone 850.222.6277 • fax 850.222.1117 • [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org)

**Board of Directors** • Victoria Tschinkel, *Chairman*, Tim Jackson, *Vice Chairman*, F. Gregory Barnhart, *Secretary*

Lester Abberger, Milissa Holland, Jim C. Nicholas, Steve Pfeiffer, Terry Turner, C. Allen Watts, Paul Zwick

Nathaniel P. Reed, *Chairman Emeritus*, John M. DeGrove, *President Emeritus*, Robert S. Davis, *Emeritus*, Earl Starnes, *Emeritus*

Charles G. Pattison, FAICP, *President*



identified as a controlling entity for wastewater infrastructure planning in the unincorporated areas (Water and Sewer Interlocal Agreement, 2005). Project #43 provides a path for the County to correct existing wastewater nutrient pollution and plan and build **site-appropriate levels of wastewater infrastructure** supportive of future development (especially below the [Cody Scarp](#) – around the Lake Munson and Woodville areas).

A RME developed through the first step of this project (Part I) can recommend particular needs and projects, weigh and select from multiple wastewater options (Part II) and manage necessary connection requirements and assistance efforts (Part III). Importantly, a RME

- Will not be in conflict with the Florida septic tank bill passed last year which sunsets in 2015. The most important duty will be to develop the Plan for which technology is appropriate in any part of the unincorporated area of Leon County and within the USA.
- Will prove to be an economic development tool as it will allow and encourage the higher densities already allowed inside the USA, but which cannot be built with on septic tanks - at 2 units per acre.
- Will not have land use or land planning authority. Local ordinances and the land use map still govern but a RME can plan and coordinate with existing planning and development authorities.
- Will weigh appropriate factors in deciding where to use central sewer versus septic tanks or cluster systems or package plants based on suitability, need of planned development density/intensity and economic costs overtime. The RME is the first, essential step - it provides the umbrella management entity through which money could flow to facilitate the creation of wastewater projects in the unincorporated area.

Blueprint 2000 has always been about helping to define a way forward for growth and prosperity while protecting our high value natural resources. Creating a comprehensive wastewater management mechanism for unincorporated Leon County fits this description of a Blueprint 2000 project. It may even encourage our neighboring Wakulla County to take notice and follow suit.

We hope these comments are useful and if you have any questions please contact me at (850) 222-6277 (ext. 103) or at [cpattison@1000fof.org](mailto:cpattison@1000fof.org).

Sincerely,



Charles G. Pattison, FAICP  
President, 1000 Friends of Florida

Cc: Leon County Commissioners

**From:** Peter Mitchell <pmitchell@earthlink.net>  
**To:** <salestaxinfo@leoncountyfl.gov>  
**CC:** <brad@killearn.org>  
**Date:** 4/2/2013 2:13 PM  
**Subject:** The Care of Lake Killarney in Killearn Estates

Ms. Paredes....I read in the current issue of the Killearn Homeowners bulletin about the request for Sales Tax funds to take care of Lake Killarney and other area lakes.

I have lived on Lake Killarney for over 30 years and have seen the body of water deteriorate to that of a mud pond. Much of the silt which covers the lake bottom (western end) is a direct result of construction of the Killearn Golf Club course. The lake, to this day, is subject to extreme runoff from the golf course.

Another source of the silt came from the construction of condominiums at the intersection of Shamrock North and the throughway leading to the country club itself. During the construction phase, years ago, one could see the trail of red clay washing across Shamrock during every rain, and draining immediately into the culverts which carried it to the lake.

The City and County were not as interested in storm water drainage and pollution as they are today, and this lake is a victim of that disinterest. If the same circumstances were observed today, the construction projects would be shut down immediately.

It is my hope that Leon County and the City of Tallahassee will take the necessary steps to clean up the historical abuse of storm water drainage which has caused this travesty.

Peter Mitchell  
3020 Shamrock North  
Tallahassee, FL

850 893 3450

**Cristina Paredes - FW: Blueprint 2000 sales tax support**

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**From:** "Weingarden, Lauren" <lweingarden@fsu.edu>  
**To:** "salestaxinfo@leoncountyfl.gov" <salestaxinfo@leoncountyfl.gov>  
**Date:** 4/3/2013 12:43 PM  
**Subject:** FW: Blueprint 2000 sales tax support

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Dear Ms. Evans,

As a Killlearn homeowner (since 1994), I support the \$10 million allocation of the Blueprint 2000 sales tax dollars for the storm water/fresh water lake restoration project, as recommended by the Florida Department of Environmental Protection.

I have waterfront property which is now an unkempt field of underbush and mud, which has significantly effected my property value. As well, it is an unpleasant eye sore for my neighborhood (Villages of Killlearn), which prides itself in maintaining Tallahassee's natural beauty and resources with landscape maintenance and individual property owners' garden enhancements.

Thank you for your assistance,

Lauren S. Weingarden, PhD  
Professor of Art History / Department of Art History  
<http://arthistory.fsu.edu/People/Faculty/Faculty/Lauren-S.-Weingarden>  
1019 William Johnston Building / Florida State University  
Tallahassee, FL 32306 - 1233 / Main office phone: 850.644.1250

**Cristina Paredes - Killearn Estates Lake Restoration Blueprint 2000**

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**From:** Terri Anderson <terri.anderson@hotmail.com>  
**To:** "SalesTaxInfo@leoncountyfl.gov" <salestaxinfo@leoncountyfl.gov>  
**Date:** 4/11/2013 10:34 AM  
**Subject:** Killearn Estates Lake Restoration Blueprint 2000

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I write to support the allocation of \$10 million of Blueprint 2000 sales tax dollars to repair stormwater damage and protect the lakes in Killearn Estates.

As a resident of this community for over 25 years I have personally witnessed the decline of the lakes and have continually voiced concern over their ongoing demise. The use of these funds to restore and protect what the Florida Department of Environmental Protection has declared as "Verified Impaired Waterbodies of the State" would solve a long term problem that will not be able to otherwise be resolved.

Thank you for your attention to this matter.

Sincerely,

Terri Anderson

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**Terri Anderson**

850-443-4645

**From:** Basketscf <basketscf@aol.com>  
**To:** "SalesTaxInfo@leoncountyfl.gov" <SalesTaxInfo@leoncountyfl.gov>  
**Date:** 4/14/2013 8:05 AM  
**Subject:** Support allocating \$10M to storm water / fresh water project

Mr. Evans & Ms. Parades,

As a Killlearn Estates resident, I am asking for your support in allocating \$10 million of Blueprint 2000 sales tax dollars for our Association's recommended storm water / fresh water project.

Regards,

Chris Falkey

Sent from my iPad

## Cristina Paredes - Blueprint 2000

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**From:** <kanderson02@comcast.net>  
**To:** <SalesTaxInfo@leoncountyfl.gov>  
**Date:** 4/12/2013 7:47 AM  
**Subject:** Blueprint 2000

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Ms. Christina L. Paredes:

I wish to express my support the allocation of Blueprint 2000 sales tax dollars for the recommended storm water/fresh water project. I am a tax paying Florida resident, and live on Lake Kanturk in Killlearn.

Thank you for your attention and consideration.

Sincerely,

Kirk Anderson

## **Cristina Paredes - Restoration and protection of Lake Killarney and Lake Kanturk**

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**From:** MARGARET KROTO <m.kroto@btinternet.com>  
**To:** "SalesTaxInfo@leoncountyfl.gov" <SalesTaxInfo@leoncountyfl.gov>  
**Date:** 4/3/2013 5:32 PM  
**Subject:** Restoration and protection of Lake Killarney and Lake Kanturk

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Dear Ms Paredes,

We have just read the director's report in the latest edition of Killlearn Kloverleaf and noted the recommendations made with regard to safeguarding and restoring our beautiful lakes. We very much support these proposals as the lakes greatly enhance this area in addition to the other utilitarian reasons outlined in the report.

Yours sincerely,

Margaret and Harold Kroto  
Killlearn residents

**Cristina Paredes - Tax Money Allocations**

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**From:** "Mary Kay Wells" <mkwells48@gmail.com>  
**To:** <SalesTaxinfo@leoncountyfl.gov>  
**Date:** 4/24/2013 10:53 AM  
**Subject:** Tax Money Allocations  
**CC:** <mkwells48@gmail.com>

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Dear Tax Committee,

It is my desire to urge the allocation of tax monies for the **Killearn Homeowner Association request** in order to improve the lakes of the neighborhood. As a resident of Pebble Creek, which is embedded in the heart of Killearn Estates, I am keenly aware of the needs that exist and am very appreciative of the projects that are targeted to impact the water drainage and retention concerns. The efforts by the city of Tallahassee have been greatly appreciated and I sincerely hope that further necessary projects can follow due to this funding.

As you weigh requests for the available dollars, I encourage you to vote favorably in meeting the KHA request for a portion of the Sales Tax dollars.

Sincerely,

Jim and Mary Kay Wells  
3416 Jonathans Landing Dr  
850-893-8035



## Overview of “America’s First Christmas” De Soto Winter Encampment

### INTRODUCTION

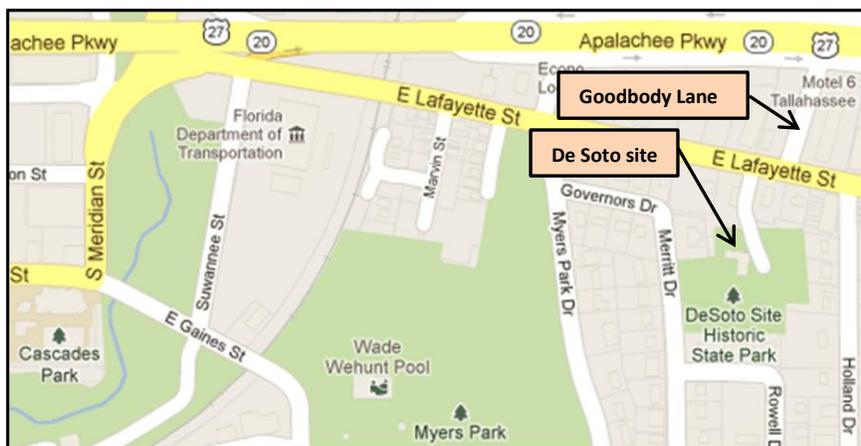
The Hernando De Soto Winter Encampment site, just south of East Lafayette Street and east of Myers Park in Tallahassee, is the location of the earliest extended occupation by Europeans during their exploration of the Americas and an important Apalachee settlement for nearly 1,000 years. Historians have also concluded that the first organized Christmas observance in the Americas was conducted there.



Excavating the De Soto site in 1987.

With the development of the De Soto site, Tallahassee can become a nationally promoted tourist destination for those wishing to commemorate the historical significance of the property. The historical, cultural, and educational value of the location is expected to attract a wide variety of tourists to Tallahassee, generating a significant increase in the tourism to the region.

The encampment site itself is state-owned, but the preferred ingress/egress point, Goodbody Lane, is a City road. Nearby Lafayette Street is owned by the County.



Map showing the De Soto site and its proximity to Cascades Park and Myers Park. The De Soto site is within a mile of the Capitol, Gaines Street shops, the Governor Square Mall, and numerous restaurants and hotels along Apalachee Parkway and Lafayette Street.

## REASONS FOR SUPPORTING THE DE SOTO SITE

### - Significant benefits to Leon County / Tallahassee

- **Major tourism draw** – With the development of the De Soto site, Tallahassee can become a nationally promoted tourist destination for those wishing to commemorate the historical significance of the property. The historical, cultural, and educational value of the location is expected to attract a wide variety of tourists to Tallahassee, generating a significant increase in tourism to the region.
- **Essential component of Tallahassee’s heritage** – Florida Secretary of State Detzner and Robert Bendus (State Historic Preservation Officer) have strategic plans for developing the state-owned historical sites in Tallahassee to promote nearly 12,000 years of history in this area. The De Soto site is a major part of this plan.

### - Support is strong and widespread

- **Mayor and City Commission** – Separate funding for the “America’s First Christmas” De Soto Winter Encampment, in addition to the amount requested from the Sales Tax Committee, has been designated as a Legislative Priority by the Mayor and City Commission.
- **Leon County Commission** - The Leon County Commission has also designated the De Soto site as a legislative priority and the Division of Tourism Development has assisted Florida’s Department of State with grant applications that would promote the site.
- **Leon County Legislative Delegation** - Sen. Bill Montford and Reps. Williams and Vasilinda are advocating for its funding during the current legislative session’s budget conference.
- **Florida Department of State** – Secretary Detzner and Robert Bendus have stated to Mayor Marks and City staff that the De Soto site is an essential component of the State’s vision of promoting Florida’s heritage. As such, the Department of State actively supports the development of the De Soto site.

### - Complete funding is expected to come from multiple sources

The amount requested (\$250,000) is relatively small because the City and County have coordinated with the Department of State on legislative appropriations that would fund the majority of the cost:

- **\$200,000 - Legislative Appropriation request for developing the site property** - The Florida Department of State has requested \$200,000 for developing the site property and renovating the Governor Martin mansion, the on-site structure which will display the Apalachee and De Soto artifacts.
- **\$540,000 - Legislative Appropriation request for ingress/egress design and land acquisition** – Working with the City of Tallahassee, Sen. Montford has submitted a legislative request for the design of enhancing Goodbody Lane (\$40,000) and the land acquisition (\$500,000) that would permit the extension of Goodbody Lane into the De Soto property. This would serve as the main entrance into the De Soto site.
- **\$250,000 - Sales Tax Extension for the enhancement of Goodbody Lane** – The City Commission hopes that the Sales Tax Committee will recommend \$250,000 for the construction of the Goodbody Lane enhancement.

## HIGH LEVEL CONCEPTUAL DESIGN

The Tallahassee-Leon County Planning Department has drafted a high-level concept which proposes widening the existing portion of Goodbody Lane, acquiring two lots adjacent to the site, and then extending Goodbody Lane into the De Soto site itself.



## **QUESTIONS?**

The City's Mayor and Commission are committed to collaborating with community leaders, the State, the County, and surrounding neighborhoods on the development of the De Soto site. For more information, please contact the Mayor's Chief of Staff, Rick Minor, at (850) 544-6222 or [Rick.Minor@talgov.com](mailto:Rick.Minor@talgov.com).

# Leon County Sales Tax Committee

## Cover Sheet for Agenda #3

April 26, 2013

**To:** Members of the Leon County Sales Tax Committee

**From:** Alan Rosenzweig, Deputy County Administrator  
Jay Townsend, Assistant City Manager  
Wayne Tedder, Director, Department of P.L.A.C.E.  
Cristina Paredes, Intergovernmental Affairs and Special Projects Coordinator

**Title:** Approval of Summary Minutes for the March 28, 2013 Meeting of the Leon County Sales Tax Committee

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**Executive Summary:**

This agenda item approves the summary minutes for the March 28, 2013 meeting of the Leon County Sales Tax Committee (Attachment #1).

**Analysis:**

Attachment #1 is the summary minutes for the Leon County Sales Tax Committee meeting held on March 28, 2013, 4:00 p.m. in the First Floor Program Room of the Main Library.

The Leon County Clerk of Courts Office maintains a voice recording of all meeting. A transcription of the meeting minutes will be provided by the Clerk's office upon request.

**Options:**

1. Approve the summary minutes for the March 28, 2013 meeting of the Leon County Sales Tax Committee.
2. Do not approve the summary minutes for the March 28, 2013 meeting of the Leon County Sales Tax Committee.
3. Committee Direction.

**Recommendation:**

Options #1

**Attachments:**

1. March 28, 2013 Summary Minutes

# **Sales Tax Committee Meeting**

## **Summary Minutes**

### **March 28, 2013**

*Absent members:* Ms. Laurie Hartsfield.

**Meeting began at 4:05 pm**

#### **Agenda Item #1: Citizens to be Heard**

Mr. Curtis Baynes addressed the Committee in support of the Oakville and Woodville sewer projects.

Mr. Robert Scanlon, Ms. Debbie Lightsy, and Ms. Pamela Hall addressed the Committee in support of Project #43, creating a regional management entity for wastewater.

Mr. Brad Trotman, Mr. Bob Ippolito, and Ms. Jennifer Winegardner addressed the Committee in support of the Killlearn Estates Freshwater Restoration Project.

#### **Agenda Item #2: Approval of Summary Minutes for the March 14, 2013 Meeting of the Leon County Sales Tax Committee and Summary Minutes**

Mr. Kim Williams made a motion to approve the summary minutes for the March 14, 2013 meeting of the Sales Tax Committee. The motion was seconded by Ms. Kim Rivers. The motion passed unanimously.

#### **Agenda Item #3: Update on the Progress of Imagine Tallahassee**

Mr. J.T. Burnette gave an update of Imagine Tallahassee. Imagine Tallahassee has had their first meeting between the consultant and staff. The consultant and staff have tentatively agreed to hold the first meeting of the Resource Team and Steering Committee on April 15-16, 2013. In addition, the dates for the first two Community Forums will be held on May 20-21, 2013.

#### **Agenda Item #4: Familiarization of the Proposed Infrastructure Projects**

Chairman Evans led the Committee through a review of the project list. Staff answered any questions that the Committee had about projects on the list. During the review, Committee members suggested changes to one of the some of the projects:

- Project #1: Directed staff to provide more information on alternative routes that could serve as a gateway to the airport.
- Project #28: Strike everything after 'Killlearn Estates' and add 'Freshwater Restoration Project'.

#### **Agenda Item #5: Consideration of the Projects to Move Forward for Further Committee Discussion**

The Committee asked that staff provide each Committee member with a single binder that consolidates similar projects, re-numbers the projects, and include all the maps previously discussed. Projects that are combined will be clearly delineated.

The Committee went through its first round of project selection. Projects would move to the next round if a Committee member motioned for it to move on and received a second. With the exception of the projects listed below, all projects moved to the next round via this process:

- Project #14 Canopy Roads Legacy Projects: received no motion – removed.
- Project #22 DeSoto Winter Encampment: Mr. William Peebles objected. The project did not receive a majority vote – removed.

- Project #29 Meadow Ridge Drive Park: Mr. William Peebles objected. The project did not receive a majority vote – removed.
- Project #30 Parallel Road to Tennessee Street: received no motion – removed.
- Project #32 StarMetro: Build Regional Transfer Station: Ms. Henree Martin objected. The project did not receive a majority vote – removed.
- Project #34 StarMetro: Expand Facilities and Fleet: Ms. Henree Martin objected. The project received a majority vote – moves on.
- Project #35 StarMetro: Redevelop C.K. Steele Plaza: Ms. Henree Martin objected. The project received a majority vote – moves on.  
*Note: During the discussion regarding the StarMetro projects, the Committee requested that staff review the projects that moved on and bring a new comprehensive project forward regarding the future needs of StarMetro.*
- Project #36 Canopy PUD Infrastructure (Welanuee Blvd): Mr. William Peebles objected. The project received a majority vote – moves on.  
*Note: During the discussion regarding the Welanuee project, the Committee requested more detailed information be provided at the next meeting.*
- Project #38 Underground Utilities: received no motion – removed.
- Project # 48 County Infrastructure Improvements to Public Safety Facilities: Courthouse and Jail: Mr. Dan Newman objected. The project did not receive a majority vote – removed.
- Project # 49 County Road Resurfacing: Mr. Dan Newman objected. The project did not receive a majority vote – removed.
- Project #55 Northeast Park: Mr. Lamar Taylor objected. The project did not receive a majority vote – removed.
- Project # 60 Private Dirt Road Paving Program: Ms. Henree Martin objected. The project did not receive a majority vote – removed.
- Project #65 Sports Complex: received no motion – removed.
- Project #68 Downtown Parking Garage: Mr. Bill Berlow objected. The project received a majority vote – moves on.
- Project # 72 Goodwood Land Purchase for Community Parks and Gardens. Mr. Lamar Taylor objected. The project did not receive a majority vote – removed.
- Project # 73 Operating Costs for Parks Build with Blueprint 2000 Funds. Mr. William Messer objected. The project received a majority vote – moves on.

### **Other Committee Business**

The Committee agreed to reschedule their April 18<sup>th</sup> and April 25<sup>th</sup> meeting to Friday, April 26<sup>th</sup>. The Committee requested that this meeting begin at noon in order to provide adequate time for discussion regarding the projects.

In addition, the Committee canceled their May 23<sup>rd</sup> meeting.

The revised meeting scheduled approved by the Committee is listed below:

- Friday, April 26, 2013: Meeting begins at 12:00 p.m.
- Thursday, May 9, 2013: Meeting begins at 4:00 p.m.
- Thursday, June 13, 2013: Meeting begins at 4:00 p.m.

**Meeting adjourned at 6:53 pm.**