

BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

AGENDA

REGULAR MEETING

**Tuesday, June 24, 2014
3:00 P.M.**

County Commission Chambers
Leon County Courthouse
301 South Monroe Street
Tallahassee, FL

COUNTY COMMISSIONERS

Kristin Dozier, Chairman
District 5

Bill Proctor
District 1

Jane Sauls
District 2

John Dailey
District 3



Mary Ann Lindley, Vice Chair
At-Large

Bryan Desloge
District 4

Nick Maddox
At-Large

Vincent S. Long
County Administrator

Herbert W. A. Thiele
County Attorney

The Leon County Commission meets the second and fourth Tuesday of each month. Regularly scheduled meetings are held at 3:00 p.m. The meetings are televised on Comcast Channel 16. A tentative schedule of meetings and workshops is attached to this agenda as a "Public Notice." Selected agenda items are available on the Leon County Home Page at: www.leoncountyfl.gov. Minutes of County Commission meetings are the responsibility of the Clerk of Courts and may be found on the Clerk's Home Page at www.clerk.leon.fl.us

Please be advised that if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose, such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. The County does not provide or prepare such record (Sec. 286.0105, F.S.).

In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Community & Media Relations, 606-5300, or Facilities Management, 606-5000, by written or oral request at least 48 hours prior to the proceeding. 7-1-1 (TDD and Voice), via Florida Relay Service.

Board of County Commissioners
Leon County, Florida
Agenda
Regular Public Meeting
Tuesday, June 24, 2014, 3:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Bryan Desloge

AWARDS AND PRESENTATIONS

- Proclamation Designating July as Bladder Cancer Awareness Month in Leon County
(Chairman Kristin Dozier)

CONSENT

1. Approval of Minutes: May 27, 2014 Regular Meeting
(Clerk of the Courts/Finance/Board Secretary)
2. Authorization for the North Florida Fair Association to Proceed with Two Fairgrounds Capital Improvement Projects
(County Administrator/Economic Development & Business Partnerships)
3. Approval of Payment of Bills and Vouchers Submitted for June 24, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of June 25 through July 7, 2014
(County Administrator/Financial Stewardship/Office of Management & Budget)
4. Acceptance of the Status Report on the Creation of a SWAT Medic Program, and Authorization to Explore a Minority Recruitment Partnership with Tallahassee Community College EMS Technology Program and Florida A&M University
(County Administrator/Public Services/Emergency Medical Services)
5. Acceptance of Report to Review the Communication Antenna and Broadcast Antenna Support Structure Ordinances for Updates
(County Administrator/ Public Works & Community Development/DSEM/Development Services)
6. Acceptance of a Conservation Easement from Bannerman Forest LLC and Approval of a Release and Quit Claim of Conservation Easement Associated with the Beech Ridge Trail Extension Southern Loop
(County Administrator/ Public Works & Community Development/DSEM/Development Services)
7. Approval of the Plat of Preserve at Buck Lake Phase I Subdivision for recording in the Public Records and Acceptance of Maintenance Agreement and Surety Device
(County Administrator/Public Works & Community Development/Public Works/Engineering)
8. Approval of the Locally-Funded Agreement and Amendment to the Joint Project Agreement with the Florida Department of transportation for the North Monroe Street Turn Lane Project
(County Administrator/Public Works & Community Development/Public Works/Engineering)

9. Acceptance of Conservation Easement Modifications and Drainage Easements for Lake Heritage Dam Improvements
(County Administrator/Public Works & Community Development/Public Works/Engineering)

Status Reports: *(These items are included under Consent.)*

10. Acceptance of Status Report on 2014 Water Projects Funding
(County Administrator/Public Works & Community Development/Public Works/Engineering)

CONSENT ITEMS PULLED FOR DISCUSSION

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission

GENERAL BUSINESS

11. Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Land Development Code Regarding Minor Commercial Land Uses in the Rural Zoning District for Tuesday, July 8 and September 2, 2014 at 6:00 p.m.
(County Administrator/Development Support & Environmental Management/Development Services)
12. Acceptance of Status Update on Curbside Collection Service Provided by Waste Pro, Inc.
(County Administrator/Resource Stewardship/Solid Waste)
13. Consideration of Full Board Committee Appointments to the Adjustment and Appeals Board, CareerSource Capital Region, Educational Facilities Authority, Enterprise Zone Development Authority, and Planning Commission
(County Administrator/County Administrator/Agenda Coordinator)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

None.

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.

COMMENTS/DISCUSSION ITEMS

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

RECEIPT AND FILE

- Capital Region Community Development District – Record of Proceedings for November 14, 2013

ADJOURN

*The next Regular Board of County Commissioners Meeting is scheduled for
Tuesday, July 8, 2014 at 300 p.m.*

All lobbyists appearing before the Board must pay a \$25 annual registration fee. For registration forms and/or additional information, please see the Board Secretary or visit the County website at www.leoncountyfl.gov

2014

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PUBLIC NOTICE
2014 Tentative Schedule

All Workshops, Meetings, and Public Hearings are subject to change

All sessions are held in the Commission Chambers, 5th Floor, Leon County Courthouse unless otherwise indicated. Workshops are scheduled as needed on Tuesdays from 12:00 to 3:00 p.m.

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
June 2014	<i>Tuesday 17- Friday 20</i>	<i>FAC Annual Conference</i>	<i>Hilton Bonnet Creek Orange County</i>
	Tuesday 24	3:00 p.m.	Regular Meeting
	Thursday 26	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	Monday 30	3:00 – 5:00 p.m.	Intergovernmental Agency Meeting City Commission Chambers
July 2014			
	Friday 4	Offices Closed	JULY 4TH HOLIDAY
	<u>Tuesday 8</u>	9:00 a.m. – 3:00 p.m.	FY 2014/15 Budget Workshop
		3:00 p.m.	Regular Meeting
		<u>6:00 p.m.</u>	First and Only Public Hearing on Refinancing Capital Improvement Revenue Bond, Series 2005 and Proceed with Request for Proposals for Partial Refinancing of Capital Improvement Bonds, Series 2005
			<u>First of Two Public Hearings to Consider Proposed Revisions to the Land Development Code Regarding Minor Commercial Land Uses in the Rural Zoning District</u>
			<u>First and Only Public Hearing to Consider Enactment of a Moratorium Ordinance for the Approval of Applications for Commercial Land Uses in the Rural Zoning District</u>
	Wednesday 9	9:00 a.m. – 3:00 p.m.	FY 2014/15 Budget Workshop, <i>if necessary</i>
	Thursday 10	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	<i>Friday 11– Monday 14</i>	<i>NACo Annual Conference</i>	<i>Morial Convention Center Orleans Parish/New Orleans, Louisiana</i>
	Tuesday 22	No Meeting	BOARD RECESS
	<i>Wednesday 23</i>	<i>National Urban League Annual Conference</i>	<i>Cincinnati, Ohio</i>
August 2014			
	<i>Friday 8 – Sunday 10</i>	<i>Chamber of Commerce Annual Conference</i>	<i>Omni Amelia Island Plantation</i>
	Tuesday 12	No Meeting	BOARD RECESS
	Tuesday 26	No Meeting	<i>Canceled; Scheduled for September 2, 2014</i>

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
September 2014	Monday 1	Offices Closed	LABOR DAY HOLIDAY
	<u>Tuesday 2</u>	3:00 p.m.	Regular Meeting
		<u>6:00 p.m.</u>	<u>Second and Final Public Hearing to Adopt Proposed Revisions to the Land Development Code Regarding Minor Commercial Land Uses in the Rural Zoning District</u>
	<i>Sunday 14– Wednesday 17</i>	<i>ICMA Annual Conference</i>	<i>Charlotte/Mecklenburg North Carolina</i>
	Monday 15	1:00 p.m.	CRTPA Meeting; City Commission Chambers
		5:00 – 8:00 p.m. 5:30 p.m.	Intergovernmental Agency (IA) Meeting FY 2015 Budget Public Hearing City Commission Chambers
	Tuesday 16	6:00 p.m.	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 2014/2015
	<i>Wednesday 17– Friday 19</i>	<i>FAC Policy Committee Conference</i>	<i>Sandestin Beach Resort Walton County</i>
	<i>Wednesday 17– Saturday 20</i>	<i>Congressional Black Caucus</i>	<i>Washington, D.C.</i>
	Thursday 18	4:00 p.m.	CRA Meeting; City Commission Chambers
	Tuesday 23	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2014/2015
October 2014	<i>TBD</i>	<i>FAC Advanced County Commissioner Program</i>	<i>Part 1 of 3 UF Hilton, Gainesville; Alachua County</i>
	Tuesday 14	3:00 p.m.	Regular Meeting
	Monday 20	9:00 a.m. – 1:00 p.m.	Capital Region Transportation Planning Agency (CRTPA) Retreat (<i>Location TBD</i>)
	Thursday 23	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	<u>Tuesday 28</u>	<u>1:30 – 3:00 p.m.</u>	<u>Workshop on 2015 State and Federal Legislative Priorities</u>
		3:00 p.m.	Regular Meeting

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
November 2014	Monday 11	Offices Closed	VETERAN'S DAY OBSERVED
	Monday 17	1:00 p.m.	Capital Region Transportation Planning Agency (CRTPA); City Commission Chambers
	Tuesday 18	3:00 p.m.	Installation of Newly-Elected Commissioners Reorganization of the Board Regular Meeting
	Thursday 20	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	Thursday 27	Offices Closed	THANKSGIVING DAY
	Friday 28	Offices Closed	FRIDAY AFTER THANKSGIVING DAY
December 2014			
	<i>Wednesday – 3 Friday 5</i>	<i>FAC Legislative Conference</i>	<i>Sawgrass Marriot St. John's County</i>
	<i>Wednesday 3</i>	<i>New Commissioner Workshop</i>	<i>Sawgrass Marriot St. John's County</i>
	<i>Friday 5</i>	<i>FAC Workshop</i>	<i>Sawgrass Marriot St. John's County</i>
	Monday 8	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 9	3:00 p.m.	Regular Meeting
	Thursday 11	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	Tuesday 23	No Meeting	BOARD RECESS
	Thursday 25	Offices Closed	CHRISTMAS DAY
	Friday 26	Offices Closed	FRIDAY AFTER CHRISTMAS DAY
January 2015			
	Thursday 1	Offices Closed	NEW YEAR'S DAY

Citizen Committees, Boards, and Authorities 2014 Expirations and Vacancies

www.leoncountyfl.gov/committees/expire.asp

VACANCIES

Affordable Housing Advisory Committee

Board of County Commissioners (3 appointments)

A member who represents employers within the jurisdiction

A member who is actively engaged in the banking or mortgage banking industry in connection with affordable housing

A member who represents essential services personnel, as defined in the local housing assistance plan

Joint City/County/School Board Coordinating Committee

Board of County Commissioners (1 appointment)

EXPIRATIONS

JUNE 30, 2014

Adjustment and Appeals Board

Board of County Commissioners (2 appointments)

Tallahassee City Commission (1 appointment)

CareerSource Capital Region *(formerly Workforce Plus)*

Board of County Commissioners (4 appointments)

Planning Commission

Board of County Commissioners (1 appointment)

Tallahassee City Commission (1 appointment)

Leon County School Board (1 appointment)

JULY 31, 2014

Big Bend Health Council, Inc.

Board of County Commissioners (4 appointments)

Educational Facilities Authority

Board of County Commissioners (2 appointments)

Enterprise Zone Agency Development (EZDA) Board of Commissioners

Board of County Commissioners (3 appointments)

Water Resources Committee

Commissioner - At-large II: Maddox, Nick (1 appointment)

Commissioner - District IV: Desloge, Bryan (1 appointment)

Commissioner - District V: Dozier, Kristin (1 appointment)

AUGUST 31, 2014

Code Enforcement Board

Commissioner - At-large I: Lindley, Mary Ann (1 appointment)
Commissioner - At-large II: Maddox, Nick (1 appointment)
Commissioner - District II: Sauls, Jane (1 appointment)

SEPTEMBER 30, 2014

Health Coordinating Committee

Board of County Commissioners (5 appointments)

Council on Culture & Arts

Board of County Commissioners (1 appointment)

Research and Development Authority at Innovation Park

Board of County Commissioners (2 appointments)

OCTOBER 31, 2014

Audit Advisory Committee

Board of County Commissioners (2 appointments)
Clerk of the Courts (3 appointments)

Tourist Development Council

Board of County Commissioners (3 appointments)
Tallahassee City Commission (2 appointments)

DECEMBER 31, 2014

Human Services Grants Review Committee

Commissioner - At-large I: Lindley, Mary Ann (1 appointment)
Commissioner - At-large II: Maddox, Nick (1 appointment)
Commissioner - District I: Proctor, Bill (1 appointment)
Commissioner - District II: Sauls, Jane G. (1 appointment)
Commissioner - District III: Dailey, John (1 appointment)
Commissioner - District IV: Desloge, Bryan (1 appointment)
Commissioner - District V: Dozier, Kristin (1 appointment)

Joint City/County Bicycle Working Group

Board of County Commissioners (2 appointments)
Tallahassee City Commission (4 appointments)

Library Advisory Board

Commissioner - At-large II: Maddox, Nick (1 appointment)
Commissioner - District I: Bill Proctor. (1 appointment)
Commissioner - District V: Kristin Dozier (1 appointment)

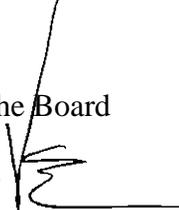
**Leon County
Board of County Commissioners**

Notes for Agenda Item #1

Leon County Board of County Commissioners

Cover Sheet for Agenda #1

June 24, 2014

To: Honorable Chairman and Members of the Board
From: Vincent S. Long, County Administrator 
Title: Approval of Minutes: May 27, 2014 Regular Meeting

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Betsy Coxen, Finance Director, Clerk of the Court & Comptroller
Lead Staff/ Project Team:	Rebecca Vause, Board Secretary

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Approve the minutes of the May 27, 2014 Regular Meeting.

Attachment:

1. May 24, 2014 Regular Meeting Minutes

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
May 27, 2014**

The Board of County Commissioners of Leon County, Florida, met in regular session at 3:00 p.m. with Chairman Kristin Dozier presiding. Present were Vice Chairman Mary Ann Lindley, and Commissioners Nick Maddox, Bill Proctor, John Dailey, and Jane Sauls. Commissioner Desloge was absent. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, Finance Director Betsy Coxen and Board Secretary Rebecca Vause.

Chairman Dozier announced that Commissioner Desloge was out of town and unable to attend today's meeting.

The Invocation was provided by Commissioner Jane Sauls, who then led the Pledge of Allegiance.

Awards and Presentations

- Chairman Kristin Dozier presented a Proclamation Celebrating the 100th Anniversary of the Cooperative Extension Service. Kendra Zamojski, County Extension Director, thanked the Board for the acknowledgement and invited the community to join them on Saturday, May 31st for its spring Open House.

Consent:

Commissioner Sauls moved, duly seconded by Commissioner Lindley to approve the Consent Agenda. The motion carried 6-0 (Commissioner Desloge absent).

1. Approval of Minutes: April 22, 2014 Regular Meeting

The Board approved Option 1: Approve the minutes of the April 22, 2014 Regular Meeting.

2. Approval of a Partnership with the American Heart Association to Support the 2014 Big Bend Heart Walk and Approval of \$5,000 in Funding to Support the Event

The Board approved Options 1 & 2: 1) Approve the partnership with the American Heart Association, and 2) Approve the associated Budget Amendment Request to provide \$5,000 in funding to support the 2014 Big Bend Heart Walk.

3. Ratification of Commissioners' Appointments to the Contractors Licensing and Examination Board and Science Advisory Committee

The Board approved Options 1, 2 & 3: 1) Ratify Commissioner Dozier's appointment of Ms. Jackie Wilson to the Contractors Licensing and Examination Board; 2) Ratify Commissioner Maddox's appointment of Mr. Shaddrick Haston to the Contractors Licensing and Examination Board, and 3) Ratify Commissioner Maddox's reappointment of Mr. Tom Lewis to the Science Advisory Committee.

4. Approval of Payment of Bills and Voucher Submitted for May 27, 2014 and Pre-Approval of Payment of Bills and Vouchers for the Period of May 28 through June 9, 2014

The Board approved Option 1: Approve the payment of bills and vouchers submitted for May 27, 2014, and pre-approval of payment of bills and vouchers for the Period of May 28 through June 9, 2014.

5. Ratification of Board Actions Taken at the May 13, 2014 Workshop on Primary Healthcare

The Board approved Option 1: Ratify Board actions taken at the May 13, 2014 Workshop on Primary Healthcare.

6. Request to Schedule the First and Only Public Hearing to Consider an Ordinance Amending Chapter 10 of the Leon County Land Development Code to Correct Scrivener's Errors and Inadvertent Inconsistencies for Tuesday, June 10, 2014 at 6:00 p.m.

The Board approved Option 1: Schedule the first and only Public Hearing to consider an Ordinance amending Chapter 10 of the Leon County Land Development Code to correct scrivener's errors and inadvertent inconsistencies for Tuesday, June 10, 2014 at 6:00 p.m.

7. Approval of a Preliminary Engineering Agreements with CSX Transportation, Inc. for the Design of Pedestrian Crossings at Gearhart and Fred George Roads

The Board approved Option 1: Approve the Preliminary Engineering Agreement with CSX Transportation, Inc., and authorize the County Administrator to execute.

8. Approval of Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid

The Board approved Option 1: Approve the Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid, and authorize the Chairman to execute, and authorize the County Administrator to execute an Agreement with Department of Agriculture and Consumer Services for receiving Arthropod/Mosquito Control State Aid, in a form approved by the County Attorney.

9. Consideration of Approval of Memorandum of Agreement Between U.S. Marine Forces Special Operations Command (MARSOC) and Leon County, Florida

The Board approved Option 1: Approve the Memorandum of Agreement between the U.S. Marine Forces Special Operations Command and Leon County, and authorize the County Administrator to execute same.

10. Acceptance of Status Report on Leon County's Partnership with the Council on Culture & Arts Through the Division of Tourism Development and Approval of adding Two Ad Hoc Positions on the Tourist Development Council

The Board approved Options 1 & 2: 1) Accept the status report on Leon County's Partnership with the Council on Culture & Arts through the Division of Tourism Development, and 2) Approve the recommendation of the Tourist Development Council to add the Executive Director of the Council of Culture & Arts and a representative of the Tallahassee Sports Council as ad hoc positions to the Tourist Development Council.

11. Acceptance of the Status Report Regarding Remaining Cemetery Capacities in Leon County

The Board approved Option 1: Accept the status report regarding remaining cemetery capacity in Leon County.

Citizens to be Heard on Non-Agendaed Items (3-minute limit per speaker; there will not be any discussion by the Commission)

- Chairman Dozier confirmed that there were no speakers on Non-Agendaed Items.

General Business

12. Authorize Staff to Negotiate a Public-Private Cooperation Agreement for Construction of Roundabout on Bannerman Road, and Request to Schedule the First and Only Public Hearing to Consider the Public Benefits of a Public-Private Cooperation Agreement for June 10, 2014 at 6:00 p.m.

REMOVED FROM THE AGENDA.

13. Acceptance of Status Report on the Club of Honest Citizens May 4, 2014 Event

County Administrator Long introduced the item. He shared that over 50 people participated in developing ideas in which the County could further engage citizens in new and meaningful ways. The top three topics identified by the participants were:

- Leon County Historical Tree Inventory – to provide citizens an opportunity to register the trees on their property.
- Dinner under the Canopy Road – host a community dinner event on a Canopy Road.
- Campgrounds on Greenways and Bike Trails.

County Administrator Long also mentioned that the next Club of Honest Citizens event is a potluck dinner scheduled for Thursday, June 12th at 5:30 p.m. at St. John's Episcopal Church.

Chairman Dozier mentioned that some areas have been inventoried by residents for historical designation, i.e., a large cottonwood tree in the Timberlake area that may be the largest in the state. County Administrator Long affirmed that the intent is to create a central clearinghouse accessible to the public.

Commissioner Lindley moved, duly seconded by Commissioner Dailey, approval of Option 1: Accept the status report on the Club of Honest Citizens April 22, 2014 event. The motion carried 6-0 (Commissioner Desloge absent)

14. Consideration of the Voluntary Annexation Proposal from Victor F. Steyerman Revocable Trust to Annex Property Located at 252 Capital Circle Southwest

County Administrator Long introduced the item. He indicated that staff have reviewed the request and found it to be consistent with all applicable rules and laws and recommended that the Board not object to the annexation.

Commissioner Lindley moved, duly seconded by Commissioner Dailey, approval of Option 1: Do not object to the proposed voluntary annexation of property located at 252 Capital Circle Southwest. The motion carried 6-0 (Commissioner Desloge absent)

15. Approval of the Proposed Improvements to Lafayette Street behind the Parkway Shopping Center (Phase IV)

County Administrator Long introduced the item. He shared that the current sidewalk project in the area has provided an opportunity to make the area behind the Parkway Shopping Center more aesthetically appealing and more functional. He mentioned that the corridor is heavily traveled and is now a gateway into Cascades Park.

Design Works team member Cherie Bryant, Planning Manager, offered a presentation on the proposed Lafayette Street Concept Plan, which she noted would provide enhanced landscaping, delivery pull out to the north side of Lafayette Street, decorative fence, and a six foot sidewalk.

Commissioner Dailey indicated his support for the project. He asked if the proposed project had met with any opposition from business owners and was assured that the project has been well received by the tenants and the shopping center owner. Commissioner Dailey voiced some concerns about the budget, i.e., seemed a little high for the area to be improved and had ongoing maintenance been thought about in future budgets. County Administrator Long responded that the cost of the project is considerably less than originally presented and has been scaled back as much as possible to still achieve the aesthetics and functionality desired. Commissioner Dailey ascertained that the County is working with the City on the installation of additional street lighting for the area. He also established that the project would be funded from the intersection and safety improvement fund; however, would not adversely affect any other project currently on the list.

Commissioner Dailey moved, duly seconded by Commissioner Maddox, approval of Options 1, 2 & 3, and 4, as amended: 1) Approve the proposed improvements to Lafayette Street behind the Parkway Shopping Center (Phase IV); 2) Approve the Budget Amendment Request realigning \$372,313; 3) Authorize the County Administrator to execute an Amendment to the Contract Agreement with Sandco, Inc. for the design and construction of Lafayette Street Improvements from Seminole Drive to Winchester Lane to include a cost not to exceed \$320,000 and a time extension, in a form approved by the County Attorney, and 4) Authorize the County Administrator to execute a Supplemental Local Agency Program Agreement with Florida Department of Transportation to expand the scope of the improvements and to extend the Local Agency Program Agreement time, in a form approved by the County Attorney. And to direct staff to bring back a Consent Agenda item which provides an update on the intersection and safety improvements fund.

Commissioner Proctor stated that while he likes the project and the enhancements, suggested that the building owner should make some investment to the proposed improvements. County Administrator Long conveyed that the building owner is very receptive to the project and has agreed to paint the facility and to work cooperatively with the County. Commissioner Proctor opined that any funding necessary to complete the project, above what the County has allocated, should be borne by the building owner. He also asked that improvements to the bus stop be integrated into the project.

Chairman Dozier noted that the project would improve safety on Lafayette Street for delivery trucks. She mentioned that the comments she has received from the businesses have been positive and supportive; however, articulated the need for the County to be proactive in notifying the businesses of the extended construction schedule. She also confirmed that the road would remain open while the work is being done.

Commissioner Proctor spoke on the need to provide for safer pedestrian travel in this area (Magnolia, Lafayette, Indianhead Acres) and submitted that this may offer a great opportunity to address some of the walkability issues. County Administrator Long recalled the Lafayette Street study done a few years back and suggested that a budget discussion item could be brought back to look at some of the elements of the study.

Commissioner Lindley commented that the improvements to the ingress and egress onto Lafayette Street for delivery vehicles from the shopping center would provide for safer access.

The motion carried 6-0 (Commissioner Desloge absent).

16. Approval of Agreement Awarding Bid to Locklear & Associates, Inc. on a Continuing-Supply Basis for Solid Waste Consulting and Engineering Services

County Administrator Long introduced the item.

Commissioner Lindley moved, duly seconded by Commissioner Maddox approval of Option 1: Approve the Agreement awarding bid to Locklear & Associates, Inc. for Solid Waste consulting and Engineering Services on a continuing-supply basis, and authorize the County Administrator to execute. The motion carried 6-0 (Commissioner Desloge absent).

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

17. **Joint City/County Adoption Public Hearing on Cycle 2014-1 Comprehensive Plan Amendments**

The City and County Commissions met in joint session in the County Commission Chambers.

Attending: County Commission: Chairman Kristin Dozier and Commissioners Mary Ann Lindley, Bryan Desloge, John Dailey, Jane Sauls, Nick Maddox and Bill Proctor. Commissioner Bryan Desloge was absent. City Commission: Mayor John Marks and Commissioners Andrew Gillum and Scott Maddox. Commissioners Nancy Miller and Gill Ziffer were absent. Also attending were County Attorney Herb Thiele, Deputy City Attorney Linda Hudson, Finance Director Betsy Coxen and Board Secretary Rebecca Vause.

Call to Order:

Chairman Dozier called the Joint City/County Adoption Hearing on Cycle 2014-1 Comprehensive Plan Amendments to order at 6:04 p.m.

Introductory Comments by Staff:

Brian Wiebler, Long-Range Principal Planner, stated that staff recommends adoption of the amendments as approved for Transmittal to the State Planning Agency on April 8, 2014. All items for considerations are under the Consent Agenda.

Consent Agenda:

The following Consent Agenda was presented to the Joint Commissions for approval.

- ~~PCM140101: Buena Vista Drive~~ **Withdrawn**
- PCM140102: Governor's Park Corners
- PCM140103: Capital Circle Northwest
- PCM140104: DeSoto Park Drive
- PCM140105: North Meridian Street
- PCM140106: Mission San Luis
- PCM140107: Governor's Mansion and the Grove
- PCM140108: Northeast Park
- PCM140109: Lake Overstreet Addition
- PCT140111: Changes to Suburban Category
- PCT140112: Lake Protection Minimum Lot Size

County Adoption of Cycle 2014-1 Plan Amendment Ordinance:

Mr. Wiebler affirmed there were no speakers on the proposed amendments.

- *Commissioner Lindley moved, duly seconded by Commissioner Sauls, adoption of the Ordinance accepting the Cycle 2104-1 Comprehensive Plan Amendments as presented under the Consent Agenda. The motion carried 6-0 (Commissioner Desloge absent).*

County Rezoning Public Hearings

Commissioner Maddox moved, duly seconded by Commissioner Sauls, to open the Rezoning Public Hearing. The motion carried 6-0 (Commissioner Desloge absent).

- First of Two Scheduled Public Hearings on Leon County Ordinance No. 14-__: Proposed Amendment to the Official Zoning Map as Adopted in Leon County Ordinance No. 92-11 to Change the Zoning Classification from the Industrial (I) Zoning District to the Commercial Parkway (CP) Zoning District - Second the Public Hearing Schedule for June 10, 2014.
- First of Two Scheduled Public Hearings on Leon County Ordinance No. 14-__: Proposed Amendment to the Official Zoning Map as Adopted in Leon County Ordinance No. 99-11 to Change the Zoning Classification from the Rural Zoning District to Open Space Zoning District - Second Public Hearing Scheduled for June 10, 2014.

Upon affirmation by Mr. Wiebler that there were no speakers, the public hearing was closed.

City Adoption of Cycle 2014-1 Plan Amendment Ordinance:

Deputy City Attorney Hudson affirmed there were no speakers on the proposed amendments.

- **Commissioner Maddox moved, duly seconded by Commissioner Gillum, acceptance of Ordinance 14-O-29, adopting Amendments to the 2030 Tallahassee/Leon County Comprehensive Plan, as presented under the Consent Agenda. The motion carried 3-0 (Commissioners Miller and Ziffer absent).**

City Rezoning Public Hearings

- First and Only Public Hearing on Ordinance 14-Z-18. Ms. Hudson affirmed there were no speakers on this amendment. **Commissioner Gillum moved, duly seconded by Commissioner Maddox adoption of City Ordinance 14-Z-18: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO). The motion carried 3-0 (Commissioners Miller and Ziffer absent).**
- First and Only Public Hearing on Ordinance 14-Z-19. Ms. Hudson affirmed there were no speakers on this amendment. **Commissioner Gillum moved, duly seconded by Commissioner Maddox adoption of City Ordinance 14-Z-19: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning district to the Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO). The motion carried 3-0 (Commissioners Miller and Ziffer absent).**
- First of Two Scheduled Public Hearings on Ordinance 14-Z-20: Proposed Amendment to the Official Zoning Map from the Residential Preservation-1 (RP-1), University Transition (UT) & Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District – Second Public Hearing Scheduled for June 25, 2014. *Ms. Hudson affirmed there were no speakers on this amendment and no action was required.*
- First of Two Scheduled Public Hearings on Ordinance 14-Z-21: Proposed Amendment to the Official Zoning Map from the Historical Conservation (HC), Government Operational-1 (GO-1) & Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO)) – Second Public Hearing Scheduled for June 25, 2014. *Ms. Hudson affirmed there were no speakers on this amendment and no action was required.*
- First of Two Scheduled Public Hearings on Ordinance 14-Z-22. Proposed Amendment to the Official Zoning Map to Change the Zoning Classification from Lake Protection and Residential Preservation-1 Zoning Districts to Open Space Zoning District – Second Public Hearing Scheduled for June 25, 2014. *Ms. Hudson affirmed there were no speakers on this amendment and no action was required.*
- First and Only Public Hearing on Ordinance 14-Z-23. *Ms. Hudson affirmed there were no speakers on this amendment.* **Commissioner Gillum moved, duly seconded by Commissioner Maddox adoption of City Ordinance 14-Z-23: Proposed Amendment to the Official Zoning Map to Change the Zoning Classification from the Industrial Zoning District (I) to the Light Industrial (M-1) Zoning District. The motion carried 3-0 (Commissioners Miller and Ziffer absent).**

Chairman Dozier adjourned the Joint City/County Adoption Public Hearing at 6:07 PM.

Citizens to be Heard on Non-Agendaed Items (3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

- Joseph Webster, 4891 High Grove Road, brought forward concerns about the manner in which the new Health Department Director was hired and the decision to allow Florida State University (FSU), an academic institution, to have oversight over the health department. He asked the County to revisit this decision.

- Edward Holifield, 4032 Longleaf Court, also expressed his concerns about the process and hire of the new Health Department Director and the diminished role of FAMU at the facility.
- Dale Landry, 1940 Nanticoke Circle, NAACP President, shared that while the NAACP has in the past been invited to participate in the decision making process of several key positions that significantly impact people of color within the community; they were not invited to be part of the process for the hiring of the Health Department Director. He asserted that there is a problem with the delivery of health care in the community and the NAACP will get more involved in this issue.

Commissioner Maddox asked County Administrator Long to clarify the County's role in providing oversight to the Health Department and in the hiring process for the new director. Mr. Long responded that the County does not and never has had oversight of the Health Department as this is a function of the State Department of Health. He also stated that the director is not a County employee.

County Attorney Thiele confirmed that, by Statute, the Health Department is a state agency, whose employees are not employed by the County. The State Surgeon General has the responsibility for hiring the director and the Board merely provides concurrence with the decision.

Commissioner Maddox stated while that he understood the frustration expressed by the speakers, it needed to be understood that the County does not have a say in the hiring process. He established that the hiring committee was made up of members selected by the Surgeon General (with the exception of Deputy County Administrator Rosenzweig, who was appointed by the County Administrator).

Commissioner Proctor recalled that the agenda item whereby the Board provided its concurrence, was an "add-on" item and thus did not provide sufficient time for thorough of the issue. He stated that subsequent to that decision, he has reviewed the resume of Ms. Blackburn and would have raised some concerns about the decision. He voiced his concern that the FSU Medical School was now in control of public health in Leon County and the stakeholders of the community had no voice in that decision. Commissioner Proctor confirmed with Mr. Rosenzweig that the County, through contract, provides approximately \$200,000 annually the health department and is responsible for the maintenance of the building.

Chairman Dozier submitted that the Board has been very dedicated to health issues in the County and is doing all it can within the parameters of its authority to ensure that citizens are provided quality health care services.

Commissioner Maddox agreed that the selection process was problematic and would have preferred that the Board be consulted more on the selection of the individual chosen to run the Health Department.

Comments/Discussion Items

County Attorney Thiele:

- No issues.

County Administrator Long:

- Reminded the Board of the "Operation Thank You" event in honor of World War II veterans and the 70th anniversary of D-Day. The event is scheduled for June 6th at 9:00 a.m. in front of the Courthouse.

Commissioner Discussion Items

Commissioner Proctor:

- Requested a tour/re-orientation of various County departments, i.e., GIS, Public Works, etc.
- *Commissioner Proctor moved, duly seconded by Commissioner Dailey, approval of travel to attend the "100 Black Men of America, Inc." 28th Annual Conference to be held June 12 – 15, 2014 in Hollywood, Florida. The motion carried 6-0 (Commissioner Desloge absent).*

Commissioner Dailey:

- No issues.

Commissioner Sauls:

- No issues.

Commissioner Maddox:

- Voiced his concerns about the infant mortality rate in Leon County and requested that \$40,000 of next year's contract with Bond and Neighborhood Medical Center be directed to infant mortality to include a benchmark for improvements in this area.
 - **Commissioner Maddox moved, duly seconded by Commissioner Proctor, to direct staff to bring back an agenda item that looks at directing \$40,000 of next year's contract with NMC and Bond toward infant mortality to include a benchmark for improvements in this area.**
 - Chairman Dozier asked if the *motion could be amended to include an update from the various stakeholders on their efforts to address this issue. Commissioner Maddox accepted the amendment.*
 - **The motion, as amended, carried 6-0 (Commissioner Desloge absent).**

Commissioner Lindley:

- Commented on the successful grand opening of the Domi Station.

Chairman Dozier:

- Echoed Commissioner Lindley's positive remarks on the Domi Station grand opening and commended staff for the extraordinary efforts to ensure the event was a success.
- On behalf of Chairman Dozier: **Commissioner Lindley moved, duly seconded by Commissioner Maddox, approval for a Proclamation proclaiming July as Bladder Cancer Awareness Month in Leon County, to be presented at the June 24th meeting. The motion carried 6-0 (Commissioner Desloge absent).**
- Requested an update on the County's contribution to the Sustainable Tallahassee Carbon Fund
 - On behalf of Chairman Dozier: **Commissioner Lindley moved, duly seconded by Commissioner Dailey, to direct staff to bring back an agenda item on the County's contribution to the Sustainable Tallahassee Carbon Fund, to include an assessment of their projects. The motion carried 6-0 (Commissioner Desloge absent).**

Chairman Dozier recessed the Board for its dinner break and announced that it would reconvene at 6:00 to conduct the public hearing.

Receipt and File:

None.

Adjourn:

There being no further business to come before the Board, the meeting was adjourned at 6:43 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: _____
Kristin Dozier, Chairman
Board of County Commissioners

BY: _____
Bob Inzer, Clerk of the Circuit Court
and Comptroller

**Leon County
Board of County Commissioners**

Notes for Agenda Item #2

Leon County Board of County Commissioners

Cover Sheet for Agenda #2

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Authorization for the North Florida Fair Association to Proceed with Two Fairgrounds Capital Improvement Projects

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Director of Economic Development & Business Partnerships
Lead Staff/ Project Team:	Josh Pascua, Management Analyst

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Authorize the North Florida Fair Association to proceed with two capital improvement projects at the Fairgrounds, consistent with the terms of the existing lease.

Report and Discussion

Background:

On June 10, 2014, the North Florida Fair Association (NFFA) requested permission from the Board, as required by the Lease Agreement, to implement two capital improvement projects on the Fairgrounds property, at no cost to the County (Attachment #1). In November 1959, the NFFA began leasing the fairgrounds property at 441 E. Paul Russell Road from the County. The leased area spans approximately 107.5 acres. The current Fairgrounds Lease Agreement grants a leasehold property interest to the NFFA for \$1.00 per year, which gives it exclusive possession of the Leased Premises for the next 53 years - through December 2067 (Attachment #2). According to the Lease Agreement, before NFFA may construct any improvements or facilities, or otherwise develop the fairgrounds, the County must first be in agreement with such construction or development.

Analysis:

The North Florida Fair Association (NFFA) seeks authorization to proceed with two capital improvement projects on the Fairgrounds property, at no cost to the County. The following are the proposed projects:

- Project 1- Installation of electric and water utilities near Tram Road for the purpose of accommodating up to 85 Recreational Vehicle hookups.
- Project 2 - Installation of a pavilion east of the existing swine barn.

At its January 21, 2014 meeting, the Board adopted strategic initiative to "Institute a Sense of Place initiative for the Fairgrounds." The Board approved \$50,000 in the FY 13/14 budget to support this initiative. In addition, the proposed sales tax extension contemplates \$12 million for improvements to the Fairgrounds. The Sense of Place plan, anticipated to be completed in late 2014, and the sales tax project may ultimately change some aspects of the Fairgrounds in the future, as the projects contemplate reconfiguration of the Fairgrounds for new uses of the property. The proposed NFFA projects may or may not compliment these long-term, larger scale County projects.

Staff is recommending the Board authorize the NFFA to proceed with the capital improvement projects, as the projects support the current use of the Fairgrounds.

Options:

1. Authorize the North Florida Fair Association to proceed with two capital improvement projects at the Fairgrounds, consistent with the terms of the existing lease.
2. Do not authorize the North Florida Fair Association to proceed with two capital improvement projects at the Fairgrounds.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. North Florida Fair Association Capital Improvement Request
2. North Florida Fair Association Lease Agreement

Alan Rosenzweig - Capital improvement request

From: <markharveyx50@comcast.net>
To: Alan Rosenzweig <rosenzweiga@leoncountyfl.gov>
Date: 6/10/2014 9:17 AM
Subject: Capital improvement request
CC: <HollowayS@leoncountyfl.gov>

Hi Mr. Rosenzweig,

The North Florida Fair seeks permission from the Board of County Commissioners for two capital improvement projects at the fairgrounds, 441 E. Paul Russell Road.

Project 1 is the installation of electric and water near Tram Road for the purpose of accommodating up to 85 Recreational Vehicle hookups. This would bring the total number of RV hookups on the property to 500. The purpose of this proposed installation is twofold: The increased number of hookups will allow the fairgrounds to court RV rallies to Tallahassee. The second purpose is to use the new area for vendor parking during the fair. This will allow the fairgrounds to use the existing RV park as a parking lot for fair patrons, effectively placing the patrons closer to the entrance gates.

Project 2 is the installation of a pavilion just east of the existing swine barn. The anticipated size of the structure is 120' x 200' which would mirror the size of the existing cattle barn and would be located directly across from the cattle barn. It is anticipated that the pavilion will have no sides and will utilize the ground as flooring. This structure would serve multiple purposes for the fairgrounds as well. The Ochlockonee River Kennel Club currently travels to Bainbridge Georgia to conduct agility trials because that is the location of a covered facility. Another purpose of the structure is to house an entertainment venue for an RV club to host a rally. The fairgrounds is currently in talks with an RV club that is interested in having a rally in Tallahassee. The anticipated size of the rally would be about 800 RVs. The fairground does not currently have a venue to accommodate entertainment for the rally. It is anticipated that the facility could be used for other purposes as well, such as a rodeo.

The projects would benefit the fairgrounds in that it would make the facility more attractive and functional for organizations to rent and utilize. The annual fair would benefit in that it would improve the parking proximity for fair patrons. The projects would benefit Leon County in that it would attract organizations like the RV rally, ORKC agility trials and other events to Tallahassee where they would spend their money on food and leisure in the area instead of going to other facilities around the southeast.

Thank you very much for your assistance in this matter.

Sincerely,

Mark Harvey

North Florida Fair Association

MODIFIED LEASE AGREEMENT

This Agreement is made and entered into this 30th day of December, 1995, between LEON COUNTY, a political subdivision of the State of Florida (the "County"), and NORTH FLORIDA FAIR ASSOCIATION, INC., a non-profit corporation created and existing under the laws of the State of Florida (the "Association").

W I T N E S S E T H

WHEREAS, on November 2, 1959, a written agreement (the "Lease") was entered into between the parties hereto by which the County leased certain property therein described to the Association and which set forth the terms and conditions of such Lease, such Lease being recorded in Deed Book 250, Page 83 of the Public Records of Leon County, Florida; and

WHEREAS, such Lease has subsequently been modified by certain written modifications executed by the parties hereto, such written modifications being recorded in Official Records Book 386, Page 69 (dated October 28, 1969), Official Records Book 554, Page 280 (dated November 7, 1972, Official Records Book 918, Page 2180 (dated October 17, 1978), Official Records Book 1011, Page 2096 (dated June 24, 1980) of the Public Records of Leon County, Florida, and has been further modified by that certain Modification of Lease dated October 9, 1984, and by that certain Modification of Lease dated June 30, 1987, and by that certain Modification of Lease dated September 20, 1988, and by that certain Modified Lease Agreement dated January 15, 1991; and

WHEREAS, the parties now desire to further modify certain provisions of the Lease; and

WHEREAS, the parties also desire to enter into this Modified Lease Agreement, which shall contain the modifications referred to in the preceding paragraphs, and which shall integrate the above-referenced Lease and all of the subsequent modifications into a single instrument, which instrument shall supersede the above-referenced Lease and all of the modifications thereto, which were executed prior to the date of this Modified Lease Agreement;

NOW, THEREFORE, the County, for and in consideration of the sum of \$1.00 and other valuable consideration to it in hand paid by the Association, the receipt of which is hereby conclusively acknowledged, hereby enters into this Modified Lease Agreement with the Association to lease and let unto the Association the lands hereinafter described for the period of time and upon the conditions hereinafter set forth. The parties hereto agree as follows:

1. The Premises Leased. See Exhibit "A" attached hereto and made a part hereof.
2. Term of Lease. The term of this Lease with regard to all of the leased premises shall extend until the 31st day of December, A.D., 2067.
3. Termination of Lease. This Lease may be terminated in any one or more of the following ways or upon any one or more of the following grounds:

- A. In the event the Association may become bankrupt or be dissolved, the County may terminate this Agreement by written notice to the Association.
- B. It is recognized that the Association is organized and exists for the purpose of conducting and operating public fairs or exhibitions for the benefit and development of the educational, agricultural, horticultural, livestock and other resources of the State, or any county or counties of the State, and that the Association contemplates conducting an annual fair as provided in Chapter 616, Florida Statutes. In the event the Association does not hold or conduct such annual fair during each year of the period of this Agreement, except in the event of disaster, national emergency or other reasonable or justifiable cause, then this Agreement shall terminate on the 31st day of December of the year in which said annual fair was not conducted. The ways, means, methods, grounds and causes for termination of this Agreement as set forth, shall be separate, distinct, and independent ways, means, methods, grounds and causes for termination of this Agreement.
- C. Notwithstanding the foregoing or any other provision in this Agreement, this Lease shall not

be terminated unless the ground or cause for termination is not remedied within 90 days after the County notifies the Association of such ground or cause, or if there is a ground or cause that cannot with due diligence be cured within such 90-day period, unless the Association does not commence the cure of such ground or cause within such 90-day period and thereafter diligently prosecute the same to completion.

4. Rental. On January 1 of each calendar year during the term of this Agreement, the Association shall pay the sum of One and No/100 Dollar (\$1.00) to the County as rental for the above-described premises.

5. Purposes of This Agreement. The purpose of this Agreement is to provide the means and facilities for the conduct of the activities of the Association.

6. Maintenance of Premises. The Association, with such assistance as the County may contribute, shall maintain the grounds and improvements thereon in a state of good repair, except for the paving on said demised premises which the County hereby agrees to maintain, subject to the terms and conditions of that certain Joint Use Agreement by and between the Leon County School Board and the North Florida Fair Association dated August 10, 1989. The Association will pay for all utilities used on the leased premises.

7. Insurance. The County shall, at its expense, insure the improvements on the premises against damage by fire, wind storm or

other casualties to the full replacement cost of such improvements. In the event of loss, insurance proceeds shall be used to rebuild or repair such improvements. The Association shall, at its expense, carry public liability insurance in the amount of not less than one million dollars and deposit with the County the evidence of such insurance and shall name the County as an additional named insured.

8. Assignment And Subletting. This Lease shall not be assigned by the Association without the express written consent of the County.

It is recognized that the leased premises are highly desirable and in considerable demand for use for public assemblies and community meetings, and it is expressly understood in leasing the premises to the Association that the people of Leon County and the various religious, civic, fraternal and other community organizations shall not be deprived of the use of the premises on an equal and non-discriminatory basis without just cause therefor, and the Association shall establish a fair and reasonable schedule of rates for subleasing said premises or parts or portions thereof. No religious, civic, fraternal or other community organization of Leon County shall be denied use of the premises at the prescribed rate without just cause.

9. Restrictions And Reservations. The Association and the County will agree on questions of policy touching such matters as the overall development plans for the premises and the construction of new improvements and facilities thereon. Pursuant to such

Agreement, the Association, or the Association in cooperation with the County, may construct or provide for such improvements and facilities.

10. Notices. Notices provided for in this Agreement shall be in writing and delivered to the County by delivery to the Clerk of the Circuit Court of Leon County, Florida and to the Leon County Administrator, and shall be delivered to the Association by delivery to its Secretary or to its President, or in the event of their absence from the County, by mailing such notices to them or either of them at the last known address of such officers.

11. Lease Binding Upon Parties and Their Successors And Assigns. This Agreement and each and every term and provision hereof shall be binding upon the parties hereto and their successors in interest and assigns.

12. County Defined. Wherever used herein the word "County" shall be also deemed to mean the Board of County Commissioners of Leon County, Florida.

IN WITNESS WHEREOF, the parties have caused their hands and official seals to be affixed as of the date first above written.

LEON COUNTY, FLORIDA
By: [Signature]
Bruce J. Host, Chairman

ATTEST:
[Signature]
Clerk

APPROVED AS TO FORM:
[Signature]
County Attorney

WITNESSES:

Lisa L. Helmer
Shana Garwood

NORTH FLORIDA FAIR ASSOCIATION,
INC., a non-profit corporation

By: [Signature]
Its: President

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce J. Host, to me known to be the Chairman of the BOARD OF COUNTY COMMISSIONERS, LEON COUNTY, FLORIDA, and acknowledged before me that he executed the foregoing instrument freely and voluntarily under authority duly vested in him by the laws of the State of Florida.

WITNESS my hand and official seal in the State and County aforesaid, this 20th day of December, 1995.

[Signature]
NOTARY PUBLIC
My commission expires: 7-13-98



STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Payne Myvette JR, to me known to be the President of the NORTH FLORIDA FAIR ASSOCIATION, INC. and acknowledged before me that he executed the foregoing instrument freely and voluntarily under authority duly vested in him by the laws of the State of Florida.

WITNESS my hand and official seal in the State and County aforesaid, this 20th day of December, 1995.

[Signature]
NOTARY PUBLIC
My commission expires: Feb. 27, 1996

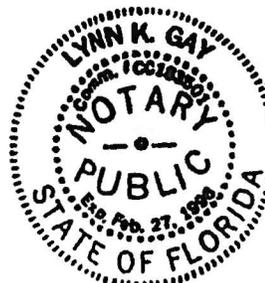


EXHIBIT "A"

A tract of land located in Township 1 South, Range 1 East, Section 18 and Township 1 South, Range 1 West, Section 13:

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence North 89 degrees 53 minutes 54 seconds East 2591.74 feet along said southerly right-of-way boundary to a point on the westerly right-of-way boundary of Zillah Street; thence South 00 degrees 24 minutes 59 seconds West 1328.99 feet along said westerly right-of-way boundary to a point on the northerly right-of-way boundary of Omega Avenue; thence North 89 degrees 35 minutes 01 seconds West 1272.80 feet to a point at the intersection of the northerly right-of-way boundary of Omega Avenue with the westerly right-of-way boundary of Cornelia Street; thence South 648.29 feet along said westerly right-of-way boundary to a point on the northerly right-of-way boundary of Tram Road; thence North 68 degrees 42 minutes 57 seconds West 2494.94 feet along said northerly right-of-way boundary to a point on the easterly right-of-way boundary of South Monroe Street; thence along said easterly right-of-way boundary North 00 degrees 09 minutes 57 seconds West 90.30 feet to a point; thence North 09 degrees 48 minutes 50 seconds West 101.43 feet to a point; thence North 03 degrees 35 minutes 58 seconds West 100.18 feet to a point; thence North 00 degrees 44 minutes 20 seconds West 100.00 feet to a point; thence North 00 degrees 09 minutes 57 seconds West 600.00 feet to a point; thence North 04 degrees 55 minutes 54 seconds East 6.42 feet to a point; thence North 04 degrees 58 minutes 48 seconds East 59.53 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 1036.59 along said southerly right-of-way boundary to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcels:

PARCEL NO. 1 - Lying in Section 18, Township 1 South, Range 1 East,

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 2591.74 feet to a point at the intersection of the South right-of-way boundary of Paul Russell Road with the West right-of-way of Zillah Street, said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence South 00 degrees 24 minutes 59 seconds West 400.00 feet along the said westerly right-of-way boundary to a point; thence leaving the said westerly right-of-way boundary South 89 degrees 53 minutes 54 seconds West 450.00 feet to a point; thence North 00 degrees 24 minutes 59 seconds East 400.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89

degrees 53 minutes 54 seconds East 450.00 feet along said southerly right-of-way boundary to the POINT OF BEGINNING.

PARCEL NO. 2 - Lying in Section 18, Township 1 South, Range 1 East,

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 1100.21 feet to a point; thence leaving the said southerly right-of-way boundary South 00 degrees 12 minutes 06 seconds East 37.00 feet to a concrete monument which is the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 00 degrees 12 minutes 06 seconds East 850.00 feet to a concrete monument; thence North 89 degrees 53 minutes 54 seconds East 400.00 feet to a concrete monument; thence North 00 degrees 12 minutes 06 seconds West 850.00 feet to a concrete monument, said concrete monument being 37.00 feet South of the southerly right-of-way of Paul Russell Road; thence South 89 degrees 53 minutes 54 seconds West 400.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3 - Lying in the Northeast quarter of Section 13, Township 1 South, Range 1 West, per D.O.T. Description,

Commence at an iron pipe marking the Northeast corner of said Northeast 1/4; thence South 00 degrees 21 minutes 39 seconds West along the East line of said Northeast 1/4 for 33.00 feet to a point on the South right-of-way of Paul Russell Road; thence South 89 degrees 53 minutes 49 seconds West along a line 33.00 feet South of (when measured at right angles) and parallel with the North line of said Northeast 1 Quarter for 401.95 feet to the POINT OF BEGINNING. Thence continue South 89 degrees 53 minutes 49 seconds West along said parallel line for 634.61 feet to a point on the easterly maintained right-of-way of State Road No. 61; thence South 04 degrees 58 minutes 37 seconds West along said easterly right-of-way for 59.71 feet; thence North 45 degrees 55 minutes 03 seconds East for 35.25 feet; thence South 89 degrees 55 minutes 03 seconds East for 613.91 feet; thence North 00 degrees 55 minutes 03 East for 35.22 feet to the POINT OF BEGINNING.

**Leon County
Board of County Commissioners**

Notes for Agenda Item #3

Leon County Board of County Commissioners

Cover Sheet for Agenda #3

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Payment of Bills and Vouchers Submitted for June 24, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of June 25 through July 7, 2014

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/Project Team:	Scott Ross, Director, Office of Financial Stewardship

Fiscal Impact:

This item has a fiscal impact. All funds authorized for the issuance of these checks have been budgeted.

Staff Recommendation:

Option #1: Approve the payment of bills and vouchers submitted for June 24, 2014, and pre-approve the payment of bills and vouchers for the period of June 25 through July 7, 2014.

Title: Approval of Payment of Bills and Vouchers Submitted for June 24, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of June 25 through July 7, 2014

June 24, 2014

Page 2

Report and Discussion

This agenda item requests Board approval of the payment of bills and vouchers submitted for approval June 24, 2014 and pre-approval of payment of bills and vouchers for the period of June 25 through July 7, 2014. The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the June 24, 2014 meeting, the morning of Monday, June 23, 2014. If for any reason, any of these bills are not recommended for approval, OMB will notify the Board.

Due to the Board not holding a regular meeting on the first Tuesday in July, it is advisable for the Board to pre-approve payment of the County's bills for June 25 through July 7, 2014, so that vendors and service providers will not experience hardship because of delays in payment. The OMB office will continue to review the printouts prior to payment and if for any reason questions payment, then payment will be withheld until an inquiry is made and satisfied, or until the next scheduled Board meeting. Copies of the bills/vouchers printout will be available in OMB for review.

Options:

1. Approve the payment of bills and vouchers submitted for June 24, 2014, and pre-approve the payment of bills and vouchers for the period of June 25 through July 7, 2014.
2. Do not approve the payment of bills and vouchers submitted for June 24, 2014, and pre-approve the payment of bills and vouchers for the period of June 25 through July 7, 2014.
3. Board direction.

Recommendation:

Option #1.

VSL/AR/SR/cc

**Leon County
Board of County Commissioners**

Notes for Agenda Item #4

Leon County Board of County Commissioners

Cover Sheet for Agenda #4

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of the Status Report on the Creation of a SWAT Medic Program and Authorization to Explore a Minority Recruitment Partnership with Tallahassee Community College EMS Technology Program and Florida A&M University

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Chief Tom Quillin, Division of Emergency Medical Services Kim Dressel, Human Resources Interim Director
Lead Staff/ Project Team:	Deputy Chief Chad Abrams, Emergency Medical Services Major Darryl Hall, Emergency Medical Services

Fiscal Impact:

This item has a no fiscal impact.

Staff Recommendation:

- Option #1: Accept the status report on the creation of a SWAT Medic program.
- Option #2: Authorize the exploration of minority recruitment partnership with Tallahassee Community College EMS Technology Program, Florida A&M University, and other community partners.

Report and Discussion

Background:

At the June 10, 2014 budget workshop, the Board requested additional information regarding the creation of a program to provide medical support to the Sheriff's SWAT team, and the County integrate the recruitment of minorities into the Emergency Medical Services (EMS) Professional Development Career Path.

Analysis:

SWAT Medic Program

During the budget workshop, the Board considered adding funding to the EMS budget to provide medical support to the Sheriff's SWAT team and requested staff provide more information in an agenda item.

Recent major violent incidents that have occurred throughout the country have highlighted the need for specially trained medical personnel that are able to treat patients in areas that are not completely secure, known as the incident warm or hot zones. Currently, EMS personnel must wait until law enforcement is able to secure the scene of a violent incident prior to entering the scene and begin providing care to the injured. This extends the time from injury to medical treatment and results in higher mortality rates. SWAT Medics are trained in tactical medicine and emergency evacuation procedures that are used in conjunction with the SWAT members. This allows medically trained personnel to access the injured that are located in the warm and hot zones and begin providing treatment. The SWAT training programs are endorsed by the American College of Emergency Physicians, the National Association of EMTs, and the United States Department of Homeland Security.

Over the past few years, staff has considered providing such services; however, due to the economic conditions, the program has not been incorporated into the budget. Staff estimates the initial costs of establishing the program to be \$38,040 to train and equip four paramedics with the SWAT medic training. Out-year expenses are anticipated to be \$18,700 for continued training and related overtime. Staff has included funding in the FY 2015 budget, based on the direction provided by the Board at the workshop.

Minority Recruitment

As a part of the FY 2015 budget development, the Board approved the creation of an EMS Professional Development Career Path. Commissioners expressed a desire for staff to consider how more minority individuals could be recruited for employment at EMS.

For the past several years, the County has worked to increase the number of minority applicants at EMS. The County developed a mentoring program where current minority County workers in other job classifications could consider a career in EMS and the County would provide scheduling, tuition assistance, and other mentoring support to the employee to transition to an EMS occupation. That program has had minimal interest from County employees and has not resulted in any employee transitioning from their current job to an EMS occupation.

In addition, EMS participates in career fairs at Rickards High School, Godby High School, Ghazvini Learning Center, and Capital City Charter School; recruits students from Tallahassee Community College (TCC) and North Florida Community College EMS programs; and, targets public education programs in parts of the community with a traditionally minority population. Participation in these activities is done in an effort to encourage individuals to pursue a career in EMS.

According to the report, *EMS Workforce for the 21st Century: A National Assessment*, published by National Highway Traffic Safety Institute, the majority of certified EMTs and Paramedics are Caucasian males. The County's EMS workforce demographics are compared with information contained in the report on employed EMTs and Paramedics in the following table.*

	Leon County EMS Workforce	EMTs and Paramedics Employed in the U.S.
Male	71%	72%
Female	29%	28%
Caucasian	89%	81%
Hispanic	3%	9%
African-American	8%	8%
Asian Pacific Island	1%	1%
Other	0%	1%

* Comparison of Leon County EMS workforce demographics and employed EMTs and Paramedics in the United States from EMS Workforce for the 21st Century Report.

The report further indicates that minorities constitute 17.3% of all certified EMTs and 8.7% of all certified Paramedics. The County's recruitment efforts are hampered by the fact that very small numbers of minorities participate in EMS training and become certified as EMTs or Paramedics. Minority students make up a small percentage of the overall student population of the EMS Technology Program at TCC, with most courses having less than 16% minority representation.

EMS staff serves on the TCC EMS Technology Program Advisory Committee and the need to increase minority student enrollment in the program has been identified at committee meetings. At the November 18, 2013 meeting of the advisory committee, staff from EMS suggested TCC and the County collaborate to increase the number of minority students that enroll in the program (Attachment #1). This collaborative effort will focus on recruiting more minority students to participate in the EMS Technology program at TCC. TCC is a major source of the County's EMS workforce, as TCC EMS Technology Students conduct their field internships at EMS and this relationship serves as a natural bridge to employment at the County.

Because of the relationship between TCC and the County, and the work that has already begun through the program advisory committee, staff recommends that the Board approve exploring a partnership with TCC to formalize the minority recruitment efforts with a goal of increasing the number of minority individuals that become certified as EMTs or Paramedics. By increasing the number of minorities that are certified as EMTs or Paramedics, the number of minority applications the County receives should increase and the success of minority recruitment by the County would improve. Should the Board approve the exploration of this partnership, staff will work with the TCC EMS Technology program in an effort to facilitate the formation of actionable initiatives that focus on the recruitment of minorities to the field of EMS.

Staff will continue to participate in the recruitment efforts outlined in this item, and explore additional opportunities to attract minority applicants with other community partners, such as Florida A&M University (FAMU). The County has partnered with FAMU Student Health Services, the School of Allied Health Sciences, and the School of Nursing in providing community health education programs, such as Press the Chest, and staff believes there is an opportunity to partner with FAMU in the minority recruitment efforts.

Options:

1. Accept the status report on the creation of a SWAT Medic program.
2. Authorize the exploration of minority recruitment partnership with Tallahassee Community College EMS Technology Program, Florida A&M University, and other community partners.
3. Do not approve the creation of a SWAT Medic program.
4. Do not approve the exploration of a minority recruitment partnership with Tallahassee Community College and Florida A&M University.
5. Board direction.

Recommendation:

Options #1 and #2.

Attachment:

1. November 18, 2013 TCC EMS Technology Program Advisory Committee

TCC EMS TECHNOLOGY PROGRAM ADVISORY COMMITTEE MEETING MINUTES

November 18, 2013
4:00 PM

Members Present:

Jon Berryman, Dianne Douglas, Gail Dunmyer, Chair, Javier Escobar, Daryl Hall, Eric Hartigan, Diane Morris, Tom Quillin, Kirsten Sveta, Joey Tillman

Agencies Represented:

Capital Regional Medical Center, Leon County EMS, Tallahassee Fire Department, Tallahassee Memorial Healthcare, Wakulla County Fire Rescue

Meeting called to order at 4:16 PM

Old Business:

One-Semester EMT Update: No major issues.

Job Placement

HESI Exam- The EMS Program will start to use HESI testing upon program completion.

Critical Care Class Update- Three students are currently enrolled, and the class meets two days a week.

Rotating vs. Nonrotating Paramedic Class

New Business:

Current Enrollment Numbers

One-semester EMT class- started with 30; down to 27

Second semester paramedic class- started with 16; down to 13

First semester paramedic class- 16 students

TOTAL EMT- 27 students

TOTAL PARAMEDIC- 29 students

Clinical settings seemingly cramped. Gadsden County EMS is being used for EMT clinicals.

TCC EMT Program recently recognized as having a good 'Return on Investment' for education.

Paramedic Student Retention- Program usually loses 1 -2 students over 3 semesters. For the last two years, paramedic program had 100% pass rate of state exam. One student from last class did not pass state exam.

National Registry Exam may soon be implemented as Florida's paramedic exam. Most sites charge around \$300 for psychomotor testing.

Critical Care Transport Class- Only medics have enrolled; class is open to respiratory and nursing.

Air Transport Class- Less hours than Critical Care Transport class, but will require clinicals. Dr. Escobar open to clinical opportunities with Air methods.

Non-credit Pharmacology Class- Good idea for a refresher class

Satellite Classes in Wakulla County- TCC has offered multiple classes in other counties including Gadsden and Wakulla. We have been asked about offering both an EMT and Paramedic program in Wakulla county. Jon, Diane and Division administration will meet with Chief of Wakulla Fire Rescue to discuss.

AHA Training Center- TCC has been approved as an American Heart Association Training Center for BLS CPR. Once program is implemented, TCC will then pursue ACLS and PALS.

Minorities in EMS- Major Hall from LCEMS asked how EMS can recruit more of a minority population. Leon County willing to help with any recruitment the EMS Program may want to implement. In order to complete the program, paramedic students must participate in a community project.

Paramedic Retention in the Workplace- TCC Healthcare Professions is working on a 4-year degree option for Allied Health. This may help with career advancement.

Fire Programs- State of Florida Fire Programs are interested in implementing the EMT coursework into their curriculum so that fire college students can get more financial aid. They will meet with the DOE next month to discuss this topic.

Next meeting date to be determined.

Meeting adjourned at 5:15 PM.

**Leon County
Board of County Commissioners**

Notes for Agenda Item #5

Leon County Board of County Commissioners

Cover Sheet for Agenda #5

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Report to Review the Communication Antenna and Broadcast Antenna Support Structure Ordinances for Updates

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works and Community Development David McDevitt, Director, Development Support & Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Development Services Director

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Accept staff's report on the intent to review the Communication Antenna Support Structure and Broadcast Antenna Support Structure Ordinances for updates.

Report and Discussion

Background:

In January 1997, the Board adopted an Ordinance (Ord. 97-01) amending the Leon County Land Development Code (LDC) establishing regulations for the siting and construction of communication antenna support structures. In 2002, the Board adopted additional amendments to the LDC (Ord. 2002-29) to include provisions for broadcast antenna support structures. The provisions were adopted by the Board as a result of the significant increase in permit requests by the communication tower industry as sales of cellular communication began to increase significantly. The regulations for communication antenna support structures have not been fully updated since 1998, and the regulations for broadcast antenna support structures have not been fully updated since 2002.

Since 2002, the requests for communication antenna support structures, and especially broadcast antenna support structures, have been in decline. However, within the past year, staff has noted an increase in requests for information (including submittal of Permitted Use Verifications) regarding potential sites for new communication antenna support structures. In addition, staff has recently reviewed several site and development plans for small communication structures within existing electrical utility substations.

Analysis:

Sections 10-6.812 and 10-6.813 of the LDC refer to the communication antenna support structures and broadcast antenna support structures regulations respectively. In 2009, minor updates were adopted by the Board to revise the provisions for security or performance bonding for these communication antenna support structures. However, these minor updates did not include a thorough analysis of the regulatory provisions of these two sections of the LDC.

Within the last year, the Development Support and Environmental Management Department (DSEM) received seven applications for site and development plan review for the construction of communication antenna support structures within existing electrical substations owned by Talquin Electric Cooperative. The communication antenna support structures were intended to assist Talquin in the implementation of Talquin's smart-grid communications network. This network would allow Talquin to communicate with the various electrical substations and with Talquin personnel in the field, especially during emergency operations. During the review of these site plans, it was noted that there appeared to be information in the LDC that was out of date, and in some cases, not well defined.

For example, these sections of the LDC refer to federal standards that may or may not continue to be accurate. For instance, the LDC currently refers to the EIA/TIA 222 standards for construction. This is an older construction standard and preliminary research indicates that there may be a newer standard for construction of communication antenna support structures. Other outdated issues include the definition of a communication antenna support structure and the requirements for application submittal.

Recent discussions with communication antenna support structure representatives have indicated that, as a result of newer technology (i.e. smartphones, PDAs, wireless home security, etc.), the communications industry may need additional communication antenna support structure sites in the near future to accommodate the need for bandwidth to support the newer technology.

As a result, staff is intends to proceed with the review of Sections 10-6.812 and 10-6.813 of the LDC to ensure these regulations contain the most up-to-date information possible, as well as to continue to ensure the health, safety, and welfare of the citizens of Leon County.

Staff will form a committee comprised of representatives from the communication antenna support structure industry to assist in the updates. Proposed amendments to the referenced sections of the LDC will require review by the DSEM Citizen User Group, as well as a consistency review by the Planning Commission at a public hearing, with final disposition by the Board at a County Public Hearing.

Options:

1. Accept staff's report on the intent to review the Communication Antenna Support Structure and Broadcast Antenna Support Structure Ordinances for updates.
2. Do not accept staff's report on the intent to review of the Communication Antenna Support Structure and Broadcast Antenna Support Structure Ordinances for updates.
3. Board direction.

Recommendation:

Option #1.

VSL/TP/DM/RC

**Leon County
Board of County Commissioners**

Notes for Agenda Item #6

Leon County Board of County Commissioners

Cover Sheet for Agenda #6

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of a Conservation Easement from Bannerman Forest LLC and Approval of a Release and Quit Claim of Conservation Easement Associated with the Beech Ridge Trail Extension Southern Loop

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works and Community Development David McDevitt, Director, Department of Development Support and Environmental Management
Lead Staff/ Project Team:	John Kraynak, P.E., Director, Environmental Services Division Anna Padilla, P.E., CFM, Senior Environmental Engineer

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Approve and accept for recording a Conservation Easement from Bannerman Forest LLC (Attachment #1), and approve and record the Release and Quit Claim of Conservation Easement associated with the Beech Ridge Trail Extension Southern Loop (Attachment #2).

Report and Discussion

Background:

Effective February 5, 2014, Leon County entered into a Development Agreement (DA) with the owners of the property on the north and south sides of Bannerman Road, west of its intersection with Thomasville Road (“Developer”). Pursuant to the DA, the Developer will construct the Beech Ridge Trail Extension and roundabout, a new roadway that will connect Bannerman Road to Kinhega Drive to operate as a north/south alternative to Thomasville Road. The Developer is in the process of designing and permitting the Bannerman Road roundabout in conjunction with its design and permit activities for the Beech Ridge Trail Extension.

The DA will result in construction of commercial retail space and single-family residential detached units south of Bannerman Road (“Southern Property”). The Developer is in the process of designing and permitting a roundabout on the Southern Property (“Southern Loop”), which will connect the Bannerman Road roundabout, future commercial/retail and residential development on the Southern Property, and the existing Bannerman Corner commercial site. The Southern Loop and connection to Bannerman Corner are necessary to facilitate interconnectivity between the commercial/retail and single-family residential, as stipulated in the DA.

An existing Conservation Easement (O.R. Book 3082, Page 2153) was granted to Leon County on February 17, 2004 from Richard S. Kearney as part of the Bannerman Corner subdivision. The easement preserves natural area and a Type “C” landscape buffer. During permitting of the Southern Loop, it was discovered that the connection between the Southern Loop roundabout and Bannerman Corner is encumbered by the existing easement.

Analysis:

A release of a portion of the Conservation Easement is required to allow the construction of the proposed connection between the Southern Loop roundabout and Bannerman Corner. Only a portion of the Easement needs to be released to allow for construction; however, for simplicity purposes, the Developer is requesting release of the entire 0.70-acre easement area. The proposed mitigation for the release of the easement is for the Developer to execute a new Conservation Easement in favor of the Board (Attachment #1). This Easement will be the same area as the easement proposed for release. The release of the existing easement will require Board approval and recording by the County of the Release and Quit Claim of Conservation Easement (Attachment #2).

The proposed Conservation Easement places the current landowner and all other subsequent landowners on legal notice that development is prohibited in the protected areas. Acceptance of the Conservation Easement requires Board approval. The proposed easements do not create any County maintenance responsibility or any other County responsibility for the easements. The property owners still own and protect the land as appropriate under conditions of the proposed Easement.

Staff recommends the Board approve and accept for recording the Conservation Easement from Bannerman Forest LLC and approve and record the Release and Quit Claim of Conservation Easement as required in association with the Beech Ridge Trail Extension Southern Loop.

Options:

1. Approve and accept for recording a Conservation Easement from Bannerman Forest LLC (Attachment #1), and approve the Release and Quit Claim of Conservation Easement associated with the Beech Ridge Trail Extension Southern Loop (Attachment #2).
2. Do not approve and do not accept for recording a Conservation Easement from Bannerman Forest LLC and do not approve nor record the Release and Quit Claim of Conservation Easement associated with the Beech Ridge Trail Extension Southern Loop.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Conservation Easement Agreement
2. Release and Quit Claim of Conservation Easement
3. Specific Location Map

VSL/TP/DM/JK

CONSERVATION EASEMENT

STATE OF FLORIDA:
COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 30 day of May, 2014 by Bannerman Forest, LLC whose mailing address is 2073 Summit Lake Drive, Suite 155, Tallahassee, Fl 32317, hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation, except invasive exotic vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in Conservation Easement Management & Maintenance Plan, which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

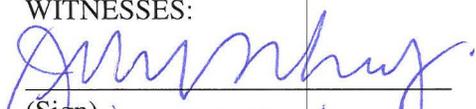
BANNERMAN FOREST, LLC
a Florida Limited Liability Company

By: Tierra Vista Group, LLC
a Florida Limited Liability Company, an Authorized Partner



Claude R. Walker, its Manager

WITNESSES:



(Sign)
Julia M Schulz

(Print Name)

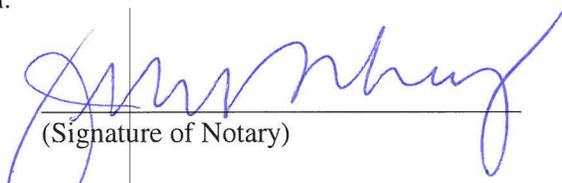


(Sign)
Kelli Gilbreath

(Print Name)

STATE OF FLORIDA:
COUNTY OF LEON:

The foregoing instrument was acknowledged before me this 30 day of May, 2014 by Claude R. Walker, who is personally known to me or has produced _____ as identification.

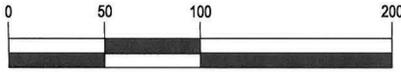


(Signature of Notary)

(Print, Type or Stamp Name of Notary)



GRAPHIC SCALE



1 inch = 100 ft.



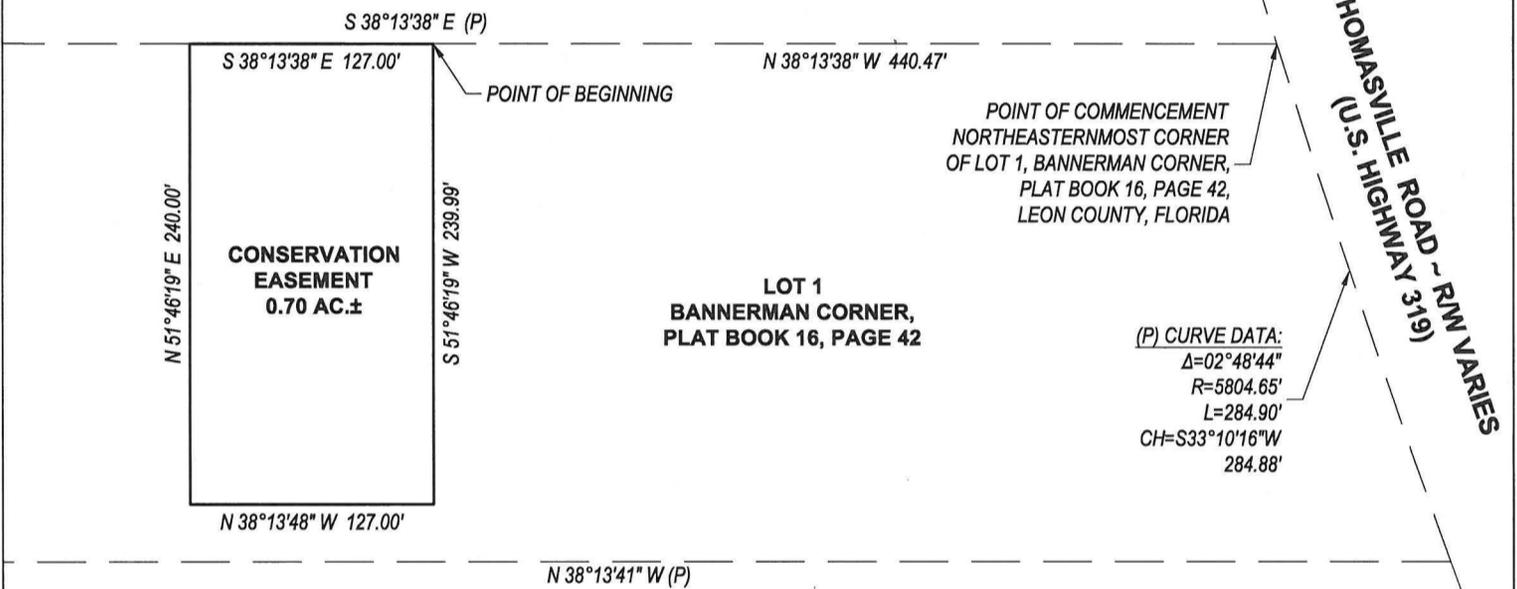
SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

STANDARD ABBREVIATIONS:

- AC. ACRES
- CH= CHORD BEARING AND DISTANCE
- Δ= DELTA OR CENTRAL ANGLE
- E EAST
- L= ARC LENGTH
- N NORTH
- R= RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST
- (P) PLAT INFORMATION

LOT 5



N 38°13'41" W (P)

LOT 6

LEGAL DESCRIPTION:

A portion of Lot 1 of Bannerman Corner, a map or plat as recorded in Plat Book 16, page 42 of the public records of Leon County, Florida, also lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at the Northeasternmost corner of said Lot 1, said corner also marking the Westerly Right-of-Way boundary of Thomasville Road (U.S. Highway 319) (Variable Width Right-of-Way); thence N 38° 13' 38" W along the Northerly boundary of said Lot 1, 440.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence S 51° 46' 19" W, 239.99 feet; thence N 38° 13' 48" W, 127.00 feet; thence N 51° 46' 19" E, 240.00 feet to said Northerly boundary; thence S 38° 13' 38" E along said Northerly boundary, 127.00 feet to the POINT OF BEGINNING. Containing 0.70 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 5J-17).

The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON BANNERMAN CORNER, A MAP OR PLAT AS RECORDED IN PLAT BOOK 16, PAGE 42 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245	CLIENT NAME SUMMIT EAST MANAGEMENT	PROJECT NAME BANNERMAN CROSSING	FILE # 14-063 554,076-SK-Lot1-CONSERV.dwg
			CONTRACT # 554,076 ARCHIVE
			NOTEBOOK # PAGE #
			DATE 05.21.14 DRAWN BY AJT
SHEET TITLE SKETCH OF DESCRIPTION CONSERVATION EASEMENT			1/1

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

**RELEASE AND QUITCLAIM OF
CONSERVATION EASEMENT
(O.R. Book 3082, Page 2153)**

THIS INDENTURE is made this _____ day of _____, 2014, by **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida ("Leon County"), whose address is 301 S. Monroe St., Tallahassee, Florida 32301, as party of the first part, and **BANNERMAN FOREST, LLC**, whose address is 1625 Summit Lake Drive, Suite 229, Tallahassee, Florida 32317, as party of the second part.

WITNESSETH:

WHEREAS, on April 13, 2004, the Board of County Commissioners of Leon County approved and accepted a Conservation Easement from Richard S. Kearney to protect and conserve 0.70 acres of property located near the southwest corner of the intersection of Thomasville Road and Bannerman Road; and

WHEREAS, said Conservation Easement was recorded at O.R. Book 3082, Page 2153 of the Public Records of Leon County, Florida; and

WHEREAS, the fee simple owner of the subject property is now **BANNERMAN FOREST, LLC**; and

WHEREAS, in order to allow improvements to the Beech Ridge Trail Extension, party of the second part wishes to replace the Conservation Easement recorded at O.R. Book 3082, Page 2153 of the Public Records of Leon County, Florida, with a new conservation easement to be granted to Leon County over a compensating and equal area of 0.70 acres of property located near the southwest corner of the intersection of Thomasville Road and Bannerman Road; and

WHEREAS, party of the first part wishes to release and quitclaim unto party of the second part that Conservation Easement granted unto it and recorded at O.R. Book 3082, Page 2153 of the Public Records of Leon County, Florida;

NOW, THEREFORE, said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the party of the second part, its successors and assigns, all right, title, interest, claim and demand which the party of the first part has in and to the following described Conservation Easement lying and being in Leon County, Florida:

See legal description attached hereto and made a part hereof as Exhibit A.

TO HAVE AND TO HOLD THE SAME, together with all and singular appurtenances thereto belonging or in anyway incident or appertaining, and all the estate, title, interest, and claim whatsoever of the said party of the first part, in law or in equity, to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns, forever, and the Conservation Easement shall hereinafter be terminated and be of no further effect.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting through its Chairman or Vice Chairman of said Board, the day and year aforesaid.

LEON COUNTY, FLORIDA

By: _____
Kristin Dozier, Chairman
Board of County Commissioners

ATTESTED BY:
BOB INZER, CLERK OF THE COURT
AND COMPTROLLER
LEON COUNTY, FLORIDA

BY: _____
Clerk

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

By: _____
Herbert W.A. Thiele, Esq.
County Attorney

LEON COUNTY
DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT
PROPOSED CONSERVATION EASEMENT MAP

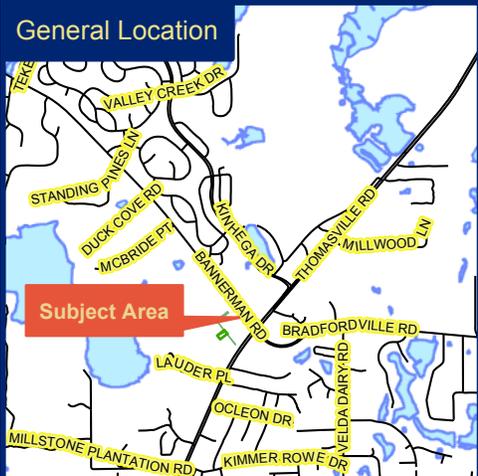
Attachment: 3
Page: 1 of 1

SPECIFIC LOCATION



**Beech Ridge Trail Extension
Southern Loop Easement Areas**

General Location



1 inch = 300 feet
1000 100 200 300
Feet

Legend

- Proposed Easement Area
- Waterbodies
- Parcels
- Existing Easement Area
- Buildings

Note: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

**Leon County
Board of County Commissioners**

Notes for Agenda Item #7

Leon County Board of County Commissioners

Cover Sheet for Agenda #7

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of the Plat of Preserve At Buck Lake Phase I Subdivision for Recording in the Public Records and Acceptance of Maintenance Agreement and Surety Device

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works & Community Development Kathy Burke, P.E., Director, Engineering Services
Lead Staff/ Project Team:	Jim Pilcher, P.S.M., Chief, Survey and Right-of-Way

Fiscal Impact:

This item does not have a fiscal impact.

Staff Recommendation:

Option #1: Approve the plat of Preserve At Buck Lake Phase I subdivision for recording in the Public Records, contingent upon staff's final review and approval (Attachment #1), and acceptance of the Maintenance Agreement and Surety Device (Attachment #2).

Report and Discussion

Background:

Preserve At Buck Lake Phase I (the Subdivision), a public residential subdivision, was approved by the Development Review Committee as a type "B" site and development plan on September 12, 2013 (Attachment #3). The development being platted consists of 79.21 acres containing 33 residential lots.

Analysis:

The Subdivision is located on the north side of Buck Lake Road approximately ½ mile east of the Mahan Drive (U.S. Hwy 90)/Buck Lake Road intersection (Attachment #4).

All roads, streets, and drainage facilities within the Subdivision have been completed in accordance with the approved construction plans. Final inspections have been performed and reports have been received and reviewed by the County Engineer. To guarantee the public infrastructure against defects in materials and/or workmanship, the County Engineer recommends acceptance of the \$50,520 Maintenance Agreement and Surety Device.

As of the date of the preparation of this agenda, the final plat of the Subdivision is still under review by the appropriate departments and agencies. Staff recommends the Board accept the plat and approve recording upon completion of staff's final review and approval. Should there be a need for any substantive change in the plat; staff will resubmit it to the Board at a future regularly scheduled meeting for ratification.

Options:

1. Approve the plat of Preserve At Buck Lake Phase I subdivision for recording in the Public Records, contingent upon staff's final review and approval (Attachment #1), and accept the Maintenance Agreement and Surety Device (Attachment #2).
2. Do not approve the plat of Preserve At Buck Lake Phase I.
3. Board direction.

Recommendation:

Option #1.

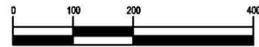
Attachments:

1. Plat of Preserve At Buck Lake Phase I
2. Maintenance Agreement and Surety Device
3. Development Review Committee Letter
4. Location Map

VSL/TP/KB/JP/la



GRAPHIC SCALE



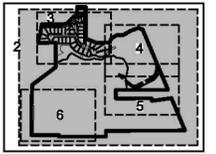
1 inch = 200 ft.

PRESERVE AT BUCK LAKE - PHASE I

A SUBDIVISION LYING IN SECTIONS 23 & 26; TOWNSHIP 1 NORTH; RANGE 1 EAST; LEON COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

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KEY MAP
NOT TO SCALE

SYMBOL AND HATCH LEGEND:

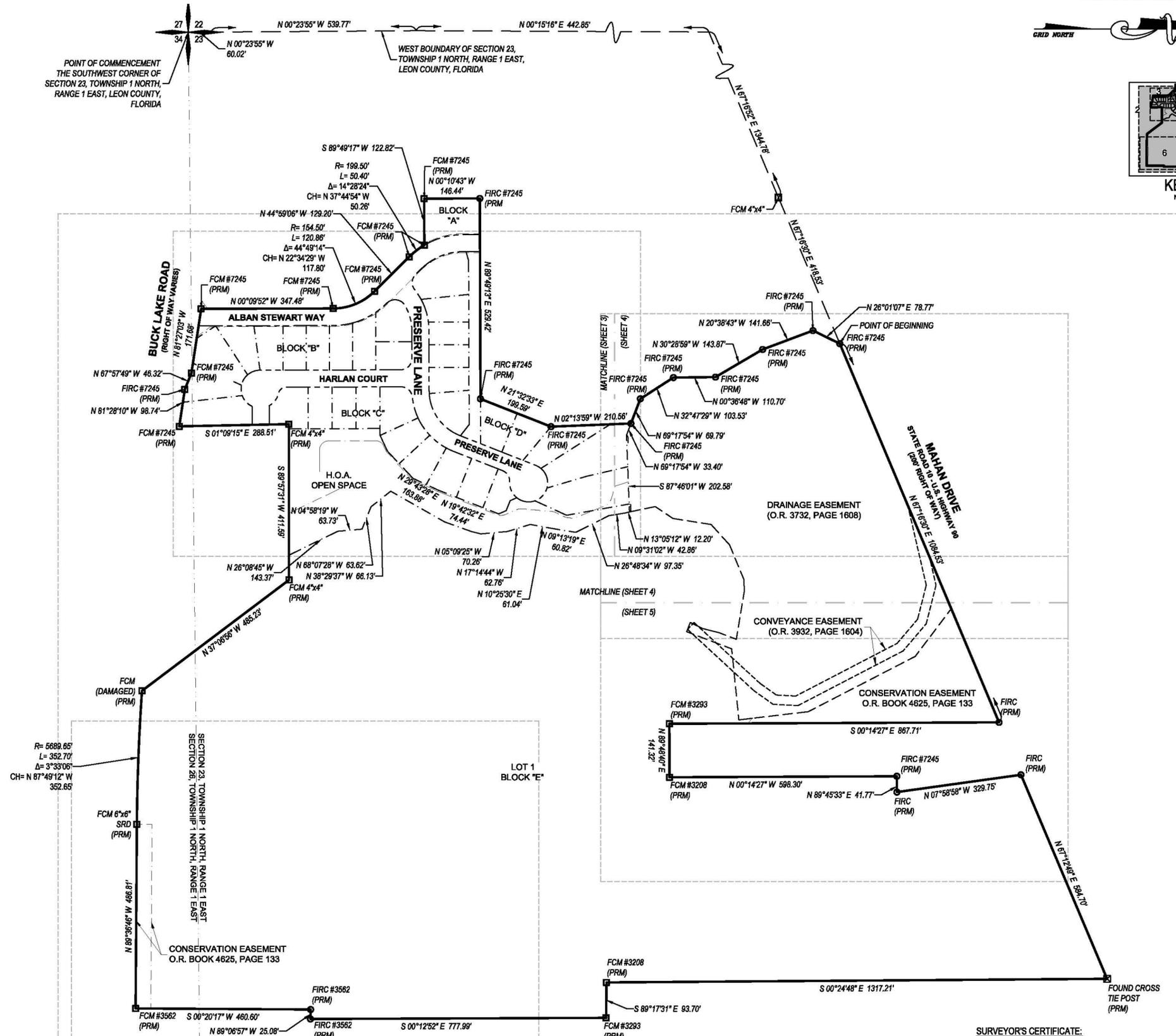
- FOUND IRON ROD AS LABELED
- FOUND 4x4 CONCRETE MONUMENT (PRM) (#7245) (UNLESS LABELED OTHERWISE)
- SET PRM (PERMANENT REFERENCE MONUMENT): 4x4" CONCRETE MONUMENT (#7245) (UNLESS LABELED OTHERWISE)
- ▲ SET PCP (PERMANENT CONTROL POINT): NAIL & CAP (#7245)
- SET 1/2" IRON ROD W/CAP (#7245)
- ▲ SET NAIL & CAP (#7245)

STANDARD ABBREVIATIONS:

- #000 PROFESSIONAL LAND SURVEY CERTIFICATE
- CL CENTERLINE
- CHD CHORD BEARING AND DISTANCE
- C.O.T. CITY OF TALLAHASSEE
- Δ= DELTA OR CENTRAL ANGLE
- E EAST
- FCM FOUND 4x4" CONCRETE MONUMENT
- FIP FOUND IRON PIPE (AS LABELED)
- FIR FOUND IRON ROD (AS LABELED)
- FIRC FOUND IRON ROD W/ CAP (AS LABELED)
- FND FOUND NAIL IN CAP (AS LABELED)
- FND FOUND
- FPIP FOUND PINCHED IRON PIPE (AS LABELED)
- GPS GLOBAL POSITIONING SYSTEM
- H.O.A. HOME OWNERS ASSOCIATION
- ID IDENTIFICATION
- L= ARC LENGTH
- N NORTH
- O.R./P.G. OFFICIAL RECORDS BOOK AND PAGE
- P.B./P.G. PLAT BOOK AND PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- R= RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- SCM SET 4x4" CONCRETE MONUMENT LB#7245
- SEC. SECTION
- SIRC SET 1/2" IRON ROD W/ CAP LB#7245
- SNC SET NAIL IN 1" CAP LB#7245
- SWMF STORMWATER MANAGEMENT FACILITY
- T. TOWNSHIP
- W WEST

MONUMENT LEGEND:

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LARRY D. DAVIS
REGISTERED FLORIDA SURVEYOR NO. 5254
MOORE BASS CONSULTING 805 NORTH GADSDEN STREET
TALLAHASSEE, FLORIDA 32303 LICENSED BUSINESS NO. 7245



GRAPHIC SCALE



1 inch = 60 ft.

PRESERVE AT BUCK LAKE - PHASE I

A SUBDIVISION LYING IN SECTIONS 23 & 26; TOWNSHIP 1 NORTH; RANGE 1 EAST; LEON COUNTY, FLORIDA

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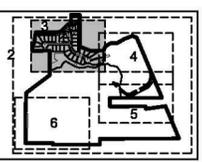
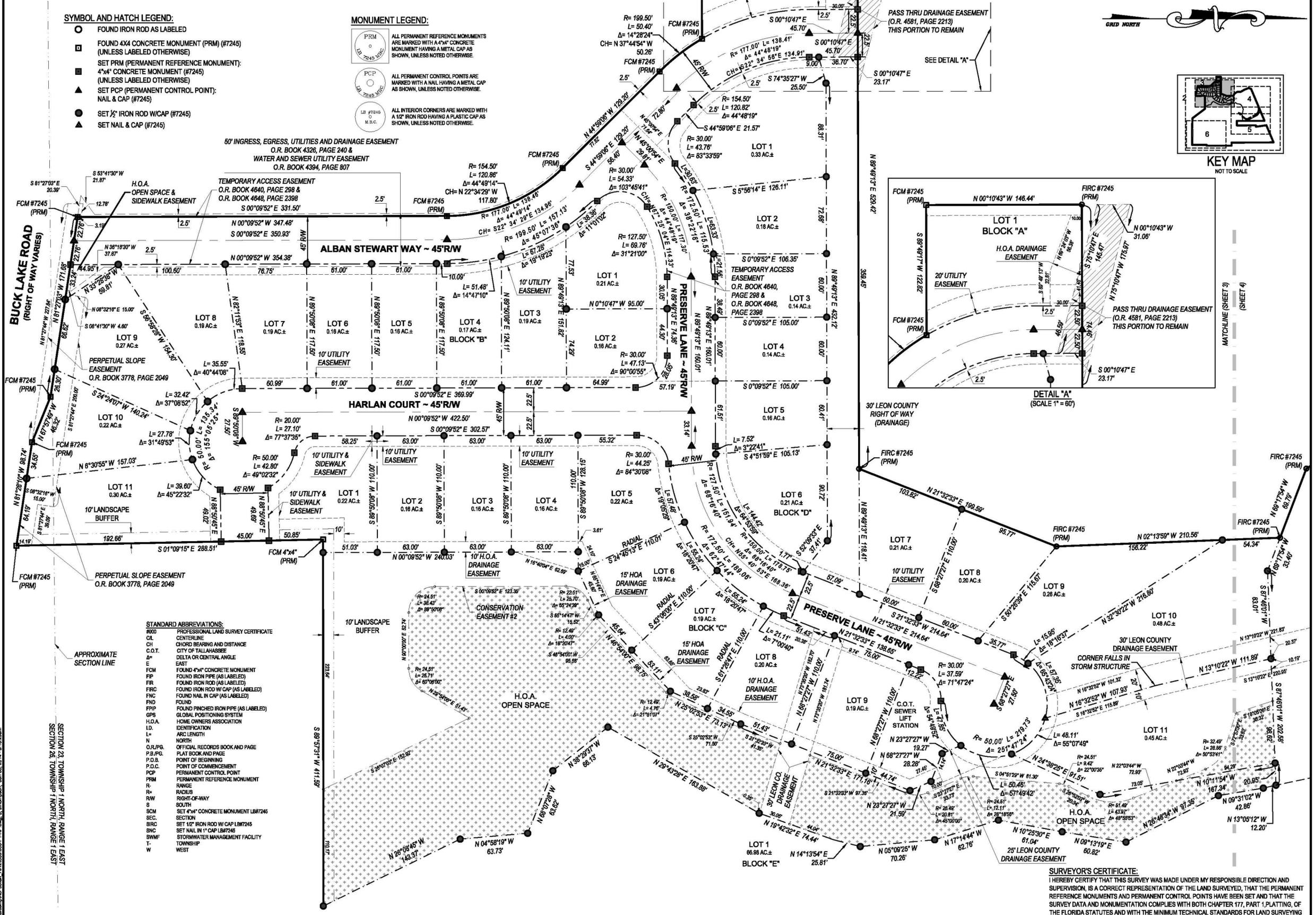
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- SET PRM (PERMANENT REFERENCE MONUMENT); 4"x4" CONCRETE MONUMENT (#7245) (UNLESS LABELED OTHERWISE)
- ▲ SET PCP (PERMANENT CONTROL POINT); NAIL & CAP (#7245)
- SET 1/2" IRON ROD W/CAP (#7245)
- ▲ SET NAIL & CAP (#7245)

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60' INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT
O.R. BOOK 4326, PAGE 240 &
WATER AND SEWER UTILITY EASEMENT
O.R. BOOK 4394, PAGE 907



STANDARD ABBREVIATIONS:

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CL	CENTERLINE
CH	CHORD BEARING AND DISTANCE
C.O.T.	CITY OF TALLAHASSEE
Δ	DELTA OR CENTRAL ANGLE
E	EAST
FCM	FOUND 4"x4" CONCRETE MONUMENT
FIP	FOUND IRON PIPE (AS LABELED)
FIR	FOUND IRON ROD (AS LABELED)
FIRC	FOUND IRON ROD W/ CAP (AS LABELED)
FNC	FOUND NAIL IN CAP (AS LABELED)
FND	FOUND
FPIP	FOUND PINCHED IRON PIPE (AS LABELED)
GPS	GLOBAL POSITIONING SYSTEM
H.O.A.	HOME OWNERS ASSOCIATION
ID	IDENTIFICATION
L	ARC LENGTH
N	NORTH
O.R./P.G.	OFFICIAL RECORDS BOOK AND PAGE
P.B./P.G.	PLAT BOOK AND PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
R	RANGE
RS	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
SCM	SET 4"x4" CONCRETE MONUMENT LB#7245
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SIRC	SET 1/2" IRON ROD W/ CAP LB#7245
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T	TOWNSHIP
W	WEST

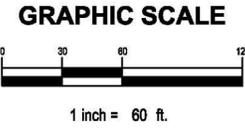
LEGEND:
CONSERVATION EASEMENT
O.R. BOOK 4625, PAGE 123

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TALLAHASSEE, FLORIDA 32303 LICENSED BUSINESS NO. 7245

SHEET 3/6

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 TELEPHONE (904) 222-8878
CERTIFICATE OF AUTHORIZATION NO. 0000704
WWW.MOOREBASS.COM

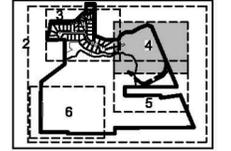


PRESERVE AT BUCK LAKE - PHASE I

A SUBDIVISION LYING IN SECTIONS 23 & 26; TOWNSHIP 1 NORTH; RANGE 1 EAST; LEON COUNTY, FLORIDA

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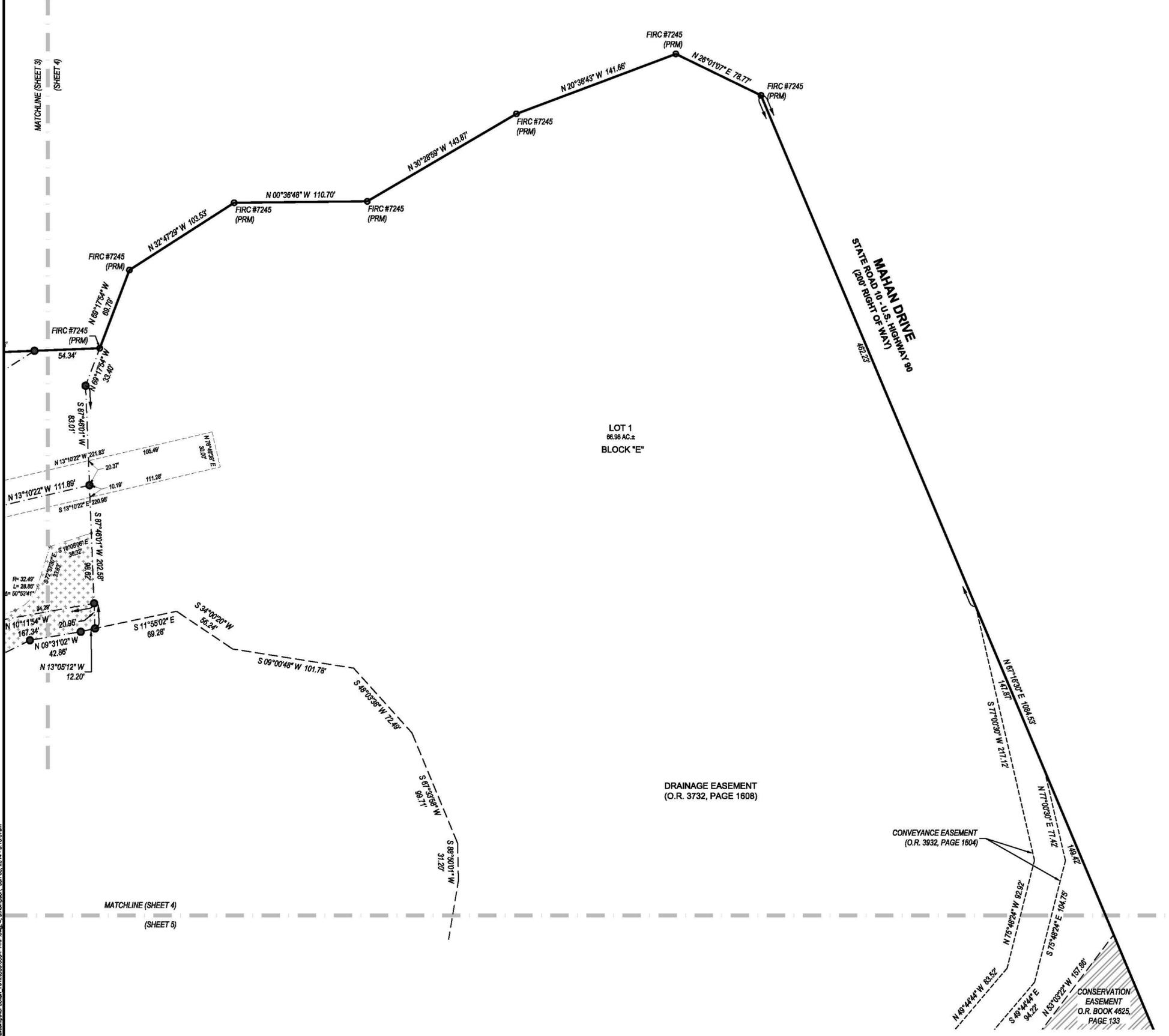
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CH	CHORD BEARING AND DISTANCE
C.O.T.	CITY OF TALLAHASSEE
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FCM	FOUND 4"x4" CONCRETE MONUMENT
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FND	FOUND
FPP	FOUND PINCHED IRON PIPE (AS LABELED)
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H.O.A.	HOME OWNERS ASSOCIATION
I.D.	IDENTIFICATION
L	ARC LENGTH
N	NORTH
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R	RADIUS
RW	RIGHT-OF-WAY
S	SOUTH
SCM	SET 4"x4" CONCRETE MONUMENT LB#7245
SEC.	SECTION
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SNC	SET NAIL IN 1" CAP LB#7245
SWMF	STORMWATER MANAGEMENT FACILITY
T	TOWNSHIP
T	TANGENT DISTANCE
W	WEST

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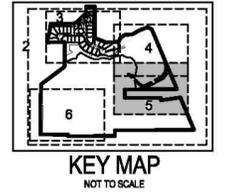
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PRESERVE AT BUCK LAKE - PHASE I

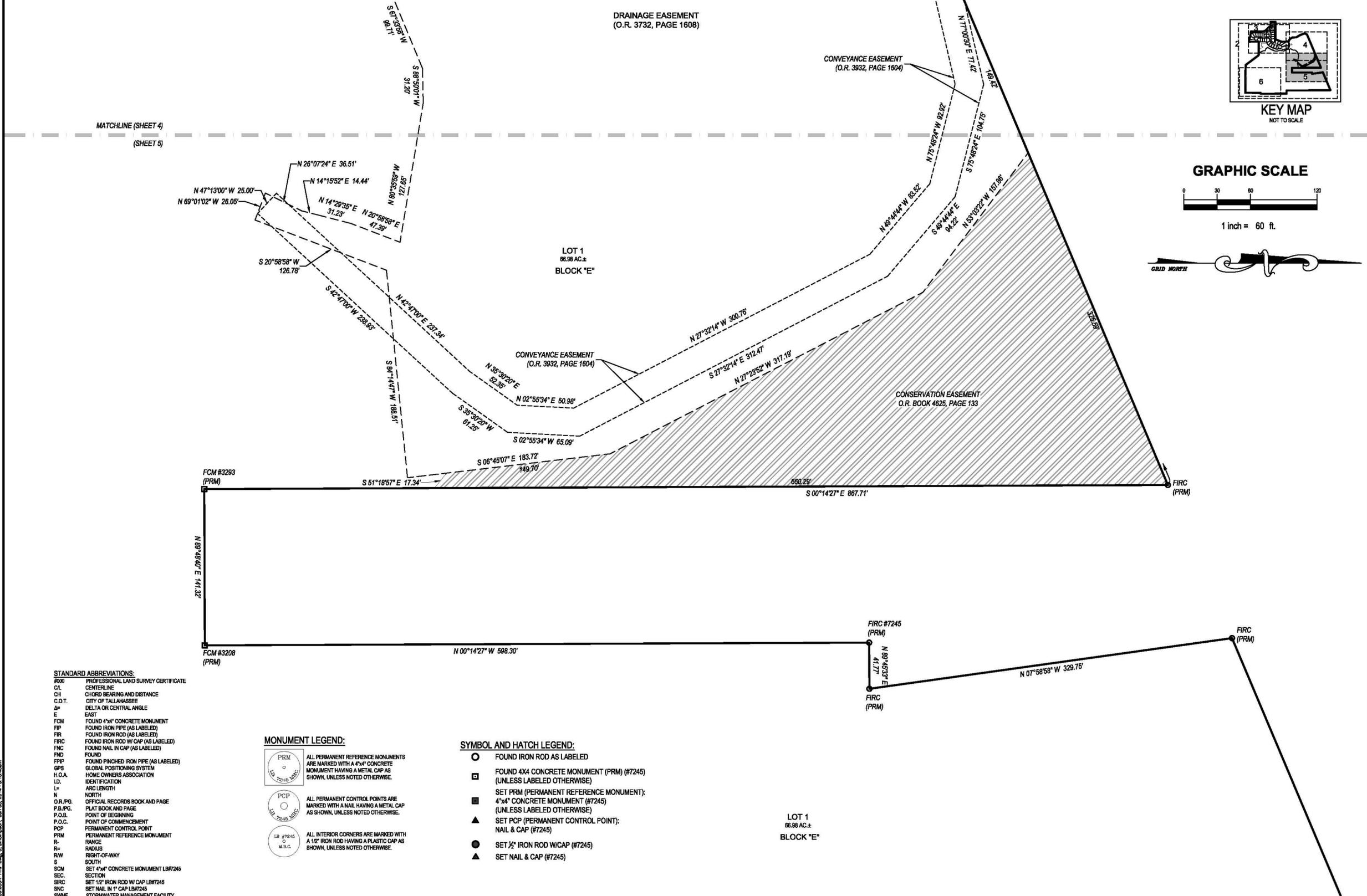
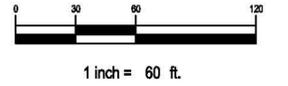
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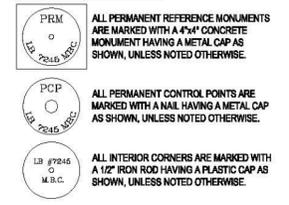
GRAPHIC SCALE



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L ^a	ARC LENGTH
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R/W	RIGHT-OF-WAY
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T	TOWNSHIP
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MONUMENT LEGEND:



SYMBOL AND HATCH LEGEND:

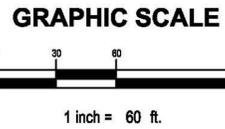
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LOT 1
86.98 AC ±
BLOCK "E"

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SHEET
5/6

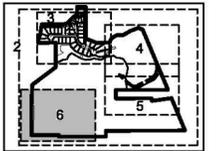


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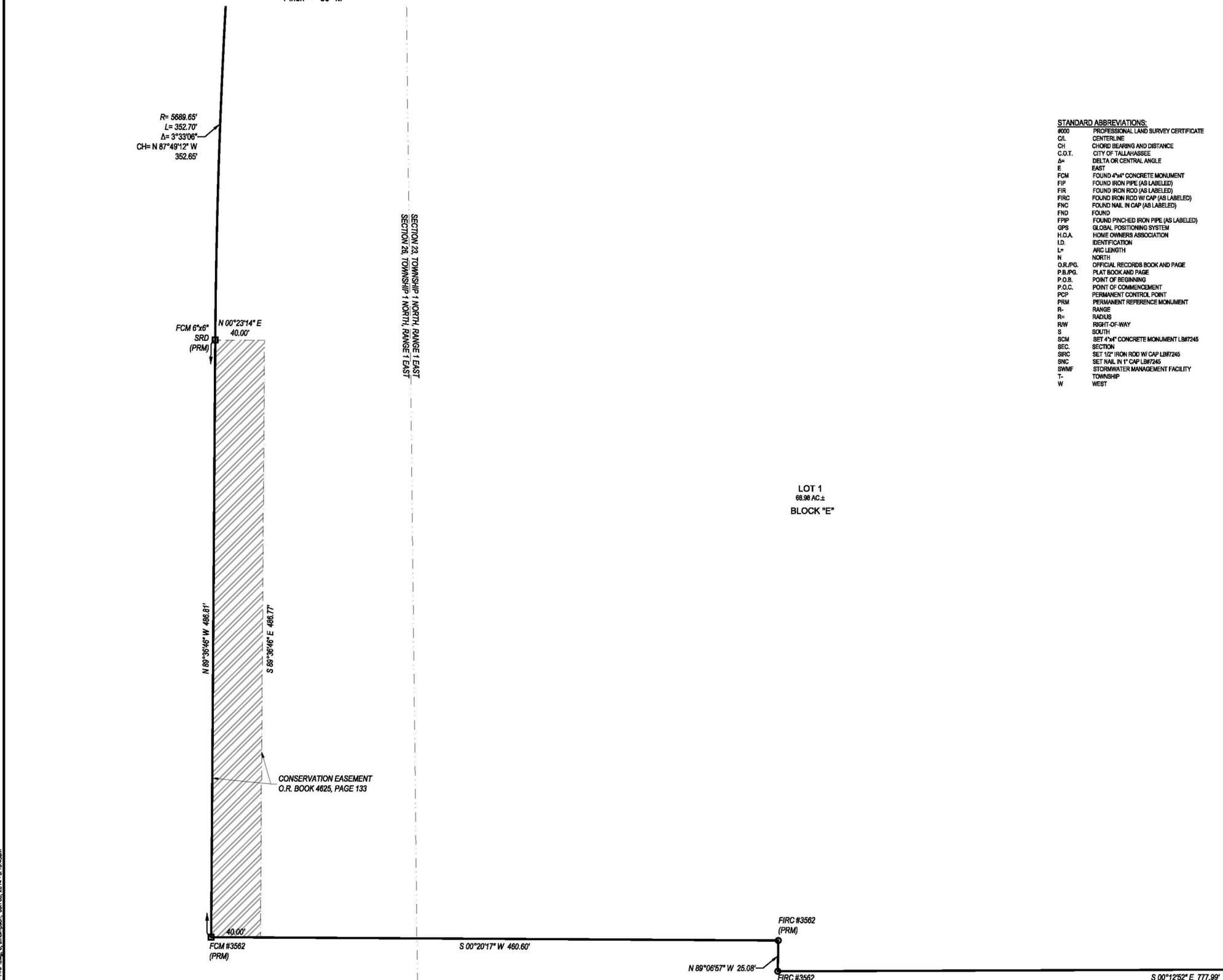
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SNC	SET NAIL IN 1" CAP LBM7245
SWMF	STORMWATER MANAGEMENT FACILITY
T	TOWNSHIP
W	WEST

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TALLAHASSEE, FLORIDA 32303 LICENSED BUSINESS NO. 7245

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2014, between **M OF TALLAHASSEE, INC.**, whose mailing address is 4223 Capital Circle N.W., Tallahassee, FL 32303, hereinafter called the CONTRACTOR, and **LEON COUNTY**, a charter county and a political subdivision of the State of Florida, hereinafter called the COUNTY.

WHEREAS, the CONTRACTOR is the contractor of record for **BLRD13, LLC.**, a Florida limited liability company, whose mailing address is 401 East Virginia Street, Tallahassee, FL 32301, hereinafter called the DEVELOPER, and

WHEREAS, the DEVELOPER has heretofore presented a map or plat of **Preserve At Buck Lake Phase I** to the Board of County Commissioners of Leon County, Florida, which map or plat was approved by said Board subject to the construction and paving of the roads and streets and installation of all sidewalks and drainage facilities (the "Improvements") therein and after the completion of said Improvements the execution of a Maintenance Agreement by the CONTRACTOR to correct, repair, or replace according to approved design specifications and to COUNTY'S satisfaction or reimburse the COUNTY for any defects in materials and workmanship in the construction, paving and installation of said Improvements, and

WHEREAS, said Improvements in said subdivision have been constructed, paved and installed in accordance with plans and specifications prescribed by the COUNTY, and said Improvements having been approved by the COUNTY.

PERFORMANCE OF THIS AGREEMENT by the CONTRACTOR shall be secured by a surety bond in the amount of \$50,520.00 with surety thereon approved by the COUNTY and COUNTY is authorized to redeem said bond without notice.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH: That the CONTRACTOR hereby contract and agree to correct, repair, or replace according to approved design specifications and to COUNTY'S satisfaction or reimburse the COUNTY for all expenses that might be incurred by the COUNTY because of any defects in materials and/or workmanship in the construction, paving and installation said Improvements in **Preserve At Buck Lake Phase I** that become apparent within two (2) years from date of this agreement.

IN WITNESS WHEREOF the CONTRACTOR has hereunto caused their names to be signed and the COUNTY has caused its name to be signed by its Chairman of its Board of County Commissioners, and its seal affixed by the Clerk of said Board, the day and year first above written.

(Witnesses)

Valerie B. Oliver (signature)

Valerie B. Oliver (typed or printed name)

Kristy M. Brown (signature)

Kristy M. Brown (typed or printed name)

M OF TALLAHASSEE, INC.

By: Emory L. Mayfield
Emory L. Mayfield, President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____, day of _____, 2014, by Emory L. Mayfield, President, on behalf of M Of Tallahassee, Inc., and who is personally known to me, or has produced _____ as identification.

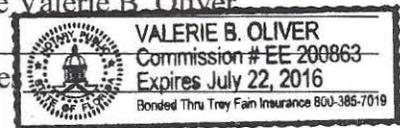
NOTARY PUBLIC

Signature Valerie B. Oliver

Typed or Printed Name Valerie B. Oliver

Commission Number _____

My Commission expires _____



LEON COUNTY, FLORIDA

BY: _____

Kristen Dozier, Chairman
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court and Comptroller
Leon County, Florida

BY: _____

APPROVED AS TO FORM:
Leon County Attorney's Office

BY: _____

Herbert W.A. Thiele, Esq.

MAINTENANCE BOND

BOND NO. SU112647

KNOW ALL MEN BY THESE PRESENTS, that M of Tallahassee, Inc. as Principal, and Arch Ins. Co. as Surety, are held and firmly bound unto Leon County, in the penal sum of \$50,520.00 for the payment whereof said Principal and Surety bind themselves firmly by these presents.

WHEREAS, BLRD 13, LLC as Developer, has presented to the Board of County Commissioners of Leon County, Florida, a map or plat of Preserve at Buck Lake Phase I for approval and recording; the roads and streets of which subdivision have been constructed and paved and all drainage facilities installed by the Principal in accordance with plans and specifications prescribed by Leon County and the Principal has agreed to post a surety bond for the maintenance of said roads and street and all drainage facilities as required by law, and

WHEREAS, M of Tallahassee, Inc. has agreed in behalf of BLRD 13, LLC to post bond for maintenance as provided by law.

NOW, THEREFORE, the condition of this obligation is that if the Principal shall defray all expenses incurred by Leon County because of any defects in materials and/or workmanship used in the construction and paving of the roads and streets and installation of drainage facilities in Preserve at Buck Lake Phase I aforesaid that become apparent within 2 years from the date of this obligation, then this obligation shall be null and void, otherwise, to remain in full force and effect.

IN WITNESS WHEREOF, the principal and surety have hereunto affixed their hands and seals this day of , A.D., 2014.

Kristen Brown
Witness

Barbara McClelland
Witness Barbara McClelland

M OF TALLAHASSEE, INC.

Principal

BY Emory L. Mayfield (SEAL)
Its President: Emory L. Mayfield

Valerie B. Oliver (SEAL)
Its Asst. Secretary: Valerie B. Oliver

Arch Insurance Company
Surety

BY Tom S. Loblano (SEAL)
Its Attorney-in-Fact & Licensed Resident Agent – Tom S. Loblano, IV

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Mortgage, Note, Loan, Letter of Credit, Bank Deposit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Mark C. Fore, Thomas S. Lobrano, IV and Tom S. Lobrano III of Jacksonville, FL (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

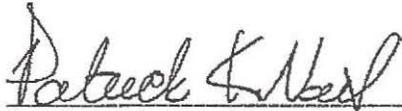
VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

AIC 0000112596

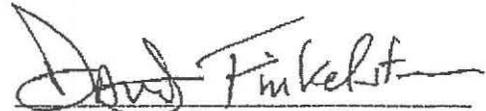
In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 10th day of April, 2014.

Attested and Certified

Arch Insurance Company


Patrick K. Nails, Secretary

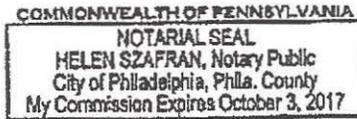


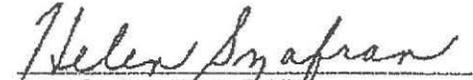

David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Helen Szafran, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.




Helen Szafran, Notary Public
My commission expires 10/03/2017

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 10, 2014 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this _____ day of _____, 20_____.


Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102





Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Department of Development Support &
Environmental Management
Development Services Division
Renaissance Center, 2nd Floor
435 North Macomb Street
Tallahassee, Florida 32301-1019
Phone (850) 606-1300

Commissioners

BILL PROCTOR
District 1

JANE G. SAULS
District 2

JOHN DAILEY
District 3

BRYAN DESLOGE
District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

September 12, 2013

Moore Bass Consulting, Inc.
c/o Edward Bass, P.E.
805 N. Gadsden St.
Tallahassee, FL 32303

RE: The Preserve at Buck Lake Subdivision - Type "B" Site and Development Plan
(FDPA Track)
LSP 130026
Tax Parcel Identification Number(s): 11-23-20-401-000-0

Dear Mr. Bass:

The referenced project has been approved by the Development Review Committee (DRC) in accordance with the applicable provisions of the Leon County Land Development Code. A copy of the approved site and development plan with approval signatures is being transmitted herewith for your records. Additionally, a digital copy of the approved plans will be uploaded to Project Dox.

This site and development plan approval shall remain in effect until full development build-out (and until transfer of ownership of all created lots, if applicable). **However, this approval shall expire if substantial and observable development has not begun within three years of the date of approval or substantial and observable development ceases for a period of three years before the project is complete and Certificates of Occupancy have been issued.**

Please contact me at (850) 606-1300 or send e-mail to: "culpepperr@leoncountyfl.gov" if you have any questions regarding the approval of this site and development plan.

Sincerely,

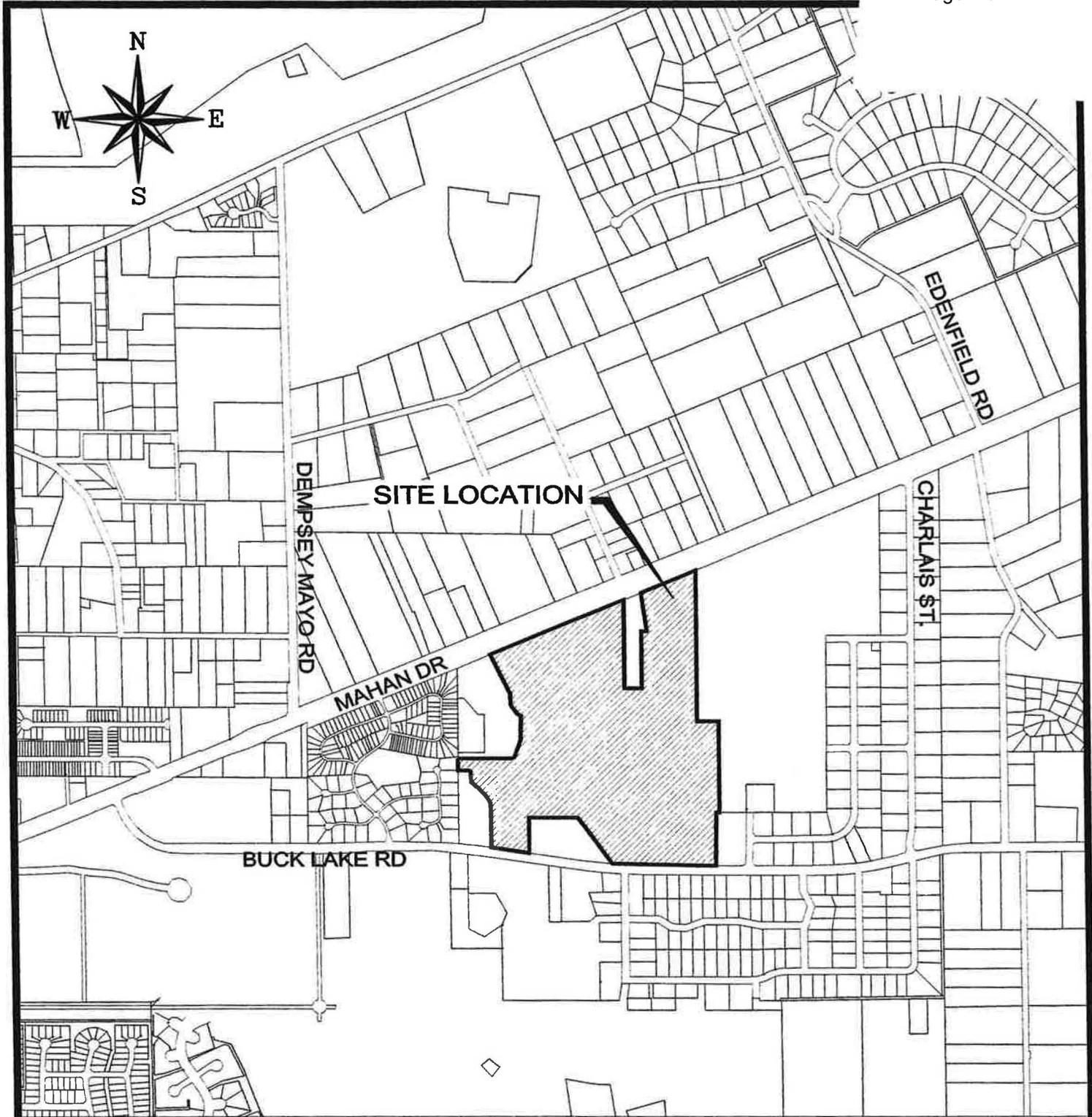
A handwritten signature in black ink that reads "Ryan D. Culpepper".

Ryan D. Culpepper,
Director, Development Services Division

"People Focused. Performance Driven."

The Preserve at Buck Lake Subdivision - Type "B" Site and Development Plan (FDPA Track)
LSP 130016
Page 2 of 2

cc: David R. McDevitt, Director, Development Support & Environmental Management
Tony Park, Director, Public Works
Russell Snyder, Land Use Planning Division Manager, TLCPD
Nawfal Ezzagghi, Environmental Review Supervisor
Anna Padilla, Senior Environmental Engineer
Scott Brockmeier, Development Service Administrator
George Phillips, Senior Plans Examiner, Building & Inspection
Kimberly Wood, Chief of Engineering Coordination
Ryan Guffey, Concurrency Management Planner
Tracy Bunion, Permit Processing Supervisor
Lisa Oglesby, Addressing Program Coordinator
Carol Heston, Records Manager, DSEM
Gary Donaldson, Tallahassee Fire Department
Michael Lindert, Aquifer Protection Section
Brian Berry, City of Tallahassee Utilities
BLDR13, LLC, 401 E. Virginia St, Tallahassee, FL 32301



LOCATION MAP

NOT TO SCALE

**Leon County
Board of County Commissioners**

Notes for Agenda Item #8

Leon County Board of County Commissioners

Cover Sheet for Agenda #8

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of the Locally Funded Agreement and Amendment to the Joint Project Agreement with Florida Department of Transportation for the North Monroe Street Turn Lane Project

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works and Community Development Katherine Burke, P.E., Director, Engineering Services
Lead Staff/ Project Team:	Charles Wu, P.E., Chief of Engineering Design Daniel Rigo, Esq., Assistant County Attorney

Fiscal Impact:

This item has been budgeted and adequate funding is available in the North Monroe Street Turn Lane capital improvement budget.

Staff Recommendation:

- Option #1: Approve the draft Locally Funded Agreement with the Florida Department of Transportation for the North Monroe Street Turn Lane Project (Attachment #1), and authorize the County Administrator to execute, in a final form approved by the County Attorney.
- Option #2: Approve the Resolution approving the Locally Funded Agreement as referenced in the Locally Funded Agreement for the North Monroe Street Turn Lane Project (Attachment #2), and authorize the Chairman to execute.
- Option #3: Approve the draft Amendment to the Joint Project Agreement with the Florida Department of Transportation, for the North Monroe Street Turn Lane Project (Attachment #3), and authorize the County Administrator to execute, in a final form approved by the County Attorney.

Report and Discussion

Background:

The County Incentive Grant Program (CIGP) was created by Section 339.2817 of Florida Statutes to provide grants to counties to improve a transportation facility that is located on the State Highway System and is administered by the Florida Department of Transportation (FDOT).

On September 12, 2000, the Board approved the prioritization of five projects, which were submitted to FDOT for their consideration. The North Monroe Street – Corridor Management Study Implementation Project, consisting of the design of the referenced turn lane, was selected by FDOT as a candidate project for the CIGP.

This project was originally submitted on behalf of the City of Tallahassee for City implementation. As Leon County was the authorized recipient of the funds under this program (City was not eligible), Leon County was simply providing the vehicle for the City's project. However, in the ensuing time period since the project was selected by FDOT, the City found that the project was not in line with their other project prioritizations. Accordingly, the City declined to pursue the project. Leon County staff, having reevaluated the project, found that it merited continuation.

On February 22, 2005, the Board approved a resolution and agreement with FDOT for the design of the project. The agreement provided that FDOT would match the amount of funds expended by Leon County for this design up to \$430,000, or for a total design cost not to exceed \$860,000. With this agreement in place, the County authorized Genesis Group, consulting engineers, to perform the design for a fee of \$719,106. Therefore, the FDOT share under the CIGP agreement was \$359,553.

On August 22, 2006, the Board approved a resolution and budget amendment request recognizing revenues from FDOT's CIGP for the design of a continuous northbound right turn lane along east side of North Monroe Street from John Knox Road to Interstate 10 (Attachment #4).

In November 2006, the completed design package was submitted to FDOT for review and approval. Because the I-10 Widening project was under way, the North Monroe Street Turn Lane project was put on hold until June 2009. FDOT advised the Engineer of Record for this project to update the plans using the new FDOT Design Standard in July 2009. In addition, a State Environmental Impact Report (SEIR) was required for this project. The SEIR was approved on September 23, 2010. In September 2010, FDOT granted the driveway variance for construction of this project. County staff sent out the first notice to the property owners and informed them of the project on October 18, 2010.

In March 2011, staff arranged field meetings with individual property owners and/or store managers to explain the scope of the project and inquire feedback on the temporary construction easement (TCE) acquisitions for driveway reconstruction. The initial response by the property owners indicated that the current budget for this project might not be sufficient to complete both the TCE acquisitions and construction. On September 1, 2011, staff met with FDOT District 3 staff and requested financial support for the North Monroe Street TCE acquisitions in the amount of one million dollars. It was requested by County staff to ensure that the allocation of these funds to support North Monroe Street Turn Lane TCE acquisitions, would not impact the current Transportation Improvement projects. On October 23, 2012, the Board approved a JPA with FDOT to receive reimbursable funds up to one million dollars for the easement acquisition effort. In fall of 2013, FDOT District 3 notified County staff that FDOT was considering to retain the North Monroe Street Turn Lane construction by the District. As a result, the County did not commence the eminent domain suit filing in December 2013 pending upon FDOT's decision. The FDOT Construction Permit review process was also suspended after this notification.

Analysis:

On March 4, 2014, County staff met with FDOT District 3 staff to discuss the North Monroe Street Turn Lane project. In this meeting, District 3 staff informed the County staff of FDOT Secretary's directive to take back all the projects located within the FDOT rights-of-way because FDOT has more resources to manage these projects in house. Because North Monroe Street is one of the FDOT maintained roads, District 3 will take it back for construction. District 3 staff assured the County that FDOT has been pleased with the County's effort and performance in implementation of this project. This directive is globally applied to the entire District 3.

In order to transfer the construction responsibility back to FDOT, Leon County needs to enter into a LFA with FDOT to stipulate the time and funding for FDOT to build the project. Based on the estimated cost for the remaining TCE acquisitions and current project account balance, the County can provide \$437,000 advance funding to FDOT for offsetting a portion of the estimated project cost upon execution of the LFA. In addition, the County will furnish FDOT any funds remaining in the County's North Monroe Street Turn Lane Addition Capital Improvement Project account to further offset the cost of the project after completion of administering the easement acquisition process. Under the LFA, FDOT will agree to commence construction of the project no later than five months after the FDOT's certification of the rights-of-way and easements. Based on the current project schedule, it is anticipated to have title to all TCEs prior to November 1, 2014, and the construction may begin in April 2015.

FDOT District 3 expressed interests for the County to continue the easement acquisition process on behalf of FDOT under the current JPA. If the Board approves the proposed LFA and Amendment to JPA, and both documents can be timely executed, staff will bring an agenda item back on July 8, 2014 for the Board to approve the adoption of amendments to the previously adopted resolutions for acquisition of properties by eminent domain. After evaluating the current project account balance, staff concluded that sufficient funds are available for the remaining TCE acquisitions while FDOT is responsible for the construction cost and construction engineering inspection services.

As a result, an Amendment to the current JPA with FDOT for the easement acquisitions is developed and attached for the Board approval. This Amendment will cease the reimbursement from FDOT for easement acquisition expenses paid after March 1, 2014. Leon County has been reimbursed \$83,294 from FDOT toward TCE acquisitions. Any expenses for easement acquisitions, paid after March 1, 2014, will be paid by the County. The County will transfer the acquired right-of-way and assign TCE's to FDOT prior to bid letting. Additionally, the County will secure the necessary environmental permits for this project and assign all permits to FDOT upon issuance.

The attached LFA and Amendment to the JPA are in a draft form and staff has been and will continue working with FDOT District 3 Office to finalize the LFA and Amendment to the JPA for execution, based on the parameters contained in this agenda request. This agenda item is to seek the Board approval of the LFA and Amendment to the JPA based on the parameters provided in this agenda request and to authorize the County Administrator to execute the LFA and the Amendment to the JPA in a final form approved by the County Attorney. The agenda also seeks the Board approval of the Resolution approving the LFA, as referenced in the LFA for the North Monroe Street Turn Lane project, and to authorize the Chairman to execute.

Options:

1. Approve the draft Locally Funded Agreement with the Florida Department of Transportation, for the North Monroe Street Turn Lane Project (Attachment #1), and authorize the County Administrator to execute, in a final form approved by the County Attorney.
2. Approve the Resolution approving the Locally Funded Agreement, as referenced in the Locally Funded Agreement for the North Monroe Street Turn Lane Project (Attachment #2), and authorize the Chairman to execute.
3. Approve the draft Amendment to the Joint Project Agreement with the Florida Department of Transportation for the North Monroe Street Turn Lane Project (Attachment #3), and authorize the County Administrator to execute, in a final form approved by the County Attorney.
4. Do not approve the draft Locally Funded Agreement with the Florida Department of Transportation for the North Monroe Street Turn Lane Project.
5. Do not approve the draft Amendment to the Joint Project Agreement with the Florida Department of Transportation.
6. Board direction.

Recommendation:

Options #1, #2, and #3.

Attachments:

1. Draft Locally Funded Agreement
2. Resolution approving Locally Funded Agreement
3. Draft Amendment to the Joint Project Agreement
4. Project Location Map

**LOCALLY FUNDED AGREEMENT
BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
LEON COUNTY**

Project # 410409-1-52 - __

This Locally Funded Agreement (“AGREEMENT”) is between the State of Florida, Department of Transportation (“DEPARTMENT”), and Leon County, Florida, a charter county and political subdivision of the State of Florida (“COUNTY”).

1. The DEPARTMENT is undertaking a construction project 410409-1-52-__ to add a third northbound lane on SR 63 (US 27/North Monroe Street) from south of Lakeshore Drive to north of John Knox Road (beginning MP 7.153 to ending MP 8.239) in Leon County, Florida (hereinafter “the PROJECT”).

2. The COUNTY, under a Joint Project Agreement (AQT90) entered into with the DEPARTMENT on December 4, 2012 and amended on the same date as this AGREEMENT (the “JPA”), is administering all elements of right-of-way acquisition for the PROJECT as set forth in the JPA (hereinafter “the ROW”).

3. In addition to administering the ROW, the COUNTY is desirous of sharing in the funding of the PROJECT by contributing a lump sum amount to be applied against PROJECT costs including, but not limited to, Consultant Engineering & Inspection (“CEI”) services.

4. The DEPARTMENT is authorized to enter into this AGREEMENT by Section 339.12, Florida Statutes, “F.S.,” and other sections of the Florida Transportation Code, and the Board of County Commissioners of Leon County has authorized its execution by the resolution attached hereto.

Therefore, the DEPARTMENT and the COUNTY agree as follows:

5. The facts stated in the recitals, above, are true and correct and are incorporated into and made a part of this AGREEMENT.

6. The COUNTY agrees that it will, no later than fourteen (14) calendar days prior to the DEPARTMENT's advertising the PROJECT for bid, furnish the DEPARTMENT a contribution in the amount of **FOUR HUNDRED THIRTY SEVEN THOUSAND and 00/100 DOLLARS (\$437,000.00)** to be used for offsetting a portion of the estimated PROJECT cost for project number 410409-1-52-__. The DEPARTMENT may utilize this contribution for payment of PROJECT costs.

7. The DEPARTMENT may, in its discretion, decide to delay or cancel the PROJECT without liability to the DEPARTMENT if the COUNTY fails to furnish the contribution as provided for in paragraph 6 above.

8. The COUNTY further agrees that it will, no later than fourteen (14) calendar days after its completion of administering the ROW, furnish the DEPARTMENT any funds remaining in the COUNTY's North Monroe Street Turn Lane Addition Capital Improvement Project account to be used to further offset the DEPARTMENT's costs of the PROJECT.

9. The COUNTY's payment of any funds under this AGREEMENT will be made directly to the DEPARTMENT for deposit. The DEPARTMENT and the COUNTY acknowledge and agree that the purpose of any such payments shall be to offset the DEPARTMENT's costs of the PROJECT. Such payments shall be an asset of the DEPARTMENT, and shall constitute the County's share of the cost of the work on the Project, without any requirement for a subsequent accounting for the use of such payments.

10. The DEPARTMENT agrees that it shall, no later than five (5) months after the DEPARTMENT'S certification of the ROW, commence construction of the PROJECT.

11. The DEPARTMENT agrees that it shall construct the PROJECT in accordance with the construction plans identified as State of Florida Department of Transportation Contract Plans, Financial Project ID 410409-1-54-01, Leon County (55010) ("the PLANS"), as written on the EFFECTIVE DATE of this Agreement or as may be amended thereafter. Any PROJECT construction activity that proposes to deviate from the PLANS shall require the written consent of the COUNTY before such construction activity may be commenced.

12. Notices pursuant to this AGREEMENT shall be sent by U.S. Mail to the following:

FOR THE COUNTY:

Leon County Department of Public Works
Attention: Director of Engineering Services
2280 Miccosukee Road
Tallahassee, FL 32308

FOR THE DEPARTMENT

Florida Department of Transportation
Attn: District Program Development Manager
Post Office Box 607
Chipley, FL 32428

13. The following provisions of Section 339.135(6)(a), F.S., are incorporated:

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection shall be null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of \$25,000.00 and which have a term for a period of more than 1 year.

14. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained in this agreement, and the parties agree that there are no commitments, agreements, or understanding concerning the subject matter of this AGREEMENT that are not contained in this document. Accordingly, it is agreed that no deviation from the terms of this AGREEMENT shall be predicated upon any prior representation or agreements whether

oral or written. It is further agreed that no modification, amendment, or alteration in the terms or conditions contained in this AGREEMENT shall be effective unless contained in a written, properly-executed document.

15. This AGREEMENT shall not be more strictly construed against either party because one party drafted or prepared any or all of the terms and provisions.

16. This AGREEMENT shall be governed by and interpreted in accordance with the laws of the State of Florida.

17. This AGREEMENT may be executed in two or more counterparts, each of which shall be an original but all of which shall be deemed to be but one agreement.

18. The effective date of this AGREEMENT (the "EFFECTIVE DATE") shall be the latest date on which a party executes this AGREEMENT.

19. Venue for all actions arising under this Agreement shall lie in Leon County, Florida.

Intending to be bound, the COUNTY has caused this Agreement to be executed on its behalf this _____ day of _____, 2014, by the Chair of the Board of County Commissioners, being duly authorized to enter into and execute the same by action of Board of County Commissioners meeting in regular session on the ____ day of _____, 2014, as shown on the attached resolution, and the DEPARTMENT has executed this Agreement by its DISTRICT THREE SECRETARY on the date shown below.

LEON COUNTY, FLORIDA
LEON COUNTY

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
Name: Vincent S. Long
Title: County Administrator
Date: _____

By: _____
James T. Barfield, P.E.
District Secretary, District Three
Date: _____

Attest: Bob Inzer
Clerk of the Circuit Court

Clerk (SEAL)

Attest: _____
Executive Secretary (SEAL)

Approved as to form and legal sufficiency:

Legal Review:

County Attorney
Date: _____

Office of the General Counsel
Date: _____

RESOLUTION: 14-_____

**RESOLUTION APPROVING LOCALLY FUNDED AGREEMENT BETWEEN
THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION,
AND LEON COUNTY, FLORIDA FOR THE NORTH MONROE STREET (SR 63/US 27)
NORTHBOUND THROUGH/TURN LANE PROJECT**

WHEREAS, The State of Florida, Department of Transportation (the “DEPARTMENT”) is undertaking a construction project to add a third northbound lane on SR 63 (US 27/North Monroe Street) from south of Lakeshore Drive to north of John Knox Road (beginning MP 7.153 to ending MP 8.239) in Leon County, Florida (hereinafter “the PROJECT”); and

WHEREAS, Leon County, Florida (the “COUNTY”) under a Joint Project Agreement entered into with the DEPARTMENT on December 4, 2012 and as thereafter amended (the “JPA”), is administering all elements of right-of-way acquisition for the PROJECT as set forth in the JPA (hereinafter “the ROW”); and

WHEREAS, in addition to administering the ROW, the COUNTY is desirous of sharing in the funding of the PROJECT by contributing a lump sum amount to be applied against PROJECT costs, the details of which are described in the agenda request as presented to the Board of County Commissioners of Leon County, Florida at its regular meeting on June 24, 2014 seeking approval of a Locally Funded Agreement between the DEPARTMENT and the COUNTY (the “LFA”).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, assembled in regular session this 24th day of June, 2014, that the Board hereby approves the LFA and hereby authorizes the Chairman to execute the LFA in a form approved by the County Attorney.

Passed and adopted on this 24th day of June, 2014.

LEON COUNTY, FLORIDA

BY: _____
Kristin Dozier, Chairman
Board of County Commissioners

<p>ATTEST: Bob Inzer, Clerk of the Circuit Court and Comptroller, Leon County, Florida</p> <p>BY: _____</p>	<p>APPROVED AS TO FORM: Leon County Attorney’s Office</p> <p>By: _____ Herbert W. A. Thiele, Esq. County Attorney</p>
---	---

Catalog of State Financial Assistance No. 55.023
Financial Project No.: 410409-1-48-01
Contract No.:
COUNTY: LEON

**AMENDMENT TO
JOINT PROJECT AGREEMENT
BETWEEN
STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
AND
LEON COUNTY, FLORIDA**

This Amendment to Agreement is between State of Florida, Department of Transportation (“DEPARTMENT”) and Leon County, Florida, a charter county and political subdivision of the State of Florida (“COUNTY”).

1. COUNTY and DEPARTMENT entered into a Joint Project Agreement (AQT90) (the “Agreement”) on December 4, 2012 under which COUNTY was to administer all elements of right-of-way acquisition on North Monroe Street (SR 63) from south of Lakeshore Drive to north of John Knox Road (beginning MP 7.153 to ending MP 8.239) for the addition of a third northbound lane (“PROJECT”).
2. The parties desire to amend the Agreement to reflect that the DEPARTMENT’s maximum participation in the PROJECT shall be the amount that COUNTY had been reimbursed by DEPARTMENT pursuant to the Agreement as of March 1, 2014, which amount the parties agree is EIGHTY THREE THOUSAND TWO HUNDRED NINETY FOUR and 04/100 DOLLARS (\$83,294.04), and that all additional costs of the PROJECT, or other items not covered by this Agreement, shall be COUNTY’s sole responsibility.

NOW, THEREFORE, the parties hereto agree and amend the Agreement as follows:

3. The recitals in paragraphs 1 and 2 above are true and incorporated into this agreement by reference.
4. Paragraphs 2 and 6.A of the Agreement are amended by deleting “ONE MILLION and 00/100 DOLLARS (\$1,000,000.00)” wherever appearing therein and inserting “EIGHTY THREE THOUSAND TWO HUNDRED NINETY FOUR and 04/100 DOLLARS (\$83,294.04)” in lieu thereof.
5. Paragraph 5.A of the Agreement is amended by deleting the language contained therein and replacing it with the following:

The COUNTY shall obtain all necessary permits except the DEPARTMENT’s Construction Agreement permit and the National Pollution Discharge Elimination System (NPDES) permit, as required for completion of the improvements for which

the right-of-way acquisition services associated with the PROJECT are being provided. The parties agree that the Construction Agreement permit is not required because the DEPARTMENT is undertaking the construction project under a separate Locally Funded Agreement between the DEPARTMENT and the COUNTY, and that the NPDES permit will be obtained by the Construction Contractor if required.

6. Attachment A of the Agreement, entitled Required Project Elements and Deliverables, is amended by deleting the Property Management portion in its entirety, comprising the subheadings entitled: Inventory; Asbestos Complete; Demolition Complete; and File Retirement - R/W Clear, as the parties agree that those elements and deliverables will be undertaken and completed by the DEPARTMENT.
7. Except as amended or modified in this Amendment, all terms and provisions of the Agreement shall remain in full force and effect.
8. The effective date of this Amendment shall be the latest date on which a party executes this Amendment.

Intending to be bound, COUNTY has caused this Amendment to be executed on its behalf this _____ day of _____, 2014, by the Chair of the Board of County Commissioners, being duly authorized to enter into and execute the same by action of Board of County Commissioners meeting in regular session on the ___ day of _____, 2014, as shown on the attached resolution, and the DEPARTMENT has executed this Amendment by its DISTRICT THREE SECRETARY on the date shown below.

State of Florida Department of Transportation Attest:

By: _____

By: _____

Printed Name: James T. Barfield, P.E.

Printed Name: _____

Title: District Three Secretary

Title: Executive Secretary

Date: _____

Date: _____

Legal Review:

Office of the General Counsel

Leon County, Florida

**Attest:
Bob Inzer, Clerk of Circuit Court**

By: _____

By: _____

Printed Name: Vincent S. Long

Printed Name: _____

Title: County Administrator

Title: Clerk

Date: _____

Date: _____

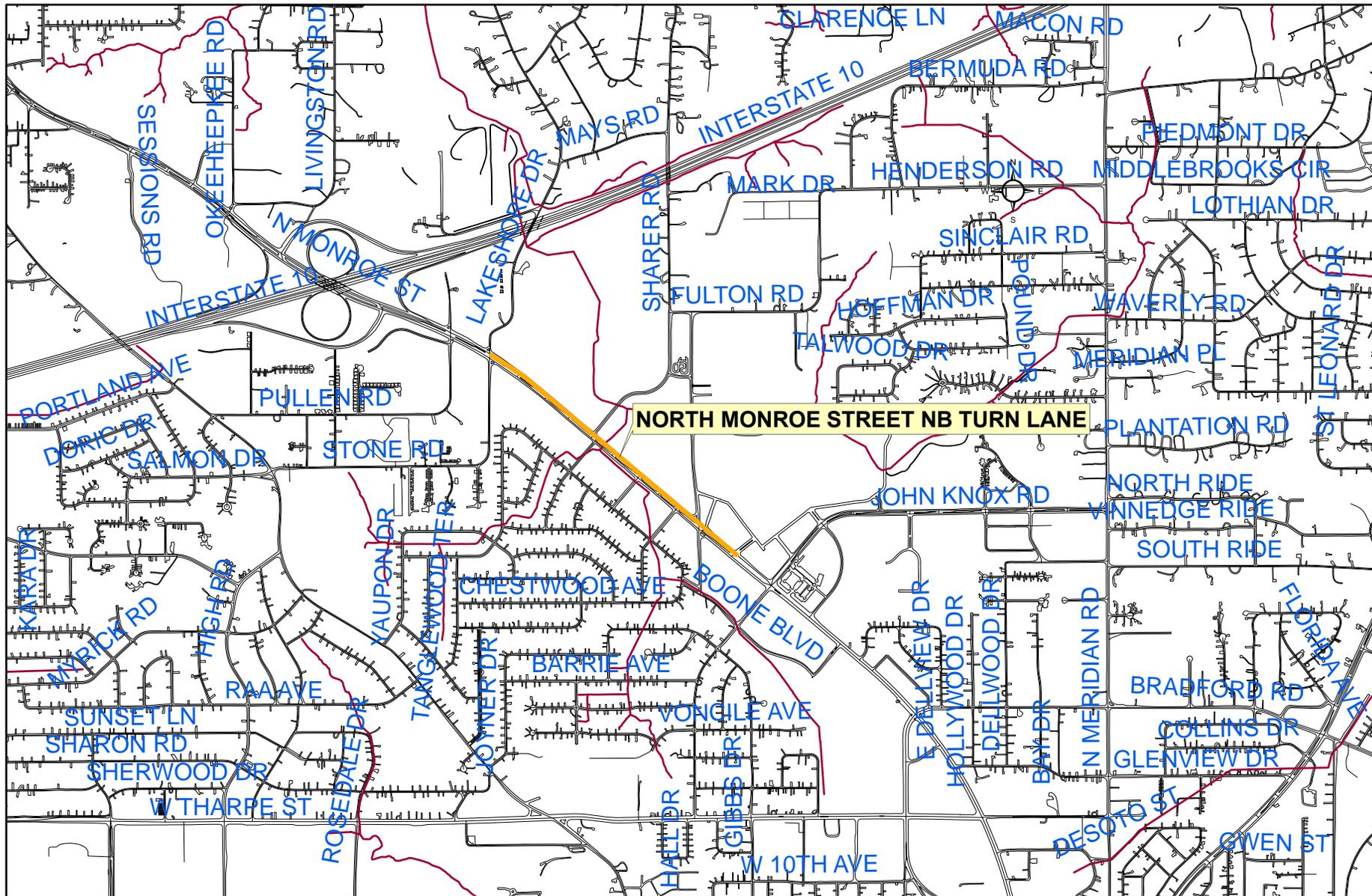
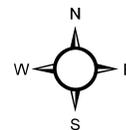
Approved as to Form:
Leon County Attorney's Office

By: _____

Herbert W.A. Thiele, Esq.
County Attorney

DRAFT

North Monroe Street Northbound Right Turn Lane Location Map



**Leon County
Board of County Commissioners**

Notes for Agenda Item #9

Leon County Board of County Commissioners

Cover Sheet for Agenda #9

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Conservation Easement Modifications and Drainage Easements for Lake Heritage Dam Improvements

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works and Community Development Katherine Burke, P.E., Director of Engineering Services
Lead Staff/ Project Team:	Charles Wu, P.E., Chief of Engineering Design George Su, P.E., Sr. Design Engineer Dan Rigo, Esq., Assistant County Attorney Mitzi McGhin, Real Estate Specialist Jill Weisman, Senior Environmental Review Biologist

Fiscal Impact:

There is no fiscal impact associated with this item.

Staff Recommendations:

- Option #1: Approve and accept for recording the Drainage Easements for the Lake Heritage Dam Improvements (Attachment #1).
- Option #2: Approve the Partial Release, Quitclaim, and Termination of Conservation Easements (Attachment #2).

Report and Discussion

Background:

The Lake Heritage Dam was constructed prior to 1977 by the private property owners and is located in the Lake Heritage Estates residential neighborhood on the south side of Apalachee Parkway (Attachment #3). Its primary outfall system is currently not functional. Leon County has a 50-foot wide drainage easement from Chateau Lane to the outfall point of the dam, which renders a portion of the lake's primary outfall system inside the County easement. The existing easement is not sufficient for repair, reconstruction, and maintenance of the outfall structure. With a non-functional outfall system, the County has certain liability to potential downstream flooding should a catastrophic failure occur. This project to rebuild the outfall system and enhance the dam safety was identified as one of the four projects using Blueprint 2000 Water Quality Enhancement funds.

In accordance with the Florida Administrative Code Chapter 40A-4, the Northwest Florida Water Management District (NFWFMD) required the County to approach the property owners along the dam to remove trees from the dam with a "good faith" effort. The proposed construction limits overlap portions of conservation easement granted to the County in 1998 when the original property owners divided the parcels as required by the County to preserve wetlands and 100-yr floodplain. In order to use the berm for construction access and to remove the trees from the berm, the conservation easement needs to be modified.

Analysis:

Lake Heritage Dam is an approximately 14-foot-high earthen dam and its primary outfall system consist of a control valve, a riser structure (at toe of the dam embankment), and a 15" corrugated metal (CMP) discharge pipe approximately 90 feet long through the dam. The majority of the 15" discharge pipe is located within the County's 50-ft wide drainage easement (Attachment #4). A secondary outfall system also exists on the east side of Lake Heritage and it includes series of ditches and culverts between private lots.

The primary outfall system is currently in a "failed" condition, as the control valve has rusted and collapsed into the lake bottom. For some time, leakage/seepage has been observed around and through the 15" CMP discharge pipe, and this flow has increased over the years. The leakage and seepage imposes a potential liability to Leon County and the adjacent private property owners.

The proposed Lake Heritage Dam Improvements will augment the safety of the unmaintained earthen dam by removing grown trees on the dam and convert the primary outfall discharge pipe system into a concrete spillway so the normal water levels can be retained, while future maintenance of the outfall system could be facilitated. In addition, the improved dam embankment and outfall system will minimize the potential of a dam failure and maintain the water level at a constant range. To implement the proposed project, additional drainage easements and modifications to the existing conservation easements are necessary.

After the proposed improvements, the normal lake water levels can be easily maintained with a spillway system (without any mechanical parts) and the possibility of a dam failure could be reduced. The private property owners will still be responsible to control vegetation growth to ensure safety of the dam for the areas outside the County's drainage easements. Leon County will only be responsible for maintenance of the structures and areas that are inside County's drainage easements.

To modify the existing conservation easements, a formal decision by the Board is required to abandon portions of the existing conservation easements on four private properties. The required legal documents (Partial Release, Quitclaim, and Termination of Conservation Easements) are provided in Attachment #2 for reference.

Additional drainage easements are also required to remove the existing structures and construct the proposed concrete spillway. Copies of the executed perpetual drainage easements are provided in Attachment #1 for reference.

This agenda item seeks the Board approval and acceptance of modifications to existing conservation easements and acquired drainage easements. Staff recommends the Board approval and acceptance for recording drainage easements, and authorizing the Chairman to execute the Partial Release, Quitclaim, and Termination of Conservation Easements.

Options:

1. Approve and accept for recording the Drainage Easements for the Lake Heritage Dam Improvements (Attachment #1).
2. Approve the Partial Release, Quitclaim, and Termination of Conservation Easements (Attachment #2).
3. Do not approve the recording of the Drainage Easements for the Lake Heritage Dam Improvements or the Partial Release, Quitclaim, and Termination of Conservation Easements.
4. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Executed Perpetual Drainage Easements
2. Partial Release, Quitclaim, and Termination of Conservation Easements
3. Project Location Map
4. Plan View of 50' Drainage Easement

VSL/TP/KB/CW/GS/bp

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-85-A-0292, 2540 Chateau Lane

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 7th day of June, 2013, by **BERTHA L. BRUCE**, whose post office address is 3433 Blue Jay Drive, Tallahassee, FL 32305, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature] (Signature)

ELICE BRUCE JR. (Typed or Printed Name)

Bertha L. Bruce
BERTHA L. BRUCE

[Signature] (Signature)

Mitzi McGhin (Typed or Printed Name)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 7th day of June, 2013, by Bertha L. Bruce, who is personally known to me or who has produced Fla Drivers Lic as identification, and who did take an oath.

NOTARY PUBLIC

Signature [Signature]
Typed or printed name Mitzi McGhin
My Commission expires Aug. 25, 2016





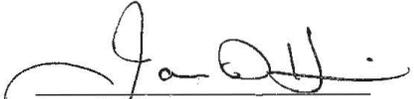
3DS Project 316.001
April 24, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (1)
LOT 29-2**

A portion of the lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

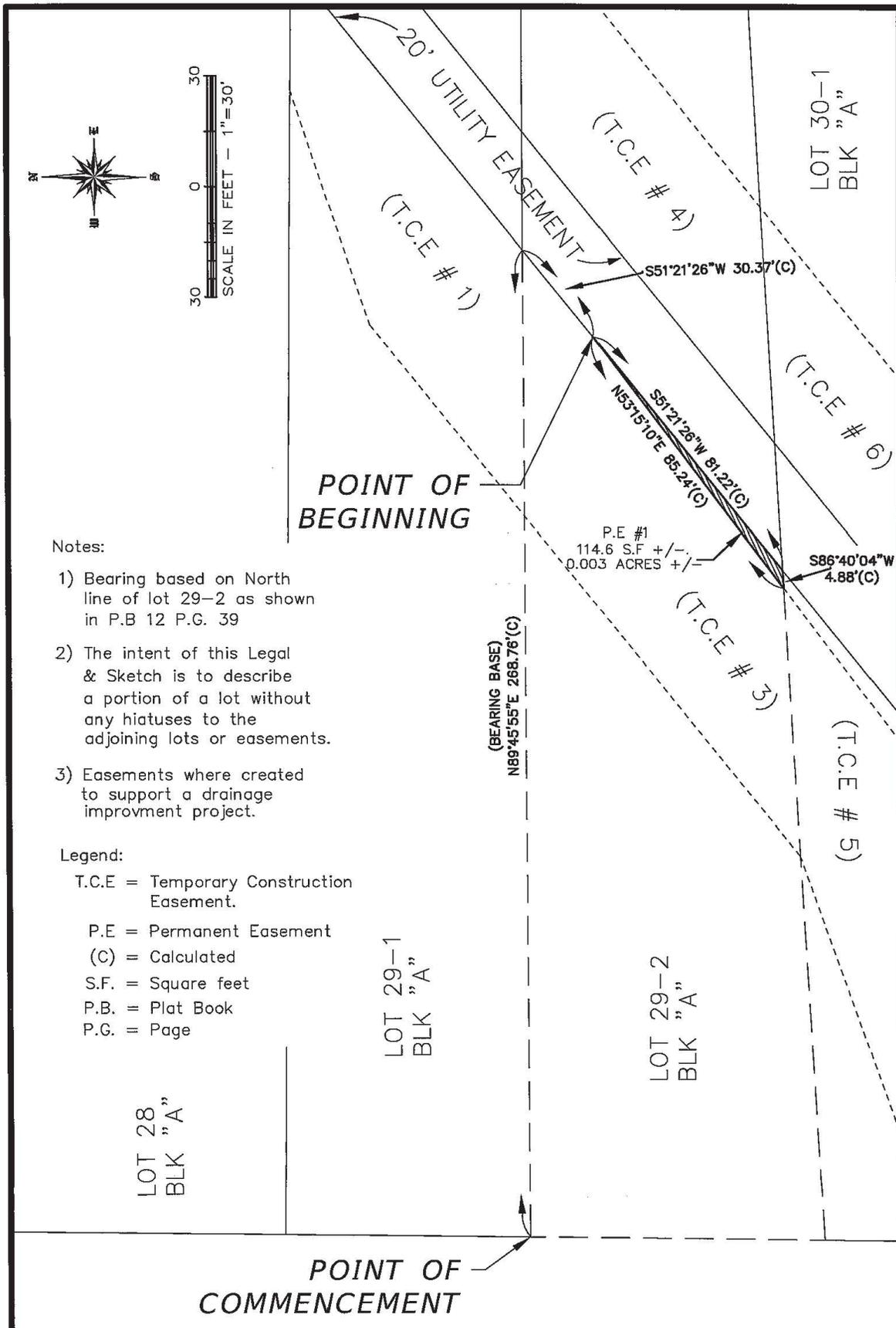
Commencing at the North West corner of lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 89°45'55" East, a distance of 268.76 feet; thence South 51°21'26" West, a distance of 30.37 feet to the **POINT OF BEGINNING**; thence continue southwesterly along said line, a distance of 81.22 feet; thence South 86°40'04" West, a distance of 4.88 feet; thence North 53°15'10" East, a distance of 85.24 feet to the **POINT OF BEGINNING**.

Containing 114.58 square feet or 0.0026 acres, more or less.


Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



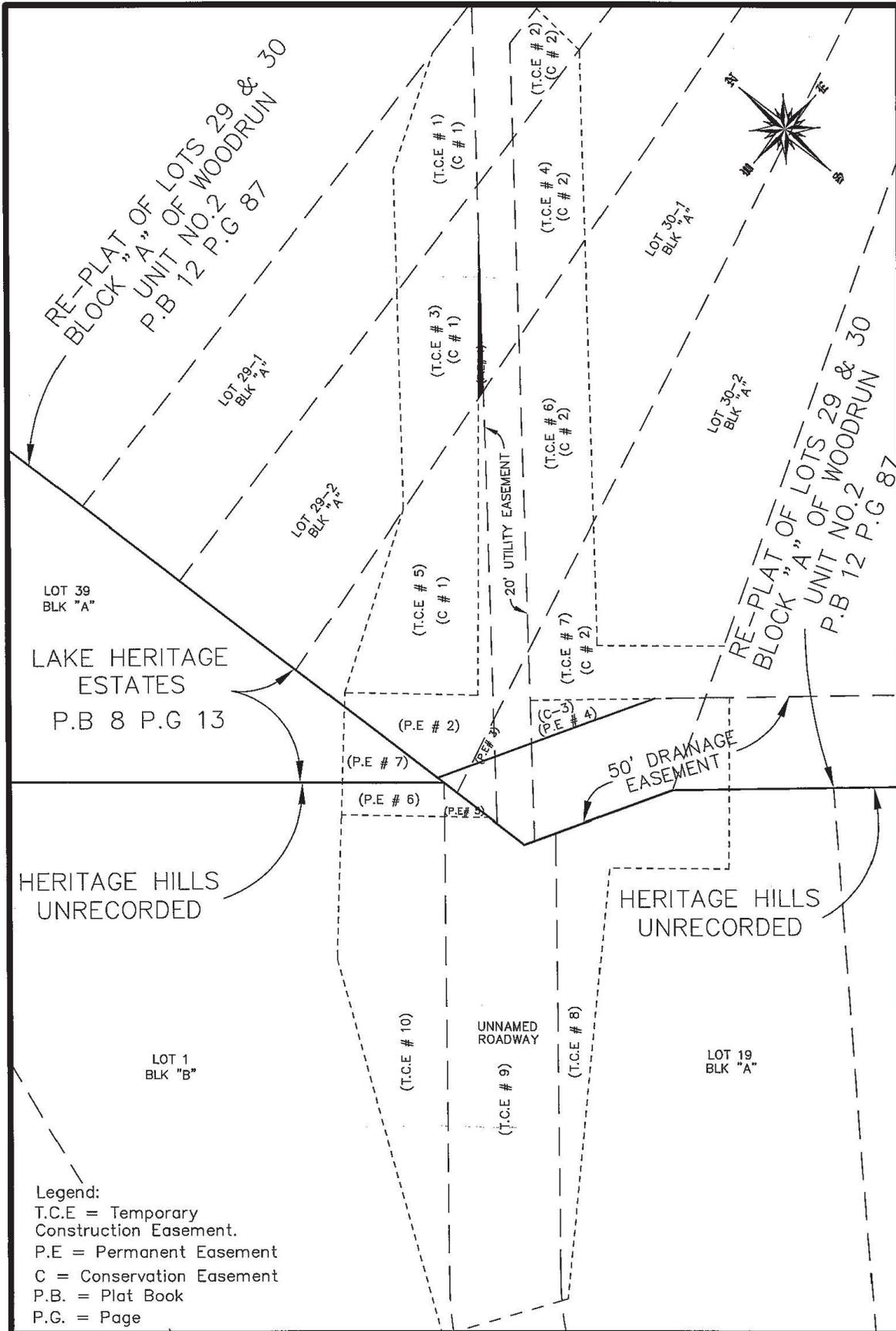
Notes:

- 1) Bearing based on North line of lot 29-2 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- T.C.E = Temporary Construction Easement.
- P.E = Permanent Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE = 1" = 30'			PERMANENT DRAINAGE EASEMENT (P.E #1)		
CLIENT: CDM Smith City of Tallahassee			SKETCH - NOT A SURVEY		
LOT 29-2 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	
			DRAWN	J.D.H	04/24/13
			CHECKED	P.W.N	04/24/13
			Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236		
			SHEET 2 OF 3		



Legend:
T.C.E = Temporary Construction Easement.
P.E = Permanent Easement
C = Conservation Easement
P.B. = Plat Book
P.G. = Page

SCALE = 1" = 60'

CLIENT:
CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	J.D.H	04/30/13
CHECKED	P,W,N	04/30/13

Diversified
Design and Drafting Services, Inc. L.B.#6844
2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-85-A-0301, 2528 Chateau Lane

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 6th day of JUNE, 2013, by **DEIRDRE R. CROMARTIE**, a single woman, whose post office address is 2528 Chateau Lane, Tallahassee, FL 32311, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal the date first above written.

Signed, sealed and delivered
in the presence of:

Deirdre R. Cromartie (Signature)
Deirdre R. Cromartie (Typed or Printed Name)
Mitzi McGhin (Signature)
Mitzi McGhin (Typed or Printed Name)

Deirdre R. Cromartie (SEAL)
DEIRDRE R. CROMARTIE

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 6th day of June, 2013, by Deirdre R. Cromartie, who is personally known to me or who has produced Fla. Driver Lic as identification, and who did take an oath.



NOTARY PUBLIC
Signature Mitzi McGhin
Typed or printed name Mitzi McGhin
My Commission expires Aug. 25, 2016

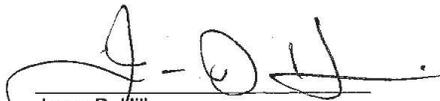


3DS Project 316.001
April 25, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (2)
LOT 30-1**

A portion of the lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

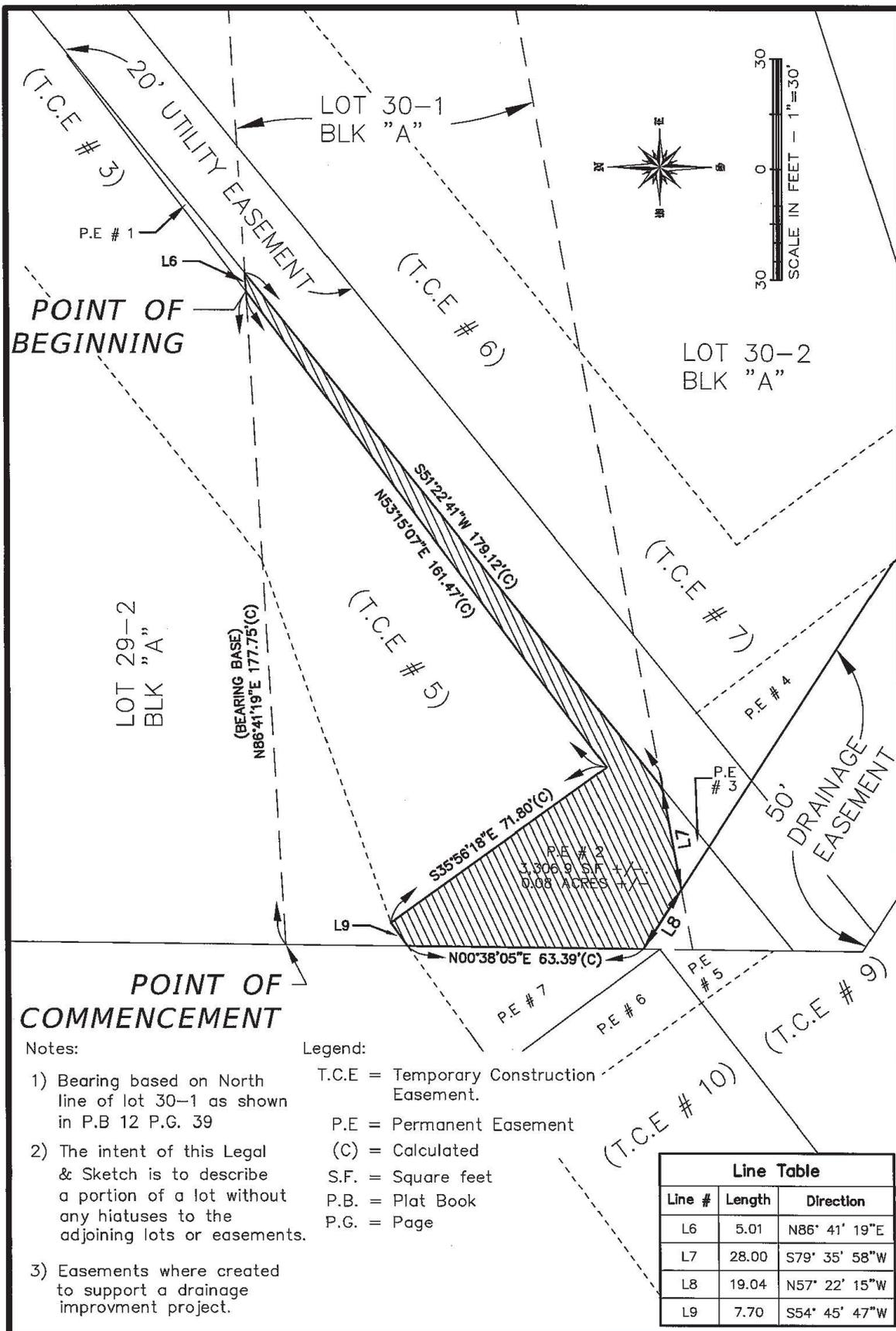
Commencing at the North West corner of lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; thence North 86°41'19" East, a distance of 177.75 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 5.01 feet; thence South 51°22'41" West, a distance of 179.12 feet; thence South 79°35'58" West, a distance of 28.00 feet; thence North 57°22'15" West, a distance of 19.04 feet; thence North 00°38'05" East, a distance of 63.39 feet; thence North 54°45'47" East, a distance of 7.70 feet; thence South 35°56'18" East, a distance of 71.80 feet; thence North 53°15'07" East, a distance of 161.47 feet to the **POINT OF BEGINNING**.
Containing 3,306.86 square feet or 0.0759 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



POINT OF COMMENCEMENT

Notes:

- 1) Bearing based on North line of lot 30-1 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- T.C.E = Temporary Construction Easement.
- P.E = Permanent Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

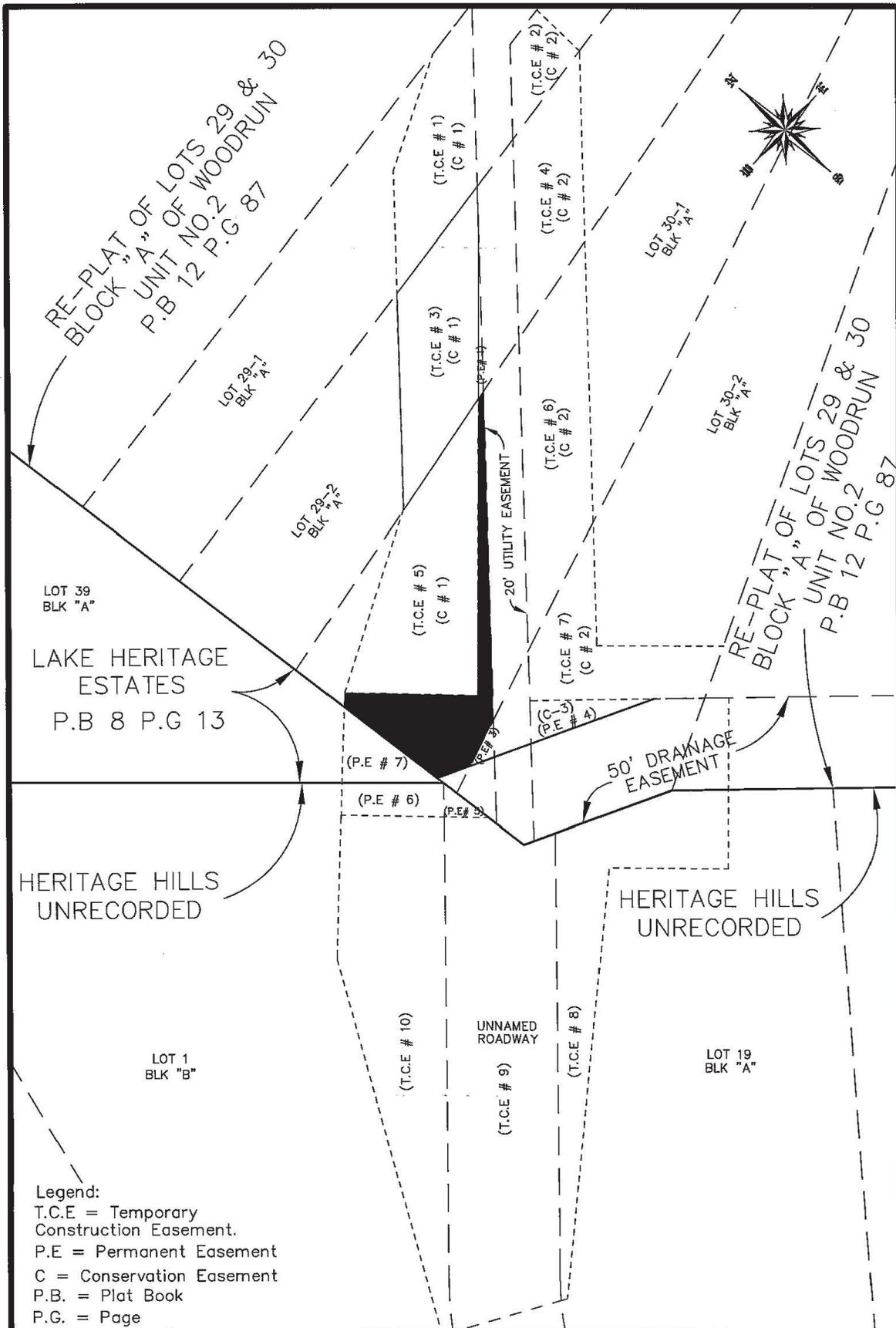
Line Table		
Line #	Length	Direction
L6	5.01	N86° 41' 19"E
L7	28.00	S79° 35' 58"W
L8	19.04	N57° 22' 15"W
L9	7.70	S54° 45' 47"W

SCALE = 1" = 30'		
CLIENT: CDM Smith City of Tallahassee		
REVISION	BY	DATE

PERMANENT DRAINAGE EASEMENT (P.E #1)
SKETCH - NOT A SURVEY

LOT 30-1 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2
PLAT BOOK 12, PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.

DRAWN	J.D.H	04/24/13	Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236	 SHEET 2 OF 3
CHECKED	P.W.N	04/24/13		



Legend:
T.C.E = Temporary Construction Easement.
P.E = Permanent Easement
C = Conservation Easement
P.B. = Plat Book
P.G. = Page

SCALE = 1" = 60'			EASEMENT OVERVIEW		
CLIENT: CDM Smith City of Tallahassee			LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT		
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA					
REVISION	BY	DATE	BY	DATE	Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	J.D.H. 04/30/13	
			CHECKED	P.W.N. 04/30/13	

SHEET 3 OF 3

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-85-A-0302, 2526 Chateau Lane

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 30 day of May, 2013, by **RONALD G. TICE and BARBARA J. TICE**, husband and wife, whose post office address is 2007 Hill N Dale North, Tallahassee, FL 32317, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature] (Signature)
Patricia Griffin (Typed or Printed Name)
[Signature] (Signature)
Kelli Wilson (Typed or Printed Name)

[Signature] (SEAL)
RONALD G. TICE

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Ronald G. Tice, who is personally known to me or who has produced FLDL as identification, and who did take an oath.



NOTARY PUBLIC
Signature [Signature]
Typed or printed name Taylor Joynes
My Commission expires February 19, 2016

Signed, sealed and delivered
in the presence of:

[Signature] (Signature)
Patricia Gr. H. (Typed or Printed Name)
[Signature] (Signature)
Kelli Wilson (Typed or Printed Name)

[Signature] (SEAL)
BARBARA J. TICE

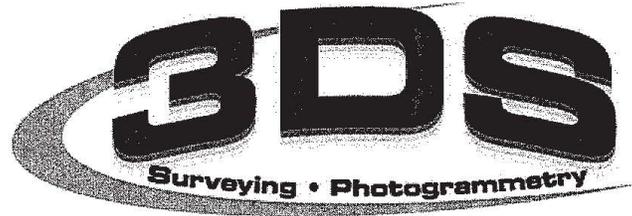
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Barbara J. Tice, who is personally known to me or who has produced FL DL as identification, and who did take an oath.



NOTARY PUBLIC

Signature [Signature]
Typed or printed name Taylor Joyner
My Commission expires February 19, 2016



3DS Project 316.001
April 25, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (4)
LOT 30-2**

A portion of the lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 79°35'59" East, a distance of 56.08 feet; thence South 37°57'56" East, a distance of 14.50 feet to the **POINT OF BEGINNING**; thence continue southeasterly along said line, a distance of 66.90 feet; thence North 57°22'14" West, a distance of 70.65 feet; thence North 51°22'42" East, a distance of 23.47 feet to the **POINT OF BEGINNING POINT OF BEGINNING**.

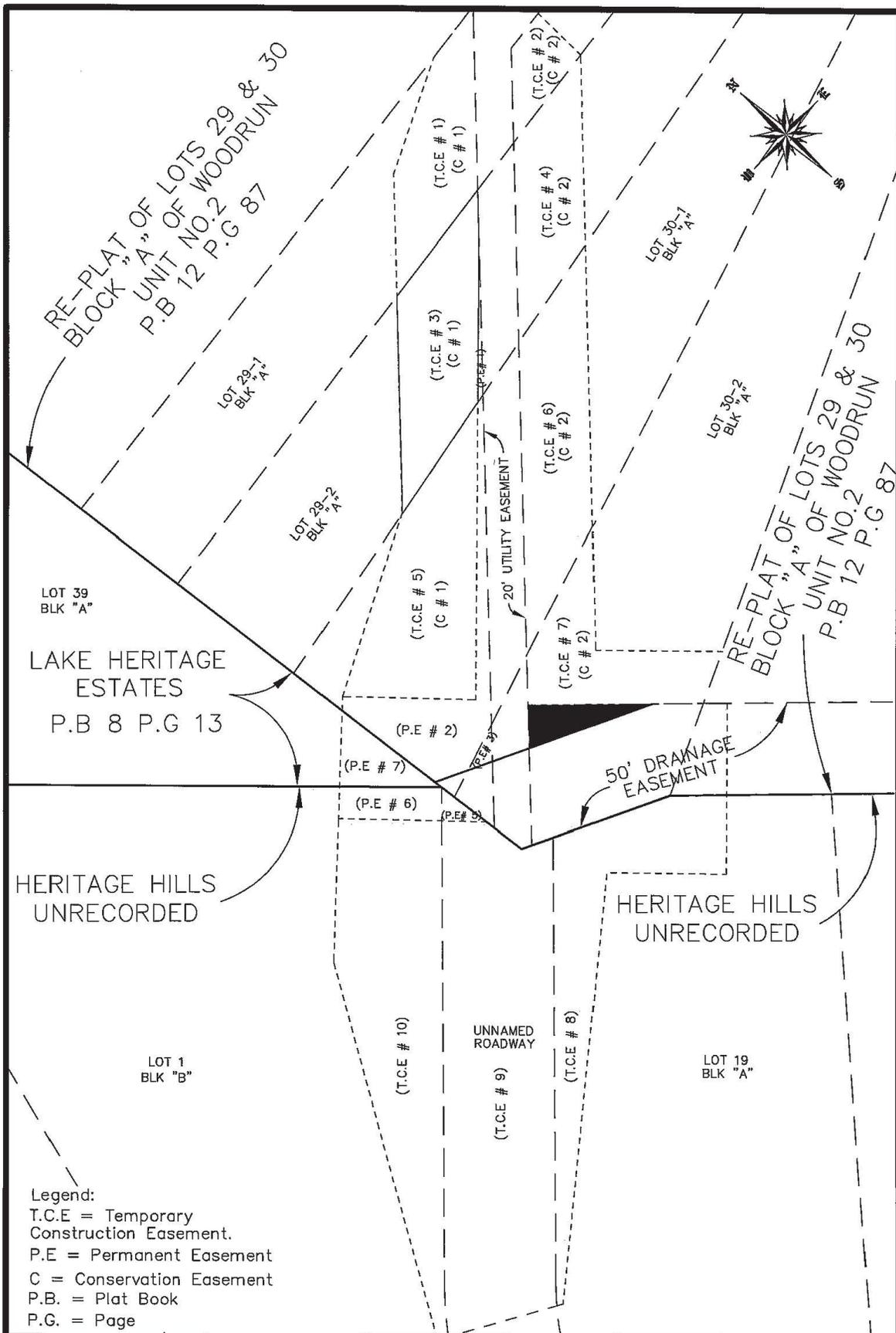
Containing 785.24 square feet or 0.0180 acres, more or less

A handwritten signature in black ink, appearing to read 'Jason D. Hill', is written over a horizontal line.

Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



Legend:
 T.C.E = Temporary Construction Easement.
 P.E = Permanent Easement
 C = Conservation Easement
 P.B. = Plat Book
 P.G. = Page

SCALE = 1" = 60'			EASEMENT OVERVIEW		
CLIENT: CDM Smith City of Tallahassee			LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT		
			SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA		
REVISION	BY	DATE	BY	DATE	Diversified Design and Drafting Services, Inc. L6#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	J.D.H 04/30/13	
			CHECKED	P.W.N 04/30/13	
					SHEET 3 OF 3



3DS Project 316.001
April 25, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (3)
LOT 30-2**

A portion of the lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

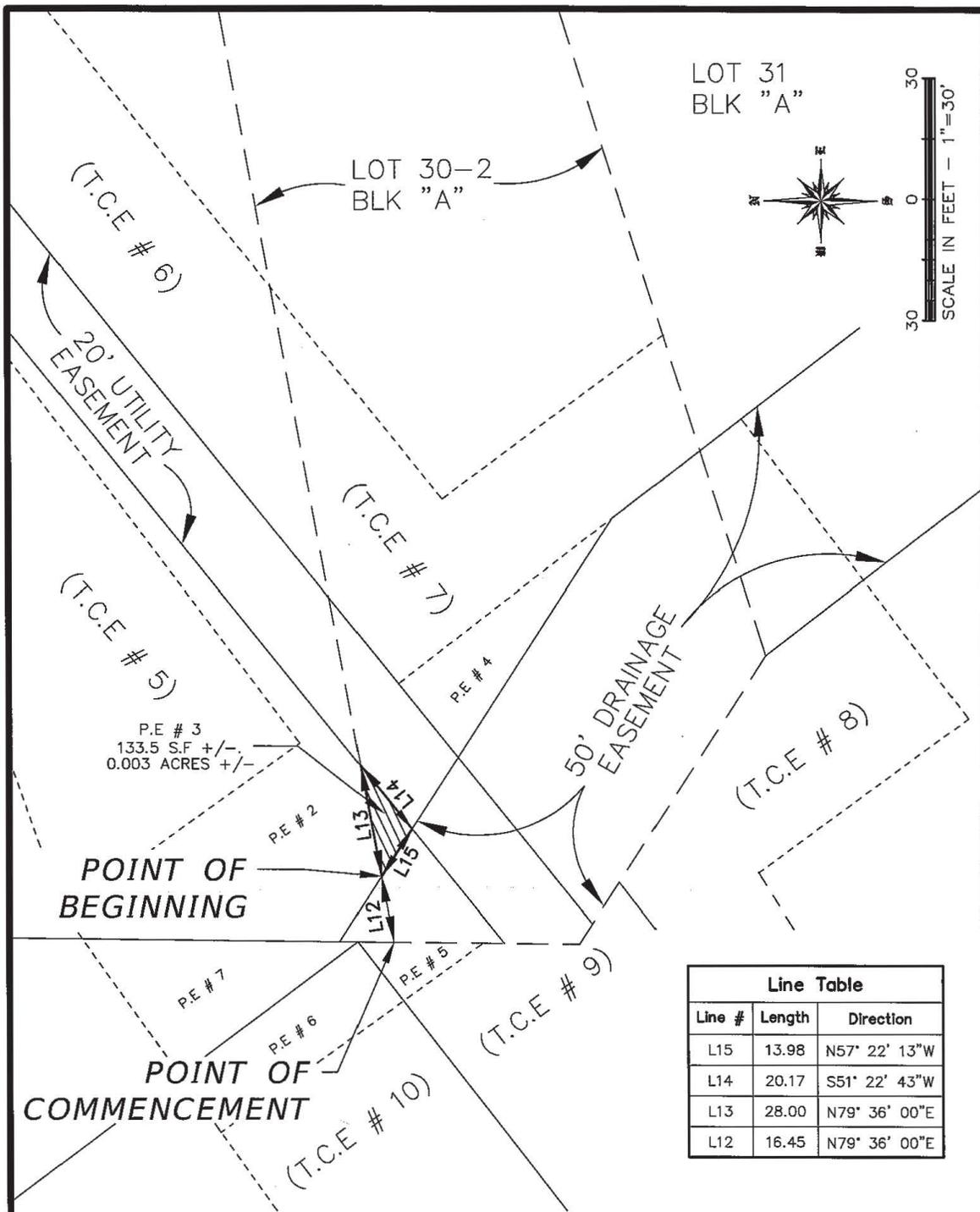
Commencing at the North West corner of lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; thence North 79°36'00" East, a distance of 16.45 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 28.00 feet; thence South 51°22'43" West, a distance of 20.17 feet; thence North 57°22'13" West, a distance of 13.98 feet to the **POINT OF BEGINNING**.

Containing 133.48 square feet or 0.0031 acres, more or less.


Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

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www.dddsinc.com



Line Table		
Line #	Length	Direction
L15	13.98	N57° 22' 13"W
L14	20.17	S51° 22' 43"W
L13	28.00	N79° 36' 00"E
L12	16.45	N79° 36' 00"E

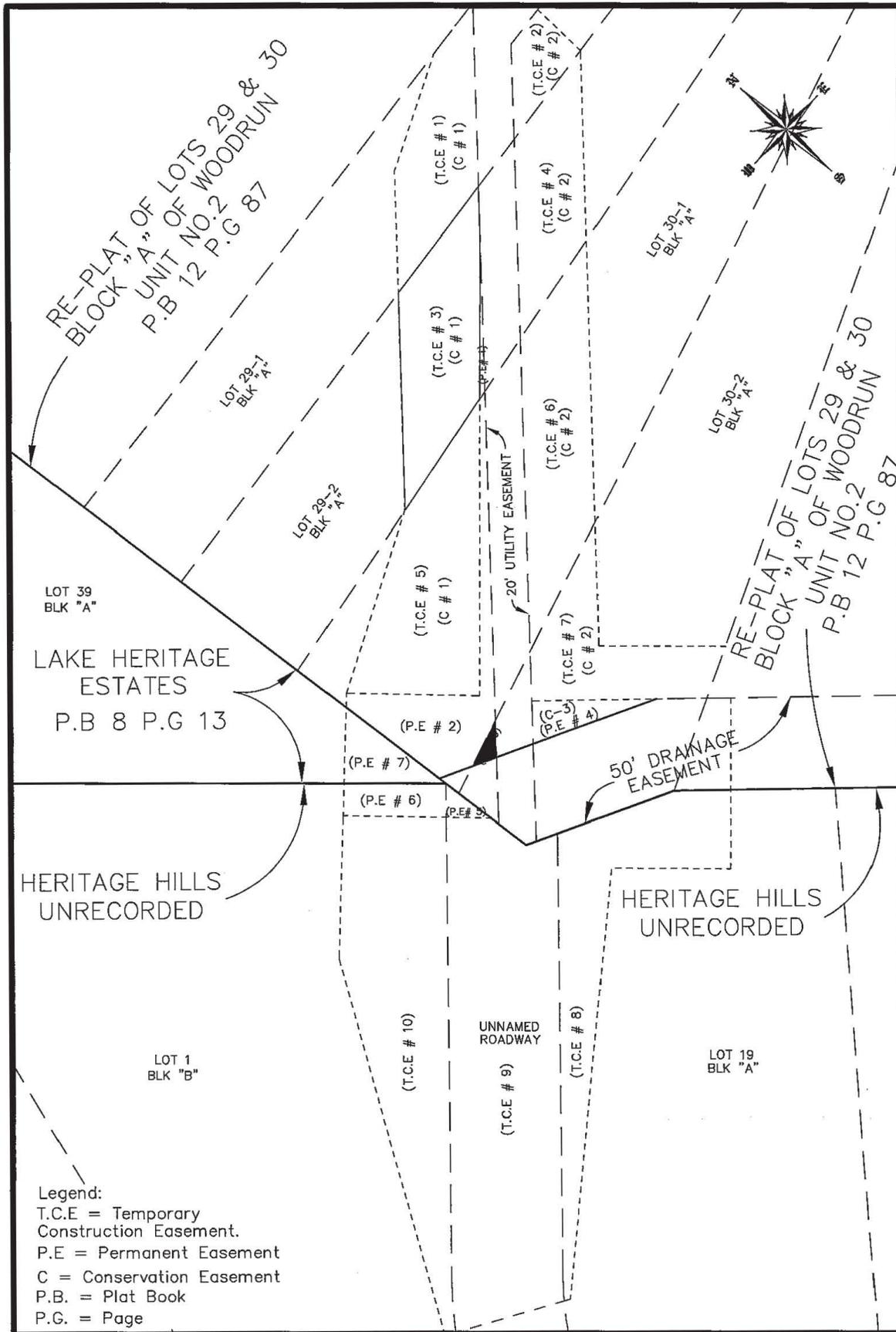
Notes:

- 1) Bearing based on North line of lot 30-2 as shown in P.B 12 P.G. 39. Line 12
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements where created to support a drainage improvement project.

Legend:

- T.C.E = Temporary Construction Easement.
- P.E = Permanent Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE = 1" = 30'			PERMANENT DRAINAGE EASEMENT (P.E # 3)		
CLIENT: CDM Smith City of Tallahassee			SKETCH - NOT A SURVEY		
LOT 30-2 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	
			DRAWN	J.D.H	04/25/13
			CHECKED	P.W.N	04/25/13
			Diversified Design and Drafting Services, Inc. L.B#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236		 SHEET 2 OF 3



Legend:
 T.C.E = Temporary Construction Easement.
 P.E = Permanent Easement
 C = Conservation Easement
 P.B. = Plat Book
 P.G. = Page

SCALE = 1" = 60'

CLIENT:
CDM Smith
 City of Tallahassee

EASEMENT OVERVIEW
 LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
 SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	J.D.H	04/30/13
CHECKED	P.W.N	04/30/13

Diversified
 Design and Drafting Services, Inc. L.B.#6844
 2374 Capital Cir. N.E Tallahassee, Florida 32308
 Phone: (850)385-1133 Fax: (850)385-1236



This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-35-A-0390, 2141 Little River Lane

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 24th day of June, 2013, by **CHARLES S. GREENE and SUSAN M. GREENE**, husband and wife, whose post office address is 2141 Little River Lane, Tallahassee, FL 32311, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals the date first above written.

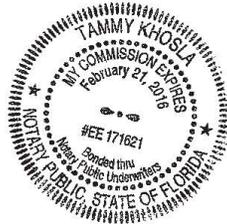
Signed, sealed and delivered
in the presence of:

Charles S. Greene (Signature)
Charles S. Greene (Typed or Printed Name)
Mitzi McGinn (Signature)
Mitzi McGinn (Typed or Printed Name)

Charles S. Greene (SEAL)
CHARLES S. GREENE

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of June, 2013, by Charles S. Greene, who is personally known to me or who has produced FL Drivers License as identification, and who did take an oath.



NOTARY PUBLIC

Signature *Tammy Khosla*
Typed or printed name Tammy Khosla
My Commission expires 2/21/16

Signed, sealed and delivered
in the presence of:

Susan M. Greene (Signature)

Susan M. Greene (Typed or Printed Name)

Mark McClinton (Signature)

Mark McClinton (Typed or Printed Name)

Susan M. Greene (SEAL)
SUSAN M. GREENE

STATE OF FLORIDA
COUNTY OF LEON

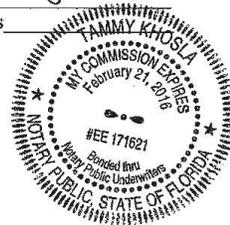
The foregoing instrument was acknowledged before me this 13 day of June 2013, by Susan M. Greene, who is personally known to me or who has produced FL Drivers License as identification, and who did take an oath.

NOTARY PUBLIC

Signature Jammy Khosla

Typed or printed name _____

My Commission expires _____





3DS Project 316.001
April 29, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (7)
LOT 39**

A portion of the Lot 39 Block "A" as shown on Lake Heritage Estates Subdivision plat lying in Section 8, Township 1 South, Range 2 East, Plat book 8 Page 13 recorded in Leon County, Florida and being more particularly described as follows.

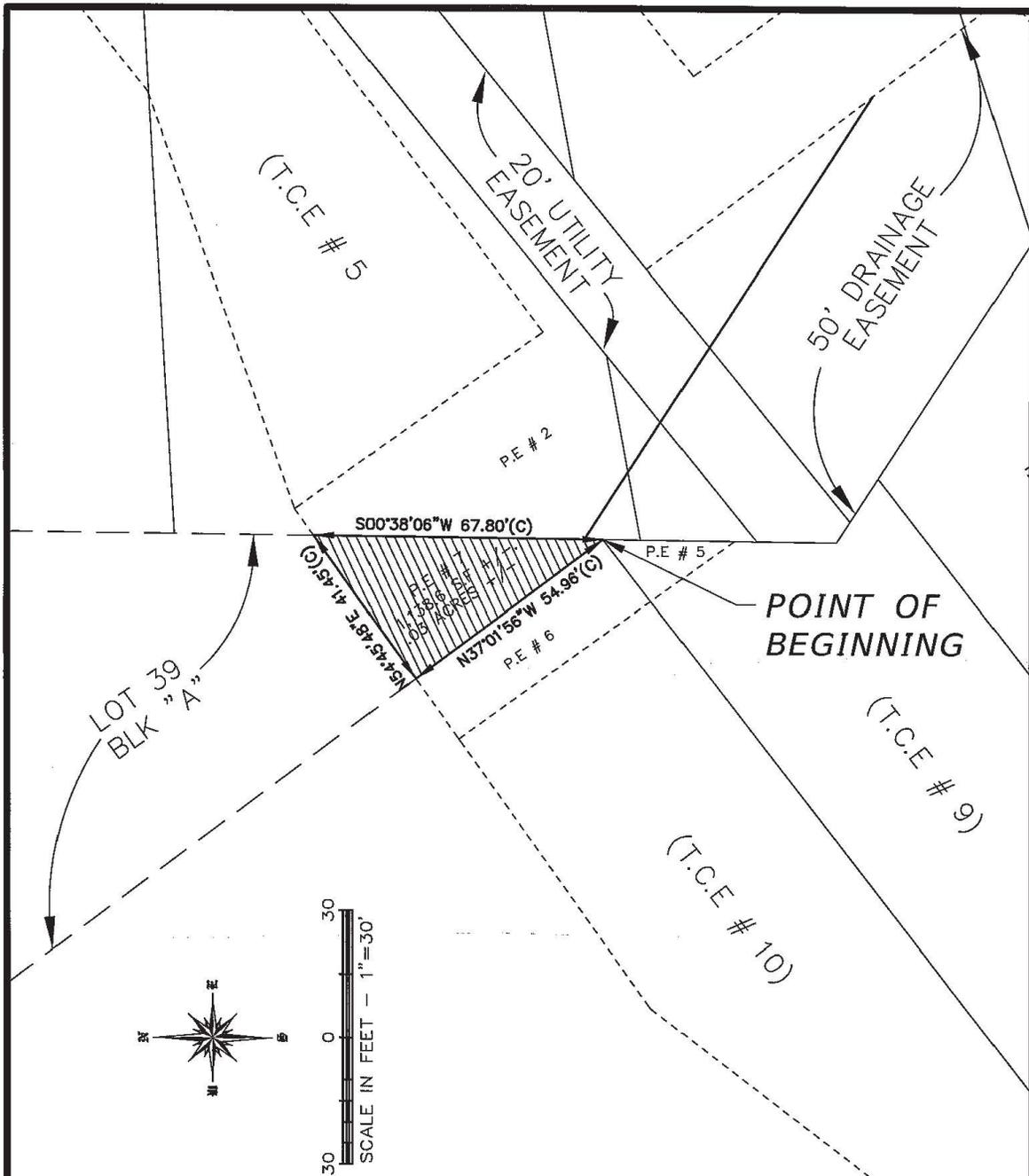
COMMENCING at the North East corner of Lot 39 Block "A" as shown on Lake Heritage Estates Subdivision plat lying in Section 8, Township 1 South, Range 2 East, Plat book 8 Page 13 recorded in Leon County, Florida said point being the **POINT OF BEGINNING**; thence North 37°01'56" West, a distance of 54.96 feet; thence North 54°45'48" East, a distance of 41.45 feet; thence South 00°38'06" West, a distance of 67.80 feet to the **POINT OF BEGINNING**.
Containing 1,138.61 square feet or 0.0261 acres, more or less.

A handwritten signature in black ink, appearing to read "J. D. Hill", is written over a horizontal line.

Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

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www.dddsinc.com



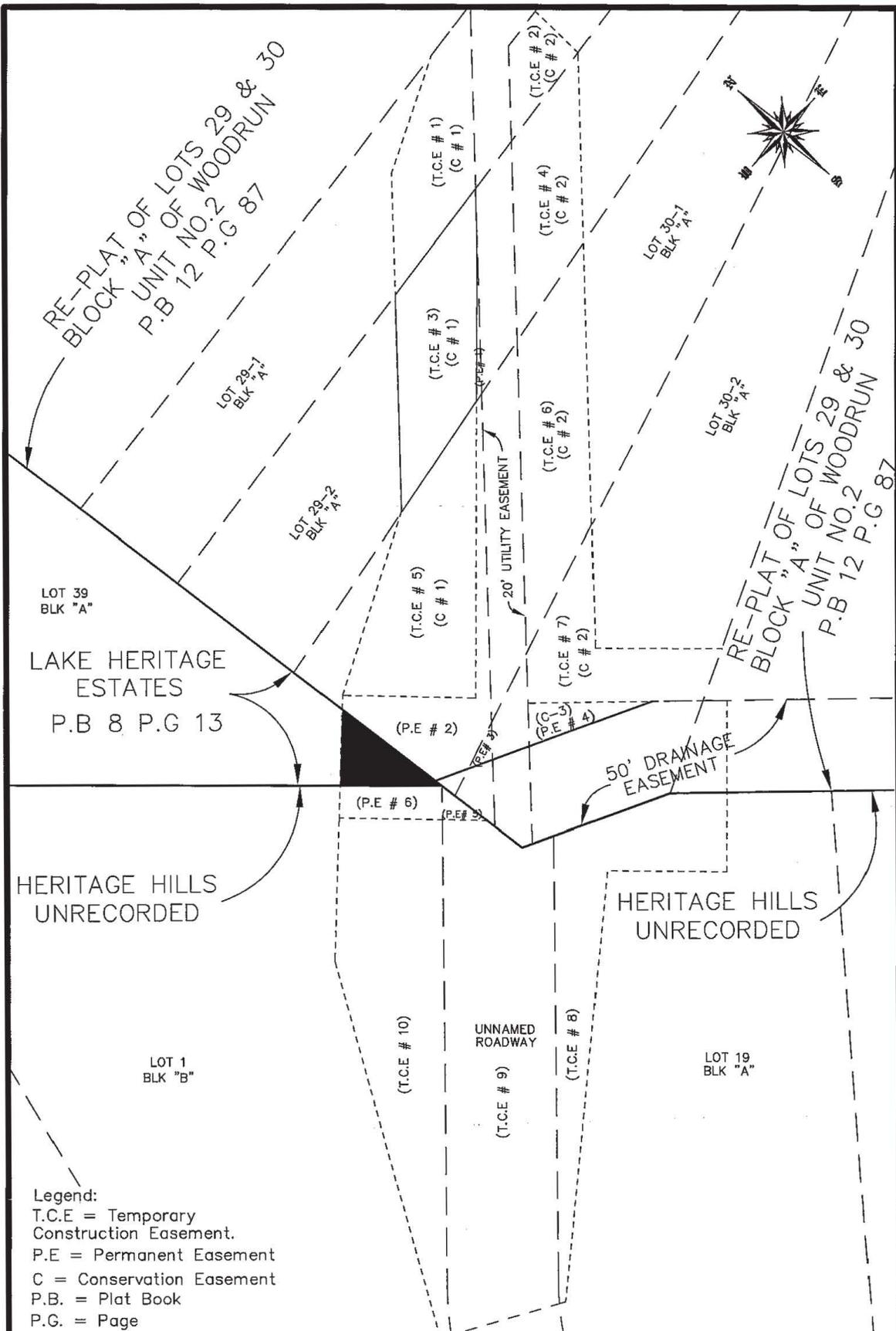
Notes:

- 1) Bearing based on East line of lot 39 BLOCK "A"
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements where created to support a drainage improvement project.

Legend:

- T.C.E = Temporary Construction Easement.
- P.E = Permanent Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE = 1" = 30'			PERMANENT DRAINAGE EASEMENT P.E # 7		
CLIENT: CDM Smith City of Tallahassee			SKETCH - NOT A SURVEY		
LOT 39 BLOCK "A" LAKE HERITAGE ESTATES SUBDIVISION PLAT BOOK 8 PAGE 13 LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	J.D.H	04/29/13
			CHECKED	P.W.N	04/29/13
SHEET 2 OF 3					



Legend:
 T.C.E = Temporary Construction Easement.
 P.E = Permanent Easement
 C = Conservation Easement
 P.B. = Plat Book
 P.G. = Page

SCALE = 1" = 60'			EASEMENT OVERVIEW		
CLIENT: CDM Smith City of Tallahassee			LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT		
			SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA		
REVISION	BY	DATE	BY	DATE	Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1238
			DRAWN	J.D.H 04/30/13	
			CHECKED	P.W.N 04/30/13	
			SHEET 3 OF 3		

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-08-000-0001, Road Right-of-Way for Heritage Hills, Unrecorded

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 31 day of July, 2013, by **HERITAGE HILLS HOMEOWNERS' ASSOCIATION, INC.**, whose post office address is 7307 Masterson Court, Tallahassee, FL 32311, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

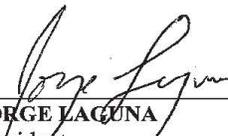
TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

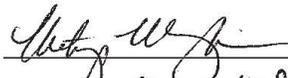
IN WITNESS WHEREOF, Grantor has caused these present to be executed in its name by its President, and its seal to be hereto affixed, attested by its Secretary, Treasurer, the date first written above.

Signed, Sealed, and Delivered
in the presence of:

HERITAGE HILLS HOMEOWNERS' ASSOCIATION, INC.


(1st Witness) Beth Frost


JORGE LAGUNA
President


(2nd Witness) Mitzi McGhin

ATTEST:

Beth Frost
BETH FROST,
Secretary, Treasurer for Heritage Hills Homeowners' Association, Inc.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged, before me this 31st day of July 2013, by Jorge Laguna, well known to me to be the President of the Heritage Hills Homeowners' Association, Inc., a Florida Corporation, on behalf of and under the authority duly vested in him by said corporation.

NOTARY PUBLIC



Signature Mitzi McGhin
Typed or printed name Mitzi McGhin
My Commission expires Aug. 25, 2016

The foregoing instrument was acknowledged, before me this 31st day of July 2013, by Beth Frost, well known to me to be the Secretary, Treasurer of the Heritage Hills Homeowners' Association, Inc., a Florida Corporation, on behalf of and under the authority duly vested in him by said corporation.

NOTARY PUBLIC



Signature Mitzi McGhin
Typed or printed name Mitzi McGhin
My Commission expires Aug. 25, 2016



3DS Project 316.001
April 26, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (5)
UN-NAMED ROADWAY**

A portion of a un-named roadway lying between lot 19 block "A" and Lot 1 Block "B" as shown in Heritage Hills Subdivision a un-recorded plat lying in Section 8, Township 1 South, Range 2 East, Leon County, Florida and being more particularly described as follows.

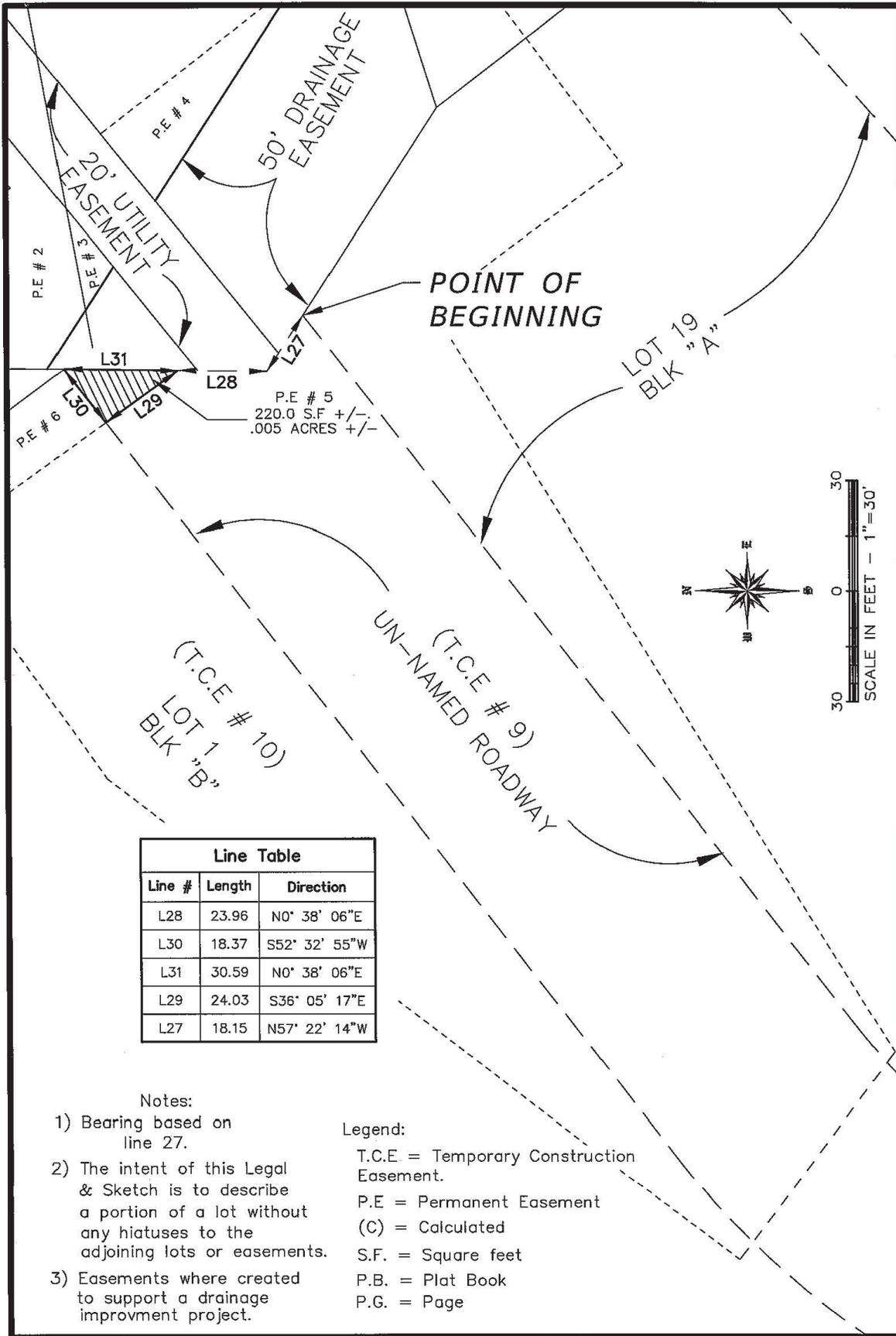
Commencing at the North West corner of lot 19 as shown in the un-recorded Heritage Hill Subdivision plat lying in Section 8, Township 1 South, Range 2 East, Leon County, Florida; thence North 57°22'14" West, a distance of 18.15 feet; thence North 00°38'06" East, a distance of 23.84 feet to the **POINT OF BEGINNING**; thence North 36°05'17" West, a distance of 24.18 feet; thence North 52°32'55" East, a distance of 18.37 feet; thence South 00°38'06" West, a distance of 30.71 feet to the to the **POINT OF BEGINNING**.
Containing 222.04 square feet or 0.0051 acres, more or less.

A handwritten signature in black ink, appearing to read "Jason D. Hill", is written over a horizontal line.

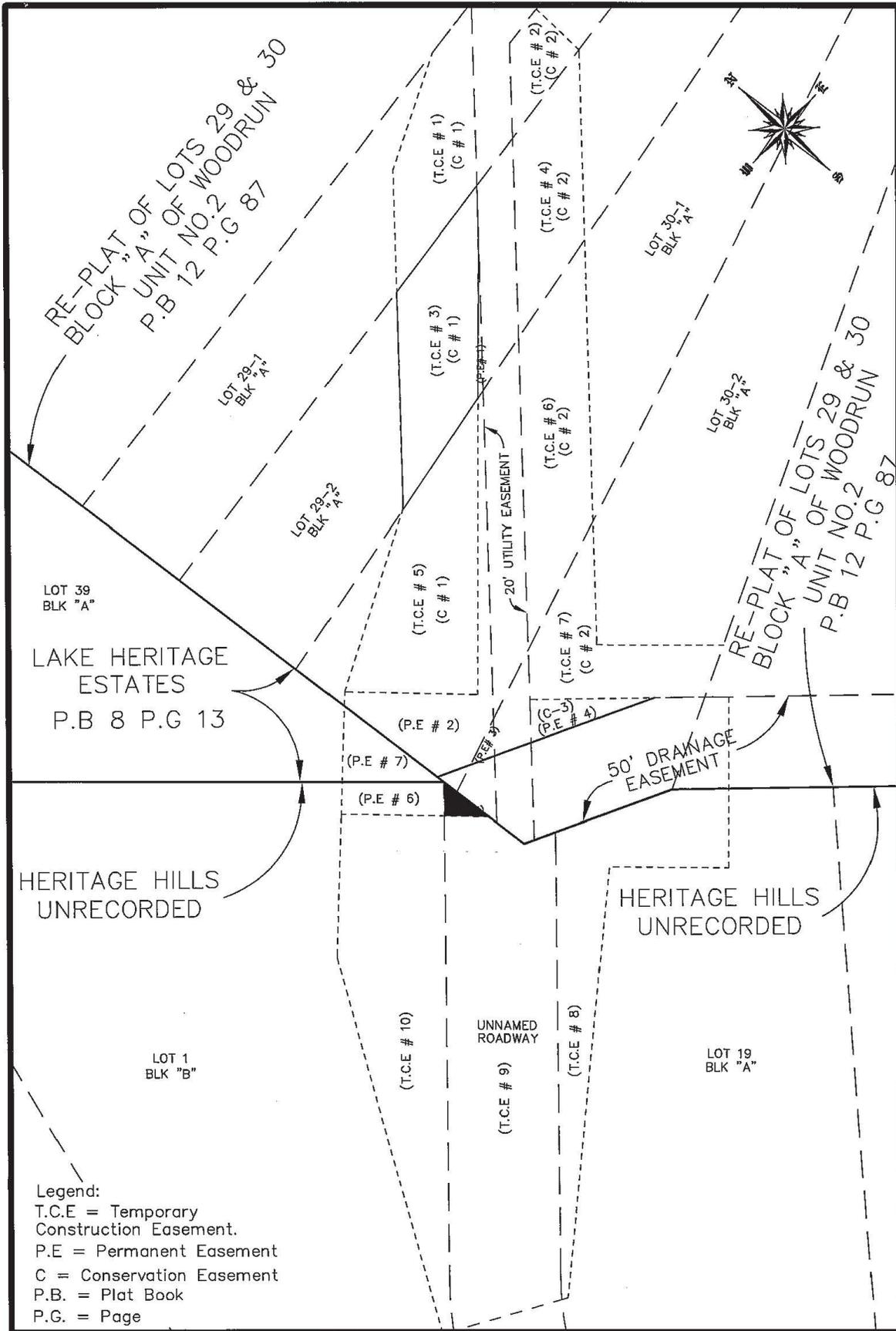
Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



SCALE = 1" = 30'			PERMANENT DRAINAGE EASEMENT (P.E # 5)		
CLIENT: CDM Smith City of Tallahassee			SKETCH - NOT A SURVEY		
			UN-NAMED ROADWAY IN UN-RECORDED HERITAGE HILLS SUBDIVISION LEON COUNTY, FLORIDA.		
REVISION	BY	DATE	BY	DATE	Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	J.D.H 04/25/13	
			CHECKED	P.W.N 04/25/13	
					SHEET 2 OF 3



Legend:
 T.C.E = Temporary Construction Easement.
 P.E = Permanent Easement
 C = Conservation Easement
 P.B. = Plat Book
 P.G. = Page

SCALE = 1" = 60'

CLIENT:
CDM Smith
 City of Tallahassee

EASEMENT OVERVIEW
 LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
 SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	J.D.H	04/30/13
CHECKED	P.W.N	04/30/13

Diversified
 Design and Drafting Services, Inc. L.B.#6844
 2374 Capital Cir. N.E Tallahassee, Florida 32308
 Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Lake Heritage Dam Rehabilitation Project
Property ID No. 32-08-08-B-0010, 2717 Masterson Lane

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT made and executed this 22 day of November, 2013, by **JOSEPH PATRICK RICHARDSON, JR.**, a single man, and **JENNIFER S. RICHARDSON**, a single woman, whose post office address is 2717 Masterson Lane, Tallahassee, FL 32311, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall structure and drains in, over, under, on, and through the following described land located in Leon County, Florida, to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantor understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals the date first above written.

Signed, sealed and delivered
in the presence of:

Carolyn C. Caliendo (Signature)

Carolyn C. Caliendo (Typed or Printed Name)

Thouda Richardson (Signature)

Rhonda Richardson (Typed or Printed Name)

Joseph Patrick Richardson, Jr. (SEAL)
JOSEPH PATRICK RICHARDSON, JR.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 22 day of November, 2013, by Joseph Patrick Richardson, Jr., who is personally known to me or who has produced Florida Drivers License as identification, and who did take an oath.

NOTARY PUBLIC



OFFICIAL SEAL
Carolyn C Caliendo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-25-2017

Signature Carolyn C Caliendo
Typed or printed name Carolyn C Caliendo
My Commission expires 10-25-2017

18.2

Signed, sealed and delivered
in the presence of:

John W. Hicks (Signature)

John W. Hicks (Typed or Printed Name)

Jordan Park (Signature)

Jordan Park (Typed or Printed Name)

JENNIFER S. RICHARDSON (SEAL)

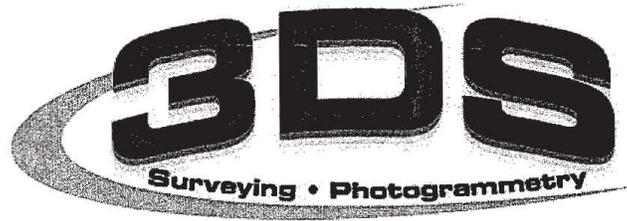
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 17 day of Oct 2013, by Jennifer S. Richardson, who is personally known to me or who has produced _____ as identification, and who did take an oath.

NOTARY PUBLIC

Signature Bernadette Adams
Typed or printed name Bernadette Adams
My Commission expires 6-26-14





3DS Project 316.001
April 29, 2013
Sheet 1 of 3

**PERMANENT DRAINAGE EASEMENT (6)
LOT 1**

A portion of the Lot 1 Block "B" as shown in Heritage Hills Subdivision a un-recorded plat lying in Section 8, Township 1 South, Range 2 East, Leon County, Florida and being more particularly described as follows.

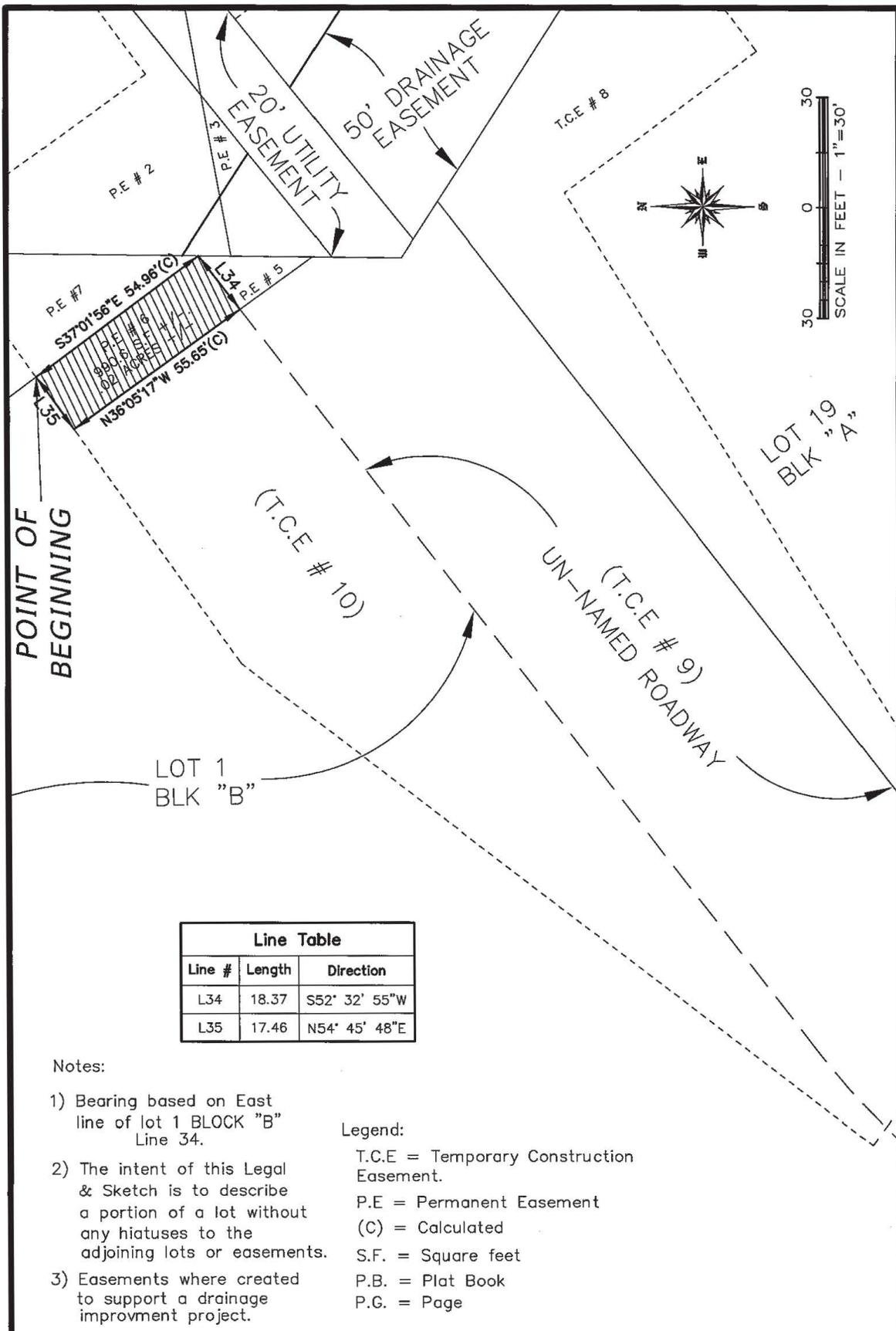
COMMENCING at the North East corner of lot 1 Block "B" as shown in the un-recorded Heritage Hill Subdivision plat lying in Section 8, Township 1 South, Range 2 East, Leon County, Florida; said point being the **POINT OF BEGINNING**; thence South 37°01'56" East, a distance of 54.96 feet; thence South 52°32'55" West, a distance of 18.37 feet; thence North 36°05'17" West, a distance of 55.65 feet; thence North 54°45'48" East, a distance of 17.46 feet to the **POINT OF BEGINNING**.
Containing 990.60 square feet or 0.0227 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



Line Table		
Line #	Length	Direction
L34	18.37	S52° 32' 55"W
L35	17.46	N54° 45' 48"E

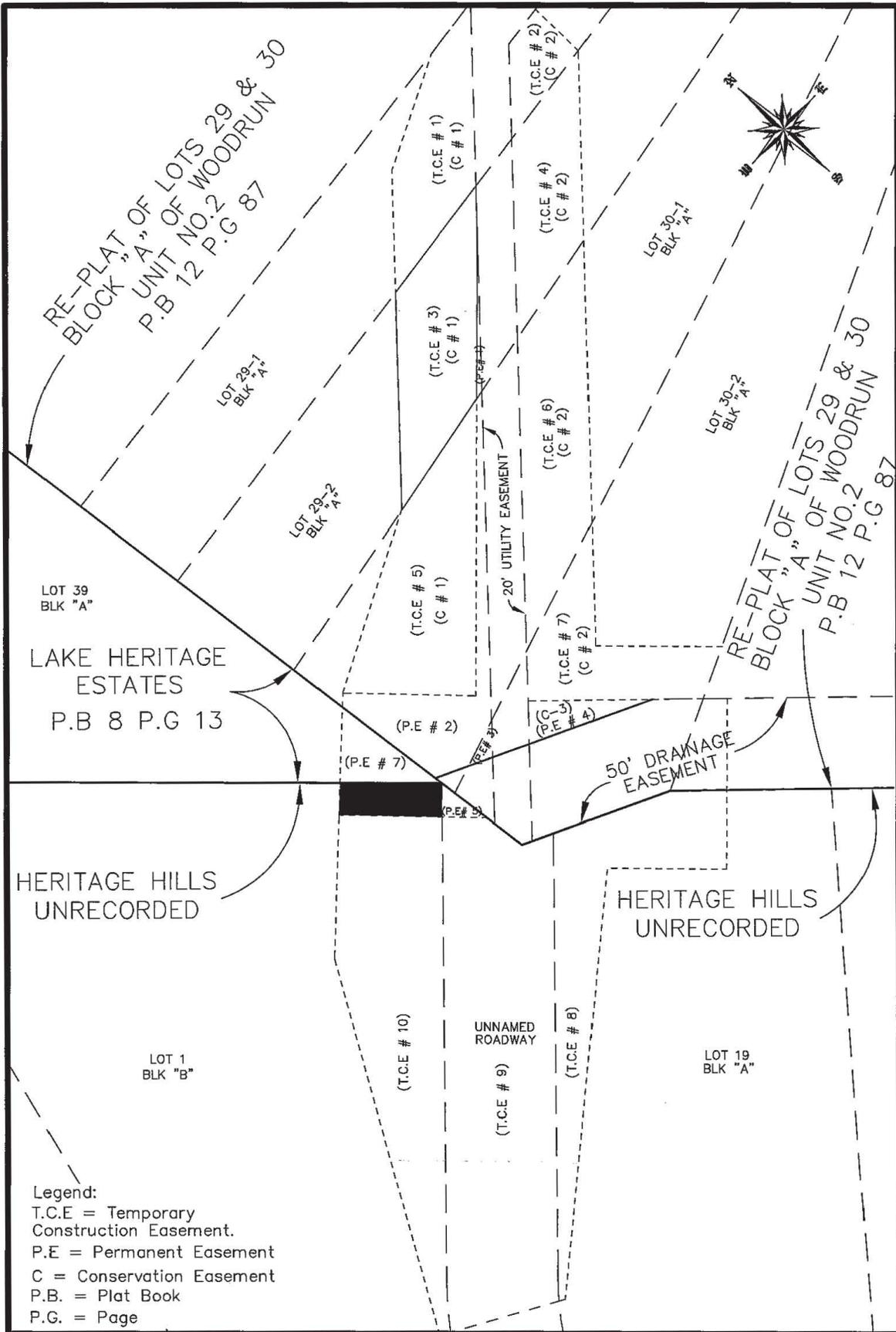
Notes:

- 1) Bearing based on East line of lot 1 BLOCK "B" Line 34.
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- T.C.E = Temporary Construction Easement.
- P.E = Permanent Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE = 1" = 30'		PERMANENT DRAINAGE EASEMENT P.E # 6	
CLIENT: CDM Smith City of Tallahassee		SKETCH - NOT A SURVEY	
		LOT 1 BLOCK "B" IN UN-RECORDED HERITAGE HILLS SUBDIVISION LEON COUNTY, FLORIDA	
REVISION	BY	DATE	
DRAWN	J.D.H	04/29/13	Diversified Design and Drafting Services, Inc. L.B.#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
CHECKED	P.W.N	04/29/13	
			SHEET 2 OF 3



Legend:
 T.C.E = Temporary Construction Easement.
 P.E = Permanent Easement
 C = Conservation Easement
 P.B. = Plat Book
 P.G. = Page

SCALE = 1" = 60'

CLIENT:
CDM Smith
 City of Tallahassee

REVISION	BY	DATE

EASEMENT OVERVIEW
 LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
 SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

	BY	DATE
DRAWN	J.D.H	04/30/13
CHECKED	P.W.N	04/30/13

Diversified
 Design and Drafting Services, Inc. LB#6844
 2374 Capital Cir. N.E Tallahassee, Florida 32308
 Phone: (850)385-1133 Fax: (850)385-1236

3DS
 SHEET 3 OF 3

This instrument prepared by:
Herbert W.A. Thiele, Esq.
Leon County Attorney
301 S. Monroe Street; Suite 202
Tallahassee, Florida 32301

Parcel ID's: 320885 A0291
320885 A0292
320885 A0301
320885 A0302

PARTIAL RELEASE, QUITCLAIM, AND TERMINATION OF CONSERVATION EASEMENTS

THIS INDENTURE, made this ____ day of June, 2014, by **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose post office address is 301 South Monroe Street, Tallahassee, Florida 32301, party of the first part, and **BERTHA L. BRUCE**, whose mailing address is 3433 Blue Jay Drive, Tallahassee, FL 32305, **DEIRDRE R. CROMARTIE**, whose mailing address is 2528 Chateau Lane, Tallahassee, FL 32311, and **RONALD G. TICE and BARBARA J. TICE**, husband and wife, whose mailing address is 2007 Hill N Dale North, Tallahassee, FL 32317, collectively as parties of the second part.

WITNESSETH

WHEREAS, the parties of the second part are the fee simple owners, respectively, of the following parcels of real property lying within the Re-Plat of Lots 29 & 30, Block "A" of Woodrun East Unit No. 2, as recorded at Plat Book 12, Page 39, Official Records of Leon County, Florida, and further identified as: Parcel ID's: 320885 A0291 and 320885 A0292 (Bruce); 320885 A0301 (Cromartie); and 320885 A0302 (Tice) (hereinafter referred to collectively as the "Owner Parcels"); and

WHEREAS, the Owner Parcels are encumbered by those certain conservation easements granted unto the party of the first part on August 4, 1997 by virtue of the Conservation Easement recorded at O.R. Book 2106, Page 569, Official Records of Leon County, Florida, and identified therein as Conservation Easement No. 1 and Conservation Easement No. 2 (collectively the "Conservation Easements"); and

WHEREAS, said party of the first part wishes to partially release and quitclaim unto the parties of the second part, and thereby terminate, certain portions of the Conservation Easements lying within the Owner Parcels.

NOW THEREFORE, said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns, all right, title, interest, claim and demand which the party of the first part has in and to the portions of the Conservation Easements lying within the boundaries of the Owner Parcels as depicted by the Abandonment Conservation Easements in the attached **Composite Exhibit "A"**, lying and being in Leon County, Florida.

TO HAVE AND TO HOLD THE SAME, together with all and singular appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, tight, title, interest, and

claim whatsoever of the said party of the first part, in law or in equity, to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns, forever and that portion of the Conservation Easements shall hereinafter be terminated and of no further effect, but only to the extent described hereinabove.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

LEON COUNTY, FLORIDA

By: _____
Kristin Dozier, Chairman
Board of County Commissioners

ATTESTED BY:
BOB INZER, CLERK OF THE COURT
LEON COUNTY, FLORIDA

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

BY: _____
CLERK

By: _____
Herbert W.A. Thiele, Esq.
County Attorney

Composite Exhibit "A"



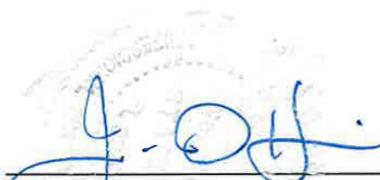
3DS Project 316.001
April 8, 2014
Sheet 1 of 3

ABANDONMENT CONSERVATION EASEMENT (1A) LOT 29-1

A portion of the lot 29-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 29-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence South $89^{\circ}31'46''$ East, a distance of 311.28 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 34.50 feet; thence South $51^{\circ}22'44''$ West, a distance of 99.50 feet; thence South $89^{\circ}47'13''$ West, a distance of 72.59 feet; thence North $51^{\circ}24'46''$ East, a distance of 66.50 feet; thence North $71^{\circ}38'40''$ East, a distance of 67.27 feet to the **POINT OF BEGINNING**.

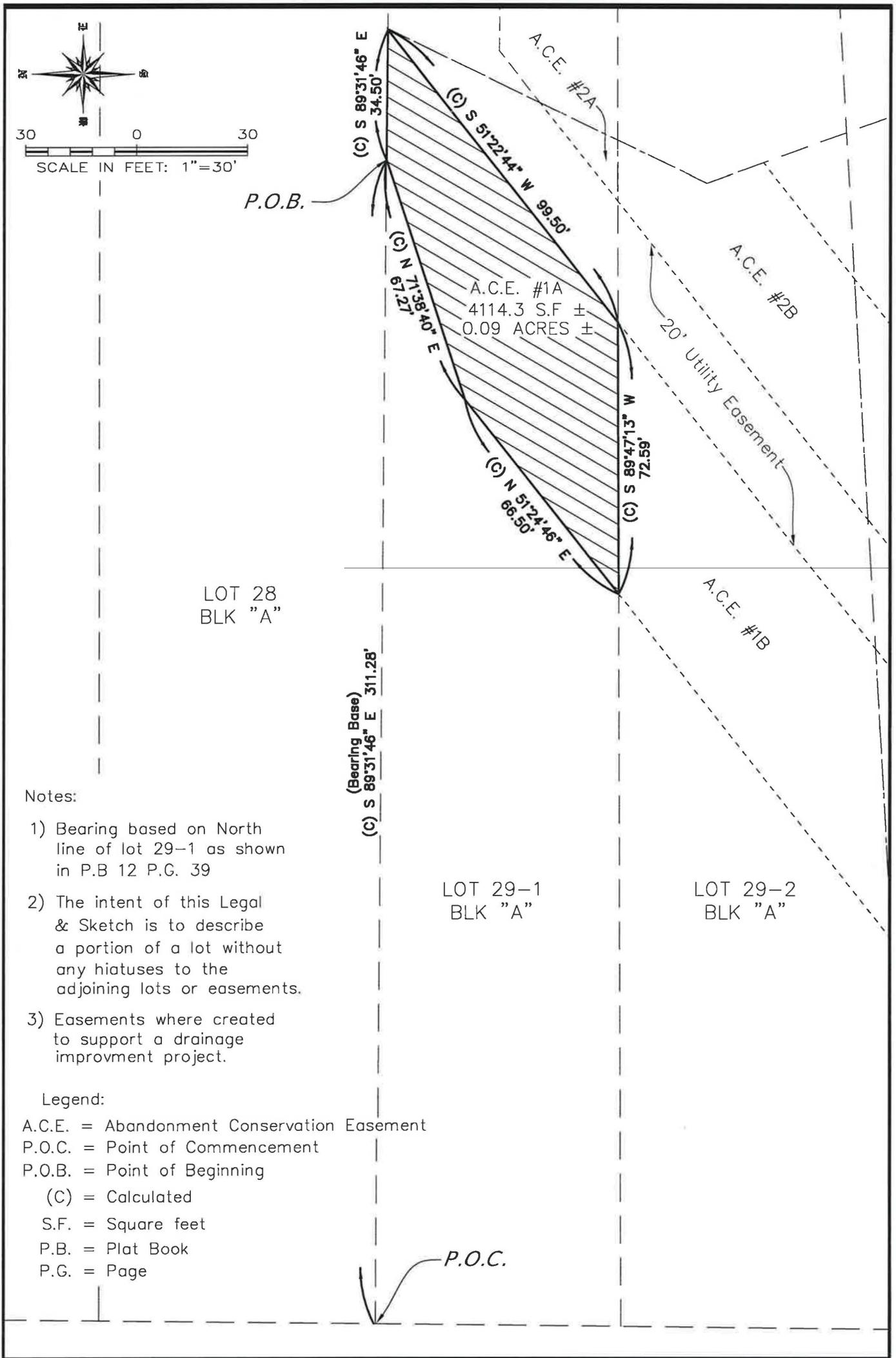
Containing 4,114.31 square feet or 0.0944 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



Notes:

- 1) Bearing based on North line of lot 29-1 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- A.C.E. = Abandonment Conservation Easement
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 30'			Abandonment Conservation Easement # 1A		
CLIENT: CDM Smith City of Tallahassee			SKETCH – NOT A SURVEY		
LOT 29-1 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	
			DRAWN	JLG	04/09/14
			CHECKED	JDH	04/14/14
			Diversified Design and Drafting Services, Inc. LB#6844 <small>2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236</small>		
					SHEET 2 OF 3



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #2B

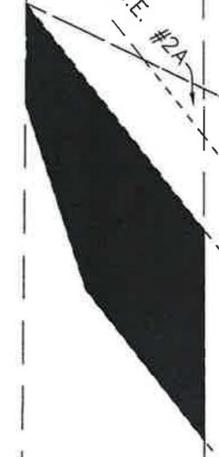
A.C.E. #1B

A.C.E. #2C

A.C.E. #2D

A.C.E. #1C

A.C.E. #1D



Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
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2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3



3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (2A)
LOT 29-1**

A portion of the lot 29-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

COMMENCING at the North West corner of Lot 29-1 Block "A" as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East; thence South $89^{\circ}31'46''$ East, a distance of 346.06 feet; thence South $25^{\circ}29'23''$ West, a distance of 45.40 feet to the to the **POINT OF BEGINNING**; thence continue southerly along said line, a distance of 23.21 feet; thence South $89^{\circ}47'13''$ West, a distance of 16.31 feet; thence North $51^{\circ}22'44''$ East, a distance of 33.66 feet to the **POINT OF BEGINNING**.
Containing 170.58 square feet or 0.0039 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
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www.dddsinc.com



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #1A

A.C.E. #2B

A.C.E. #1B

A.C.E. #2C

A.C.E. #2D

A.C.E. #1C

A.C.E. #1D

20' Utility Easement

50' Drainage Easement

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3



3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (1B)
LOT 29-2**

A portion of the lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

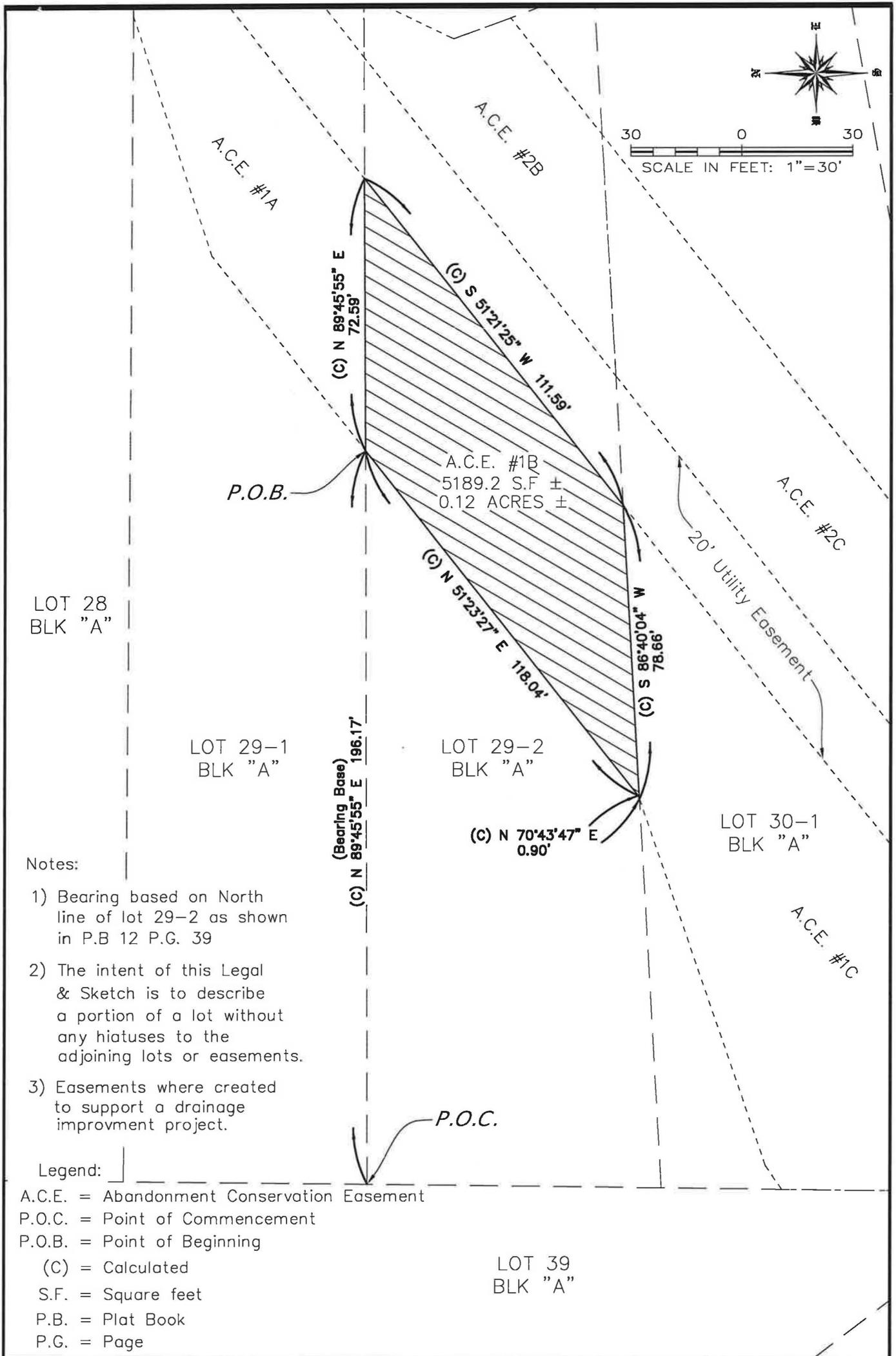
Commencing at the North West corner of lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North $89^{\circ}45'55''$ East, a distance of 196.17 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 72.59 feet; thence South $51^{\circ}21'25''$ West, a distance of 111.59 feet; thence South $86^{\circ}40'04''$ West, a distance of 78.66 feet; thence North $70^{\circ}43'47''$ East, a distance of 0.90 feet; thence North $51^{\circ}23'27''$ East, a distance of 118.04 feet to the **POINT OF BEGINNING**.
Containing 5,189.24 square feet or 0.1191 acres, more or less

A handwritten signature in blue ink, appearing to read "J. D. Hill", is written over a faint, circular official seal of the State of Florida. The seal contains the text "STATE OF FLORIDA" and "SURVEYOR AND MAPPER".

Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

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LOT 28
BLK "A"

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 39
BLK "A"

Notes:

- 1) Bearing based on North line of lot 29-2 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- A.C.E. = Abandonment Conservation Easement
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 30'
CLIENT:
CDM Smith
City of Tallahassee

Abandonment Conservation Easement # 1B
SKETCH - NOT A SURVEY
LOT 29-2 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2
PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.

REVISION	BY	DATE	BY	DATE
	DRAWN	JLG	04/09/14	
	CHECKED	JDH	04/14/14	

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236





RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A
A.C.E. #1A

A.C.E. #2B

A.C.E. #2C

A.C.E. #2D

A.C.E. #1C

A.C.E. #1D

20' Utility Easement

50' Drainage Easement

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE	BY	DATE
			DRAWN	JLG 04/09/14
			CHECKED	JDH 04/14/14

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E. Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3



3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (2B)
LOT 29-2**

A portion of the lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 29-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 89°45'55" East, a distance of 300.95 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 16.31 feet; thence South 25°28'05" West, a distance of 26.82 feet; thence South 19°48'17" East, a distance of 16.22 feet; thence South 51°23'09" West, a distance of 39.51 feet; thence South 86°40'04" West, a distance of 64.32 feet; thence North 51°22'25" East, a distance of 108.58 feet to the **POINT OF BEGINNING**.

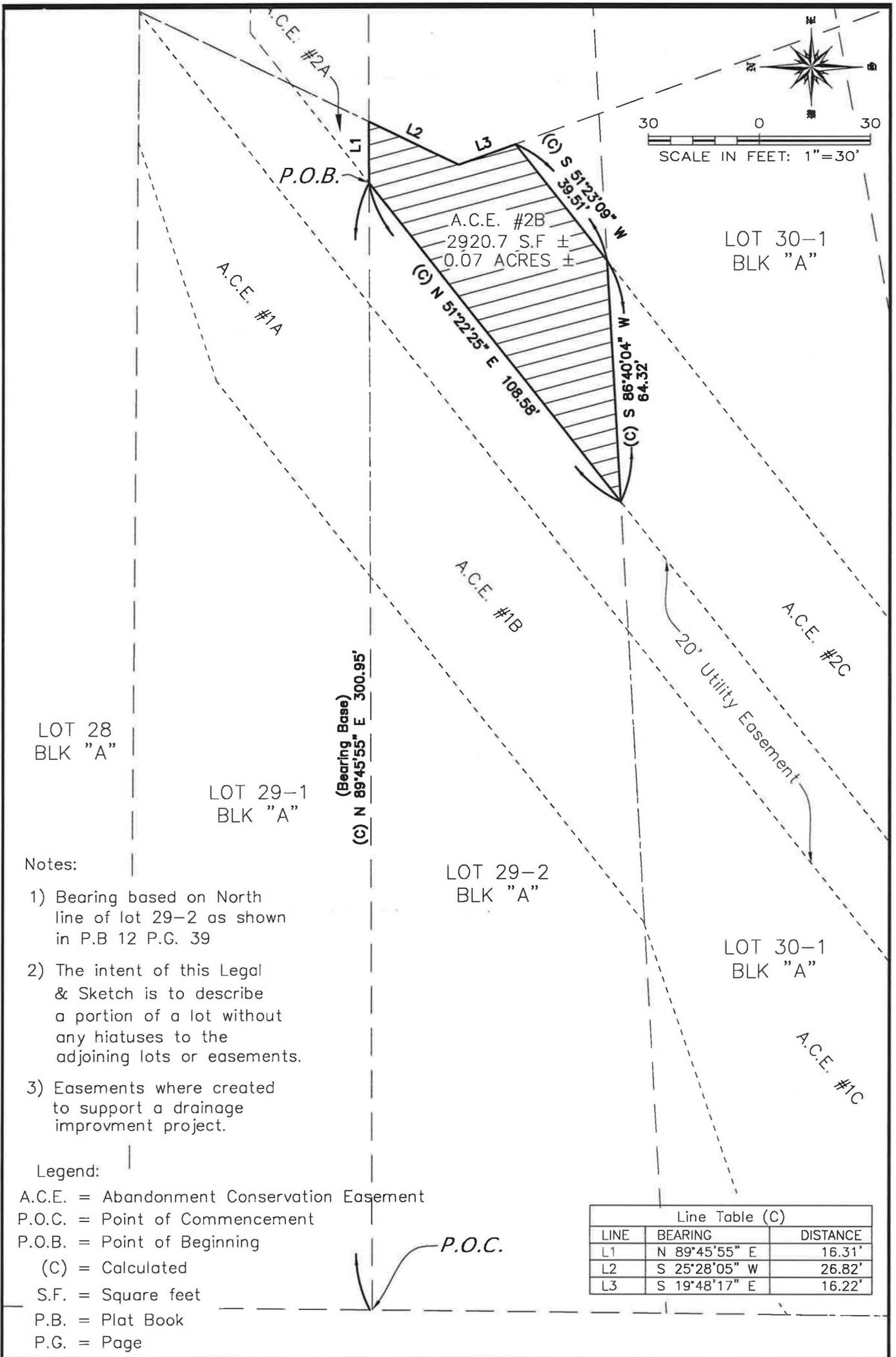
Containing 2920.67 square feet or 0.0670 acres, more or less.

A handwritten signature in blue ink, appearing to read "J. Hill", is written over a faint circular professional seal. The seal contains the text "PROFESSIONAL SURVEYOR AND MAPPER" and "FLORIDA" around the perimeter.

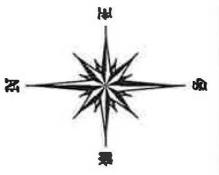
Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

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2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



SCALE 1" = 30'		Abandonment Conservation Easement # 2B	
CLIENT: CDM Smith City of Tallahassee		SKETCH - NOT A SURVEY	
LOT 29-2 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.			
REVISION	BY	DATE	
DRAWN	JLG	04/09/14	Diversified Design and Drafting Services, Inc. LB#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
CHECKED	PN	04/14/14	



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 30-2
BLK "A"

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #1A

A.C.E. #1B

A.C.E. #2C

A.C.E. #2D

A.C.E. #1C

A.C.E. #1D

20' Utility Easement

50' Drainage Easement

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:
CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E. Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236





3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (1C)
LOT 30-1**

A portion of the lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 86°41'19" East, a distance of 104.10 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 78.66 feet; thence South 51°22'41" West, a distance of 179.12 feet; thence South 79°35'58" West, a distance of 28.00 feet; thence North 57°22'15" West, a distance of 19.04 feet; thence North 00°38'05" East, a distance of 63.39 feet; thence North 54°45'47" East, a distance of 7.70 feet; thence North 70°45'02" East, a distance of 103.80 feet to the **POINT OF BEGINNING**.

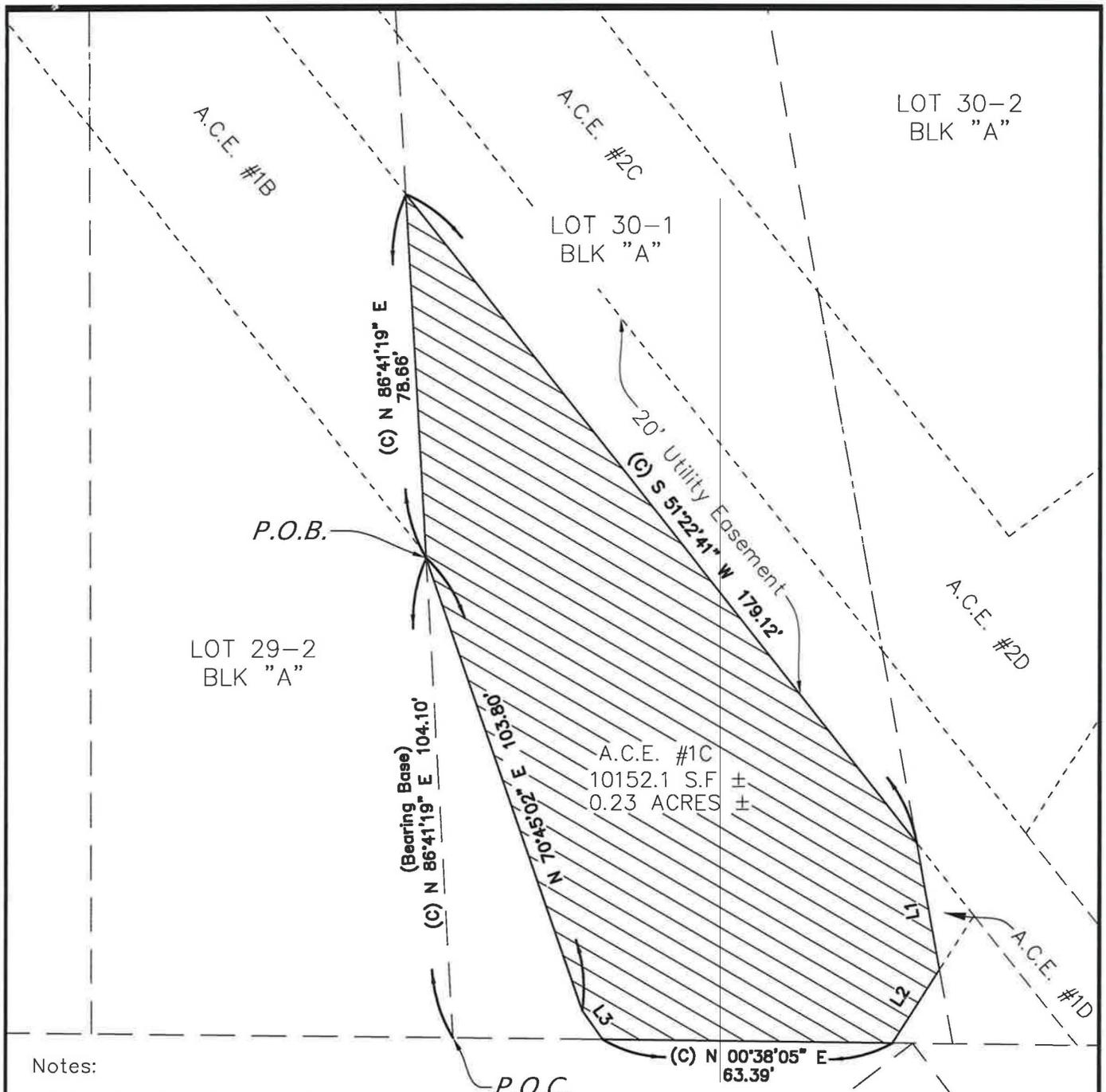
Containing 10152.10 square feet or 0.2330 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



Notes:

- 1) Bearing based on North line of lot 30-1 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- A.C.E. = Abandonment Conservation Easement
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

Line Table (C)		
LINE	BEARING	DISTANCE
L1	S 79°35'58" W	28.00'
L2	N 57°22'15" W	19.04'
L3	N 54°45'47" E	7.70'



SCALE 1" = 30'			Abandonment Conservation Easement # 10		
CLIENT: CDM Smith City of Tallahassee			SKETCH – NOT A SURVEY		
LOT 30-1 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	JLG 04/09/14	
			CHECKED	JDH 04/14/14	
					SHEET 2 OF 3



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #1A

A.C.E. #2B

A.C.E. #1B

A.C.E. #2C

A.C.E. #2D

A.C.E. #1C

20' Utility Easement

50' Drainage Easement

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3

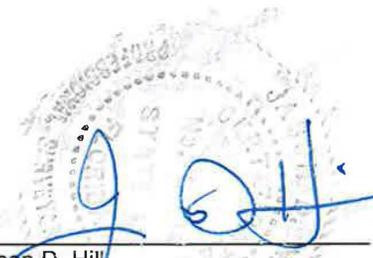


3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (2C)
LOT 30-1**

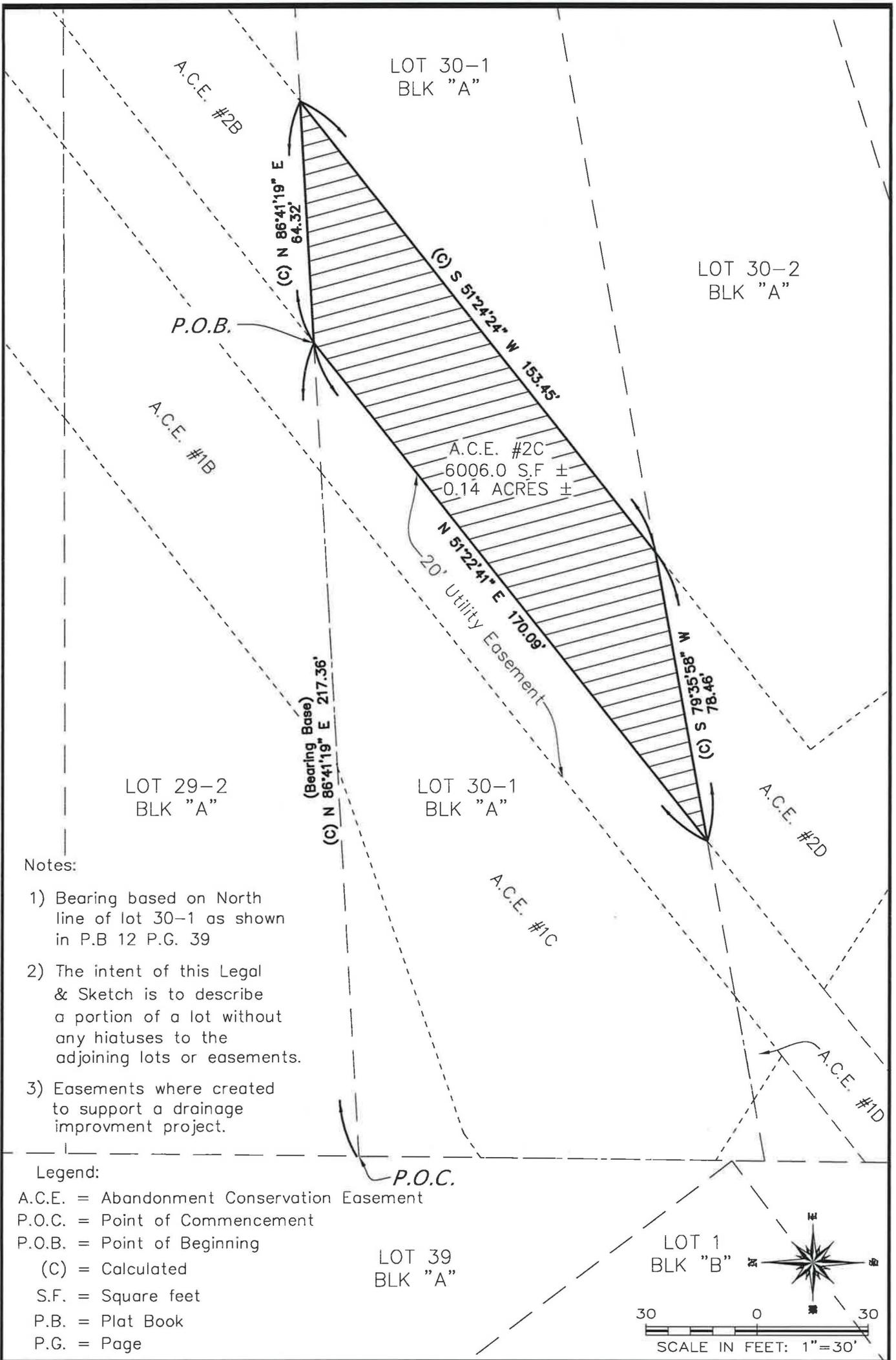
A portion of the lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 30-1 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 86°41'19" East, a distance of 217.36 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 64.32 feet; thence South 51°24'24" West, a distance of 153.45 feet; thence South 79°35'58" West, a distance of 78.46 feet; thence North 51°22'41" East, a distance of 170.09 feet to the **POINT OF BEGINNING**.
Containing 6,005.95 square feet or 0.1378 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**

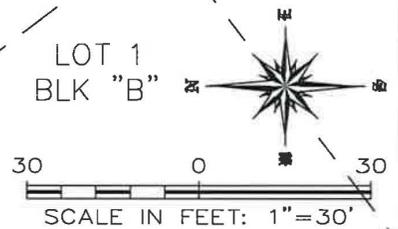


Notes:

- 1) Bearing based on North line of lot 30-1 as shown in P.B 12 P.G. 39
- 2) The intent of this Legal & Sketch is to describe a portion of a lot without any hiatuses to the adjoining lots or easements.
- 3) Easements were created to support a drainage improvement project.

Legend:

- A.C.E. = Abandonment Conservation Easement
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page



SCALE 1" = 30'			Abandonment Conservation Easement # 2C		
CLIENT: CDM Smith City of Tallahassee			SKETCH – NOT A SURVEY		
LOT 30-1 BLOCK "A" OF RE-PLAT OF WOODRUN EAST UNIT NO.2 PLAT BOOK 12 PAGE 39 RECORDED IN LEON COUNTY, FLORIDA.					
REVISION	BY	DATE	BY	DATE	Diversified Design and Drafting Services, Inc. LB#6844 <small>2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236</small>
			DRAWN	JLG 04/09/14	
			CHECKED	JDH 04/14/14	
SHEET 2 OF 3					



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #1A

A.C.E. #2B

A.C.E. #1B

20' Utility Easement

A.C.E. #2D

A.C.E. #1C

50' Drainage Easement

A.C.E. #1D

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
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2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3



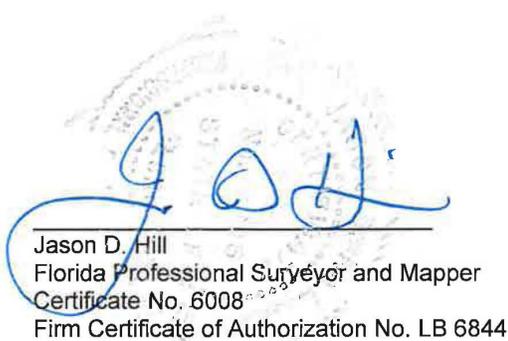
3DS Project 316.001
April 4, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (1D)
LOT 30-2**

A portion of the lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida; lying in Section 8, Township 1 South, Range 2 East and being more particularly described as follows.

Commencing at the North West corner of lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 79°36'00" East, a distance of 16.45 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 28.00 feet; thence South 51°22'43" West, a distance of 20.17 feet; thence North 57°22'13" West, a distance of 13.98 feet to the **POINT OF BEGINNING**.

Containing 133.48 square feet or 0.0031 acres, more or less.



Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER**



RE-PLAT OF LOTS 29 & 30
BLOCK "A" OF WOODRUN UNIT NO. 2
P.B. 12, P.G. 87

LOT 28 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 31 BLK "A"
WOODRUN EAST UNIT NO. 2
P.B. 9, P.G. 87

LOT 29-1
BLK "A"

LOT 29-2
BLK "A"

LOT 30-1
BLK "A"

LOT 30-2
BLK "A"

LOT 19
BLK "A"

LOT 39 BLK "A"
LAKE HERITAGE ESTATES
P.B. 8, P.G. 13

LOT 1
BLK "B"

UNNAMED
ROADWAY

HERITAGE HILLS UNRECORDED

A.C.E. #2A

A.C.E. #1A

A.C.E. #2B

A.C.E. #1B

A.C.E. #2C

A.C.E. #1C

A.C.E. #2D

A.C.E. #1D

20' Utility Easement

50' Drainage Easement

Legend:

- A.C.E. = Abandonment Conservation Easement
- (C) = Calculated
- S.F. = Square feet
- P.B. = Plat Book
- P.G. = Page

SCALE 1" = 60'

CLIENT:

CDM Smith
City of Tallahassee

EASEMENT OVERVIEW
LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA

REVISION	BY	DATE

	BY	DATE
DRAWN	JLG	04/09/14
CHECKED	JDH	04/14/14

Diversified
Design and Drafting Services, Inc. LB#6844
2374 Capital Cir. N.E Tallahassee, Florida 32308
Phone: (850)385-1133 Fax: (850)385-1236



SHEET 3 OF 3



3DS Project 316.001
April 8, 2014
Sheet 1 of 3

**ABANDONMENT CONSERVATION EASEMENT (2D)
LOT 30-2**

A portion of the lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida and being more particularly described as follows.

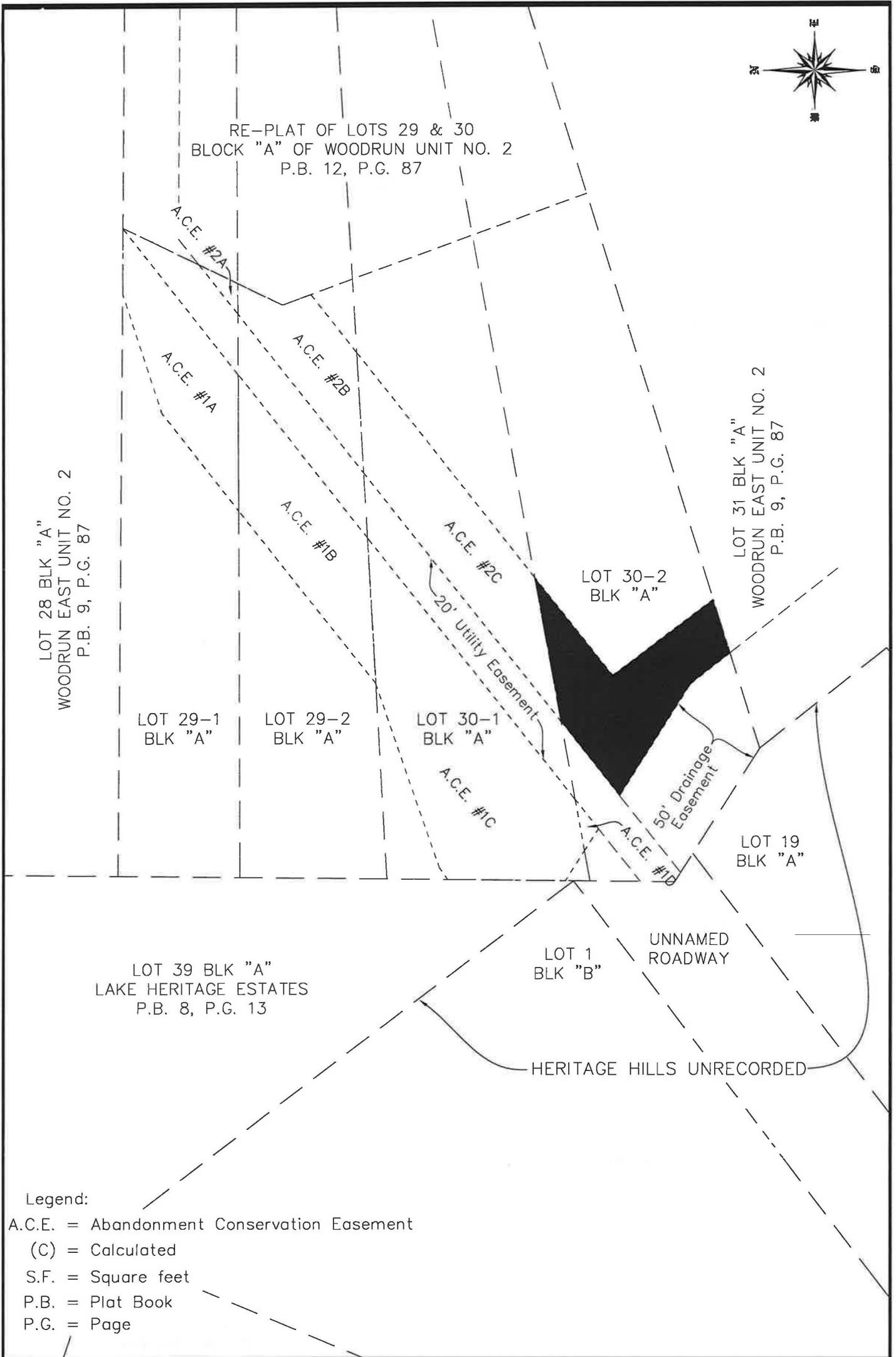
Commencing at the North West corner of lot 30-2 as shown on the re-plat of lot 29 & 30, Block "A" of Woodrun East Unit 2 recorded in Plat Book 12 Page 39 in the public records of Leon County, Florida: thence North 79°36'00" East, a distance of 86.74 feet to the **POINT OF BEGINNING**; thence continue easterly along said line, a distance of 78.46 feet; thence South 51°24'26" West, a distance of 67.28 feet; thence South 36°54'43" East, a distance of 67.91 feet; thence South 72°29'47" West, a distance of 30.11 feet; thence North 37°57'55" West, a distance of 27.21 feet; thence North 57°22'13" West, a distance of 70.65 feet; thence North 51°22'43" East, a distance of 50.65 feet to the **POINT OF BEGINNING**.
Containing 4,885.99 square feet or 0.1122 acres, more or less.



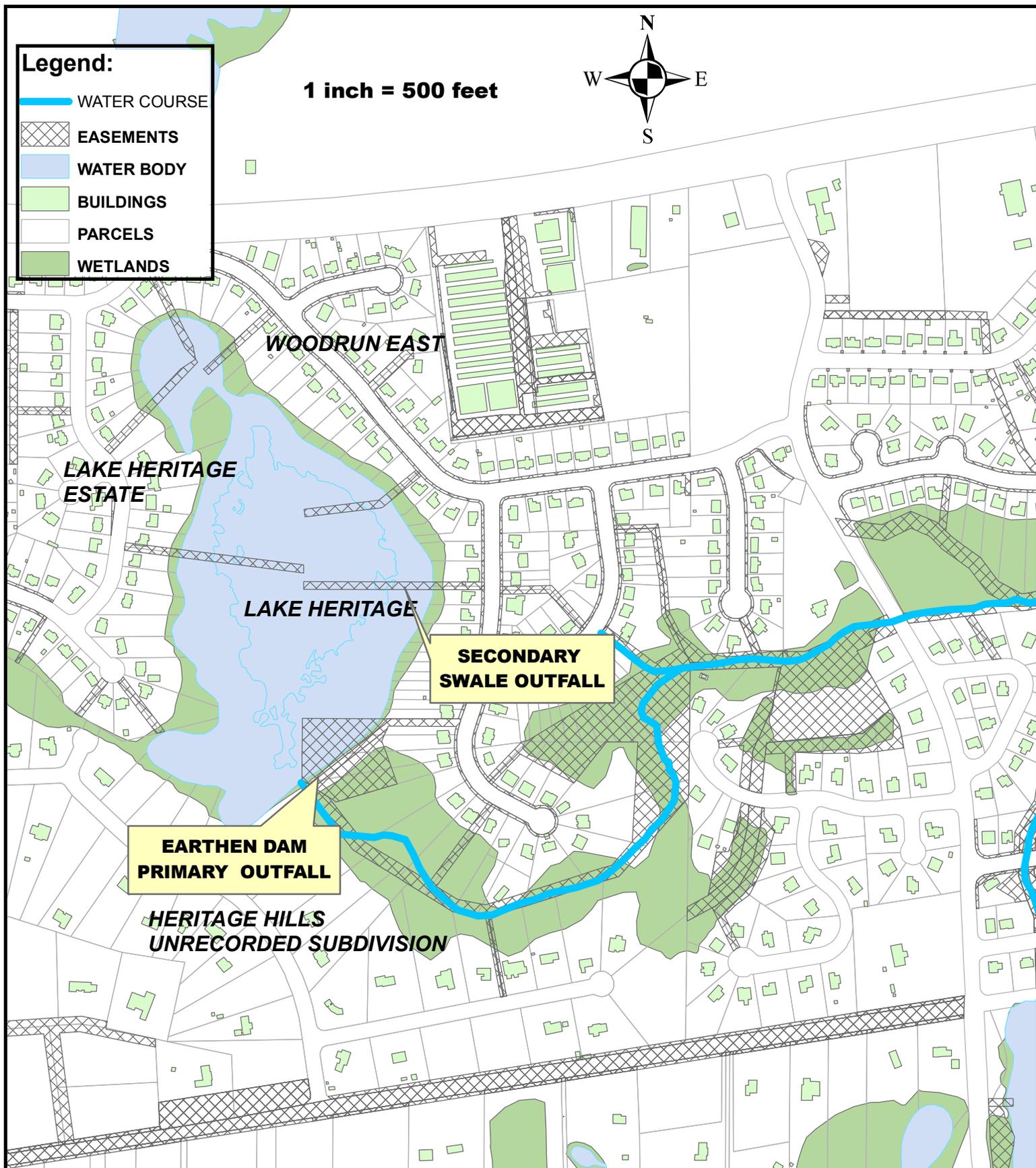
Jason D. Hill
Florida Professional Surveyor and Mapper
Certificate No. 6008
Firm Certificate of Authorization No. LB 6844

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FLORIDA LICENSED SURVEYOR AND MAPPER**

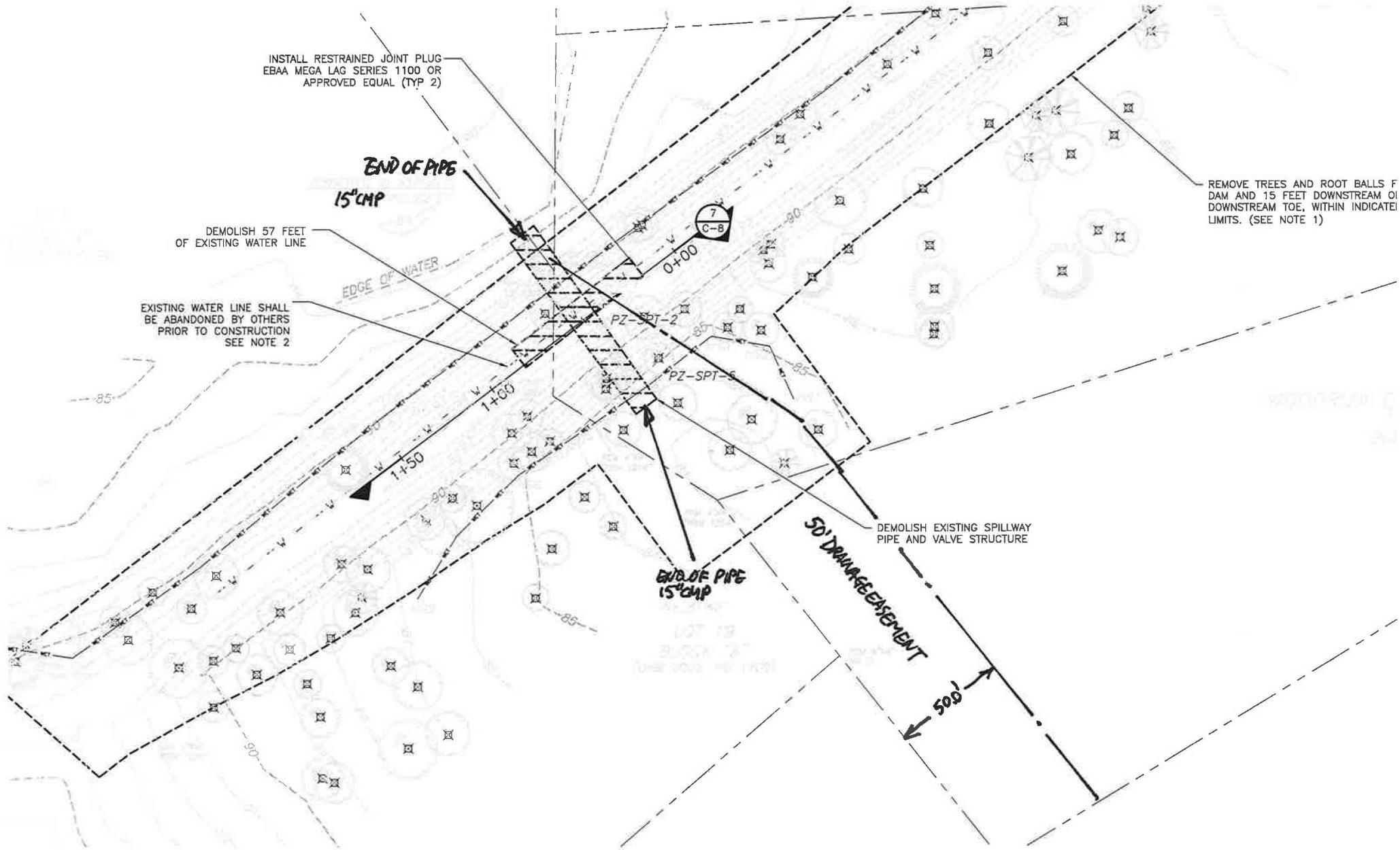
Diversified Design & Drafting Services, Inc.
2374 Capital Circle NE, Tallahassee, FL 32308 Phone: 850-385-1133 Fax: 850-385-1236
www.dddsinc.com



SCALE 1" = 60'			EASEMENT OVERVIEW		
CLIENT: CDM Smith City of Tallahassee			LAKE HERITAGE DRAINAGE IMPROVEMENT PROJECT		
SECTION 8, T-1-S, R-2-E LEON COUNTY, FLORIDA			Diversified		
REVISION	BY	DATE	BY	DATE	Design and Drafting Services, Inc. LB#6844 2374 Capital Cir. N.E Tallahassee, Florida 32308 Phone: (850)385-1133 Fax: (850)385-1236
			DRAWN	JLG	04/09/14
			CHECKED	JDH	04/14/14
					SHEET 3 OF 3



PROJECT LOCATION MAP LAKE HERITAGE DAM IMPROVEMENTS



EXISTING WATER LINE SHALL BE ABANDONED BY OTHERS PRIOR TO CONSTRUCTION SEE NOTE 2

DEMOLISH 57 FEET OF EXISTING WATER LINE

INSTALL RESTRAINED JOINT PLUG EBAA MEGA LAG SERIES 1100 OR APPROVED EQUAL (TYP 2)

END OF PIPE 15" CMP

EDGE OF WATER

END OF PIPE 15" CMP

DEMOLISH EXISTING SPILLWAY PIPE AND VALVE STRUCTURE

50' DRAINAGE EASEMENT

500'

REMOVE TREES AND ROOT BALLS FROM DAM AND 15 FEET DOWNSTREAM OF DOWNSTREAM TOE, WITHIN INDICATED LIMITS. (SEE NOTE 1)

**Leon County
Board of County Commissioners**

Notes for Agenda Item #10

Leon County Board of County Commissioners

Cover Sheet for Agenda #10

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Status Report on 2014 Water Projects Funding

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E, Director, Public Works & Community Development Kathy Burke, P.E., Director, Engineering Services
Lead Staff/ Project Team:	Theresa B. Heiker, P.E., Stormwater Management Coordinator

Fiscal Impact:

This item has no current fiscal impact. However, if projects are selected by the Northwest Florida Management District for funding, a 50% County match would be required.

Staff Recommendation:

Option #1: Accept status report on the 2014 water projects funding.

Report and Discussion

Background:

Leon County submitted five water project funding requests to the Legislature and the Northwest Florida Water Management District during the 2014 Session (Attachment #1). Two projects relate to stormwater quality or flooding. Three projects address wastewater management in the Wakulla Springs Primary Springs Protection Zone.

Analysis:

The following provides a description of the projects and the most recent status of the requests. A full summary of legislative activity was provided at the June 10th Board meeting.

Lake Henrietta

The Lake Henrietta project would expand the trash racks at this stormwater pond and park. Substantial amounts of trash and vegetative debris overwhelm the trash racks installed in 2000, creating an unsightly condition for park users. This project is estimated to cost \$350,000.

Robinson Road Flood Relief

The Robinson Road Flood Relief project was proposed to the Board in January 2013. Two flood-prone residences would be purchased next to County property, allowing for excavation of a stormwater pond to protect additional homes. This project is estimated to cost \$350,000. As discussed in the 2014 End of Session Report, \$350,000 was included in the FY 2015 state budget to complete this project.

Lake Bradford Estates

The Lake Bradford Estates project would eliminate a small wastewater treatment plant on the edge of Black Swamp and Munson Slough. The mobile home park would be connected to the City's wastewater system for better treatment and disposal of the wastewater. This project is estimated to cost \$1,000,000.

Septic to Sewer

The Septic to Sewer Project would connect approximately 58 residences within the Lake Munson Target Area to the City's wastewater system. The project would include construction of the collection system, connection of the residences, payment of connection expenses, and abandonment of the septic tanks on the property. This project is estimated to cost \$1,000,000. As discussed in the 2014 End of Session Report, \$75,000 was included in the FY 2015 state budget for this project.

Woodville Master Pump Station

This project is for the design of the Woodville master pump station and force main connection to the City's wastewater system at Capital Circle SE. These design costs are estimated at \$500,000.

Project Funding Status

The adopted 2014 Legislative Budget includes \$350,000 for the Robinson Road Flood Relief project and \$75,000 for the Septic to Sewer Project (Attachment #2). Project funds received through direct appropriation do not require a local match.

Additionally, State funds are available to local communities through the Department of Environmental Protection and the respective Water Management Districts. Projects would require a 50% local match if selected. The five projects were presented to the Northwest Florida Water Management District for consideration. Preliminary discussions indicated a stronger support for the Septic to Sewer Project and the Lake Bradford Estates project. If selected, each would require a match of \$500,000 from Leon County.

Options:

1. Accept status report on the 2014 water projects funding.
2. Do not accept status report on the 2014 water projects funding.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Signed letters to Representatives
2. Proposed Water Projects 2014-15 State Budget



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Commissioners

BILL PROCTOR
District 1

JANE G. SAULS
District 2

JOHN DAILEY
District 3

BRYAN DESLOGE
District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

February 21, 2014

Representative Williams
1001, The Capitol
402 S. Monroe Street
Tallahassee, FL 32399-1300

Dear Representative Williams:

On behalf of the Leon County Board of County Commissioners, I would like to thank you for sponsoring our water quality projects. Protection of Leon County's natural resources continues to be one of our top priorities and water quality projects like the ones you have sponsored will achieve that goal.

Earlier this year the House Agriculture and Natural Resources Appropriations Subcommittee released its water quality projects application form. On February 19, 2014, Leon County submitted five projects for the Subcommittee's consideration. Enclosed is a brief summary of the water quality projects as well as a copy of the project applications.

If you have any questions or comments concerning the application, please contact Cristina Paredes, Intergovernmental Affairs and Special Projects Coordinator at (850) 606-5300 or paredesc@leoncountyfl.gov.

Once again, I would like to thank you for your commitment to protecting Leon County's water quality.

Sincerely,

Kristin Dozier
Chairman

Enclosure:
Water Quality Project Summaries & Project Applications

cc: Leon County Board of County Commissioners
Vincent S. Long, Leon County Administrator
Representative Rehwinkel Vasilinda
Representative Halsey Beshears
Senator Bill Montford
Jeff Sharkey, Capitol Alliance Group



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Commissioners

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District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

February 21, 2014

Representative Rehwinkel Vasilinda
1001, The Capitol
402 S. Monroe Street
Tallahassee, FL 32399-1300

Dear Representative Rehwinkel Vasilinda:

On behalf of the Leon County Board of County Commissioners, I would like to thank you for sponsoring our water quality projects. Protection of Leon County's natural resources continues to be one of our top priorities and water quality projects like the ones you have sponsored will achieve that goal.

Earlier this year the House Agriculture and Natural Resources Appropriations Subcommittee released its water quality projects application form. On February 19, 2014, Leon County submitted five projects for the Subcommittee's consideration. Enclosed is a brief summary of the water quality projects as well as a copy of the project applications.

If you have any questions or comments concerning the application, please contact Cristina Paredes, Intergovernmental Affairs and Special Projects Coordinator at (850) 606-5300 or paredesc@leoncountyfl.gov.

Once again, I would like to thank you for your commitment to protecting Leon County's water quality.

Sincerely,

Kristin Dozier
Chairman

Enclosure:
Water Quality Project Summaries & Project Applications

cc: Leon County Board of County Commissioners
Vincent S. Long, Leon County Administrator
Representative Allan Williams
Representative Halsey Beshears
Senator Bill Montford
Jeff Sharkey, Capitol Alliance Group



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Commissioners

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District 1

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District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

February 21, 2014

Representative Beshears
1102, The Capitol
402 S. Monroe Street
Tallahassee, FL 32399-1300

Dear Representative Beshears:

On behalf of the Leon County Board of County Commissioners, I would like to thank you for sponsoring our water quality projects. Protection of Leon County's natural resources continues to be one of our top priorities and water quality projects like the ones you have sponsored will achieve that goal.

Earlier this year the House Agriculture and Natural Resources Appropriations Subcommittee released its water quality projects application form. On February 19, 2014, Leon County submitted five projects for the Subcommittee's consideration. Enclosed is a brief summary of the water quality projects as well as a copy of the project applications.

If you have any questions or comments concerning the application, please contact Cristina Paredes, Intergovernmental Affairs and Special Projects Coordinator at (850) 606-5300 or paredesc@leoncountyfl.gov.

Once again, I would like to thank you for your commitment to protecting Leon County's water quality.

Sincerely,

A handwritten signature in black ink that reads "Kristin Dozier".

Kristin Dozier
Chairman

Enclosure:
Water Quality Project Summaries & Project Applications

cc: Leon County Board of County Commissioners
Vincent S. Long, Leon County Administrator
Representative Rehwinkel Vasilinda
Representative Alan Williams
Senator Bill Montford
Jeff Sharkey, Capitol Alliance Group



Leon County Water Quality Project Summaries

Lake Henrietta

Leon County received federal and state grant assistance to construct Lake Henrietta, a stormwater treatment and flood attenuation facility along Munson Slough, upstream of Lake Munson. The facility also received grant funds for park development. The existing trash racks on the major ditches entering Lake Henrietta are overwhelmed by the floating debris, including exotic vegetation which degrades and contributes to nutrient loading in the water. Both Munson Slough and Lake Munson have adopted TMDLs for several parameters, including nutrients. Removal of the vegetative debris will reduce the nutrient loading for these water bodies. The requested amount for this project is \$350,000.

Lake Bradford Estates

The 128-space Lake Bradford Estates Mobile Home Park (MHP) is served by a 43,000 gallon per day wastewater treatment facility. This project would convert the MHP facility to a pump station, eliminating the effluent discharge adjacent to Munson Slough by conveying the flows to the City of Tallahassee Advanced Wastewater Treatment Facility. This effort addresses two TMDLs within Leon County. The MHP facility and effluent disposal beds are adjacent to Black Swamp and Munson Slough, within the Wakulla Springs Springshed. Munson Slough has an adopted TMDL for fecal coliform. The Munson Slough Basin Management Action Plan (BMAP) has not been started by the Florida Dept. of Environmental Protection (FDEP). The Tallahassee facility which would treat the wastewater was recently upgraded to achieve 3 mg/L Total Nitrogen in the discharge, addressing the primary pollutant of concern for the Wakulla Springs TMDL. Wakulla Springs is currently the focus of the Upper Wakulla River TMDL BMAP being drafted by the FDEP. The requested amount for this project is \$1,000,000.

Septic to Sewer Project

This project provides design and construction funds to eliminate septic tanks in the Lake Munson Target Area by connecting to the City of Tallahassee Advanced Wastewater Treatment Facility. Converting septic tanks to central sewer will reduce nitrogen loads which contribute to the degradation of Wakulla Springs and the Upper Wakulla River. The Tallahassee AWT Facility currently discharges at 3 mg/L Total Nitrogen compared to up to 60 mg/L per septic tank estimated by the University of Florida Institute of Food and Agricultural Sciences (IFAS). The requested funds would phase out approximately 58 septic tanks and up to 530 kg/year of Total Nitrogen from the Wakulla Springs. This project includes the cost of the individual home connections and removal of existing septic tanks. The requested amount for this project is \$1,000,000.

Woodville Master Pump Station and Force Main

This project provides design funds for the connection between the Woodville Rural Community and the City of Tallahassee Advanced Wastewater Treatment Facility. The Master Pump Station and Force Main will convey flows from approximately 1,900 existing septic tanks in Woodville. This initial phase is critical to reducing nitrogen loads which contribute to the degradation of Wakulla Springs and the Upper Wakulla River. The Tallahassee AWT Facility currently discharges at 3 mg/L Total Nitrogen compared to up to 60 mg/L per septic tank estimated by the University of Florida Institute of Food and Agricultural Sciences (IFAS). The requested amount for this project is \$500,000.

Robinson Road Flood Relief

This project would provide flood relief to five property owners adjacent to Robinson Road in the Woodville Rural Community. Purchase of two flood-prone homesites adjacent to existing Leon County property would allow the excavation of a treatment and attenuation stormwater facility. This would remove floodwater from the remaining three properties (four homes) and provide treatment for the adjacent state and county roadways in the Wakulla Springs Springshed. The requested amount for this project is \$350,000.

Water Project Application Form

Preview after Data Entry. Form cannot be edited.

Num	Field	Data Entered
1	Sponsor	Williams
2	Proj Title	Lake Henrietta Trash Rack
3	Recipient	Leon County BCC
4	County	Leon
5	Contact	Tony Park, P.E.
6	Contact Add	Leon County Public Works
7	Contact Phone	606-1500
8	Contact Email	ParkT@LeonCountyFL.gov
9	Proj Description	Expansion of floating debris screens at Lake Henrietta Pond and Park. Sponsorship: Project is supported by the Leon County Delegation.
10	Statewide Goal	Improved Water Body
11	Project Addressed?	No
12	Plan Name	0
13	Proj Cost	350000
14	Amt Requested	350000
15	Local Match Amt	0
16	Type of Match Pledged	0
17	Financially Disadvantaged?	No
18	Population Economic Status?	0
19	Proj Previously Funded?	N/A
20	Type of State Funding	N/A
21	Fiscal Year	0
22	Amt	0
23	Future Funding Requested?	No
24	Applied for Alternative Funding?	Yes
25	If not, why not?	0
26	Revenue Sources for Ongoing Operating Expenses?	Leon County Stormwater Utility
27	Local Approval for the use of Identified Operating Funds?	Yes
28	Status Planning	Not Ready
29	Pct Complete	0.5
30	Est Completion Date	9/30/2014
31	Status of Design	Not Ready
32	Design % Complete	0
33	Est Design Completion Date	9/30/2015
34	Identify Required Permits	NFWFMD Environmental Resource Permit, USA Corps of Engineers Dredge and Fill permit, Leon County environmental permit
35	Status of Permitting	Planned
36	Status of Construction	Not Ready
37	Construction Pct Complete	0
38	Est Completion Date	12/30/2016

Water Project Application Form

Preview after Data Entry. Form cannot be edited.

Num	Field	Data Entered
1	Sponsor	Williams
2	Proj Title	Lake Bradford Estates MHP Sewer
3	Recipient	Leon County BCC
4	County	Leon
5	Contact	Tony Park, P.E.
6	Contact Add	Leon County Public Works
7	Contact Phone	606-1500
8	Contact Email	ParkT@LeonCountyFL.gov
9	Proj Description	Convert secondary wastewater treatment facility to pump station for treatment at City of Tallahassee advanced wastewater facility. Sponsor: Project is supported by the Leon County Delegation.
10	Statewide Goal	Improved Springshed
11	Project Addressed?	No
12	Plan Name	0
13	Proj Cost	1000000
14	Amt Requested	1000000
15	Local Match Amt	0
16	Type of Match Pledged	0
17	Financially Disadvantaged?	No
18	Population Economic Status?	0
19	Proj Previously Funded?	N/A
20	Type of State Funding	N/A
21	Fiscal Year	0
22	Amt	0
23	Future Funding Requested?	No
24	Applied for Alternative Funding?	Yes
25	If not, why not?	0
26	Revenue Sources for Ongoing Operating Expenses?	City of Tallahassee Underground Utilities
27	Local Approval for the use of Identified Operating Funds?	No
28	Status Planning	Not Ready
29	Pct Complete	0
30	Est Completion Date	12/31/2014
31	Status of Design	Not Ready
32	Design % Complete	0
33	Est Design Completion Date	9/30/2015
34	Identify Required Permits	NFWFMD Environmental Resource Permit, FDOT Right-of-Way Placement Permit, City of Tallahassee environmental permits, FDEP Treatment Facility conversion
35	Status of Permitting	Planned
36	Status of Construction	Not Ready
37	Construction Pct Complete	0
38	Est Completion Date	9/30/2016

Water Project Application Form

Preview after Data Entry. Form cannot be edited.

Num	Field	Data Entered
1	Sponsor	Williams
2	Proj Title	Septic to Sewer Project
3	Recipient	LCBCC
4	County	Leon
5	Contact	Tony Park, P.E.
6	Contact Add	Leon County Public Works
7	Contact Phone	606-1500
8	Contact Email	ParkT@LeonCountyFL.gov
9	Proj Description	Propose the phased construction of sanitary sewers with house connections to replace septic tanks. The Lake Munson Target Area lies within the Wakulla Springs Primary Focus Area 1 as identified in the draft Basin Management Action Plan for the Upper Wakulla River TMDL. Eight subareas are alternatives for construction, listed with estimated number of septic tanks in target subarea: Capital City Estates/114 units; Pine Lakes/210 units; Oak Crest/45 units; Woodside Heights/202 units; Annawood/48 units; Yon's Lakeside/182 units; Idlewild/61 units; Southwood Estates/122 units. Sponsor: Project is supported by the Leon County Delegation.
10	Statewide Goal	Improved Springshed
11	Project Addressed?	Yes
12	Plan Name	City of Tallahassee 2030 Master Sewer Plan Phase 2/Section 3 & Appendix A; Onsite Sewage Treatment and Disposal and Management Options - Final Report for Wakulla Springs, Leon County, Wakulla County and City of Tallahassee - Task 6 Report, p. 9
13	Proj Cost	1000000
14	Amt Requested	1000000
15	Local Match Amt	0
16	Type of Match Pledged	N/A
17	Financially Disadvantaged?	No
18	Population Economic Status?	0
19	Proj Previously Funded?	No
20	Type of State Funding	N/A
21	Fiscal Year	N/A
22	Amt	N/A

23	Future Funding Requested?	0
24	Applied for Alternative Funding?	Yes
25	If not, why not?	0
26	Revenue Sources for Ongoing Operating Expenses?	Sewer system will be operated by the City of Tallahassee Water Utilities
27	Local Approval for the use of Identified Operating Funds?	Yes
28	Status Planning	Ready
29	Pct Complete	1
30	Est Completion Date	2010
31	Status of Design	Not Ready
32	Design % Complete	0.3
33	Est Design Completion Date	42004
34	Identify Required Permits	EPA/FDEP NPDES; NFWFMD Environmental Resource Permit; Leon County Environmental permit; Leon County Right-of-Way Placement Permit; individual homesite permits for plumbing modification and septic tank abandonment
35	Status of Permitting	Received
36	Status of Construction	Not Ready
37	Construction Pct Complete	0
38	Est Completion Date	42735

Water Project Application Form

Preview after Data Entry. Form cannot be edited.

Num	Field	Data Entered
1	Sponsor	Rehwinkel Vasilinda
2	Proj Title	Woodville Master Pump Station and Force Main
3	Recipient	Leon County BCC
4	County	Leon
5	Contact	Tony Park, P.E.
6	Contact Add	Leon County Public Works
7	Contact Phone	850/606-1500
8	Contact Email	ParkT@LeonCountyFL.gov
9	Proj Description	Phased construction of sanitary sewer with house connections to replace septic tanks in the Woodville Rural Community. The Woodville Rural Community lies within the Wakulla Springs Primary Focus Area 1 identified in the draft FDEP Basin Management Action Plan for the Upper Wakulla River TMDL. The initial phase is design of the master pump station and force main to connect to the City of Tallahassee Advanced Wastewater Treatment Facility. Subsequent funding requests will address sewer main and home lateral construction to remove septic tanks. Sponsor: Project is supported by the Leon County Delegation.
10	Statewide Goal	Improved Springshed
11	Project Addressed?	Yes
12	Plan Name	City of Tallahassee 2030 Master Sewer Plan Phase 2/Section 3 and Appendix A; "Onsite Sewage Treatment and Disposal and Management Options - Final Report for Wakulla Springs, Leon County, Wakulla County and City of Tallahassee - Task 6 Report
13	Proj Cost	500000
14	Amt Requested	500000
15	Local Match Amt	0
16	Type of Match Pledged	0
17	Financially Disadvantaged?	No
18	Population Economic Status?	0
19	Proj Previously Funded?	No
20	Type of State Funding	N/A
21	Fiscal Year	0
22	Amt	0

23	Future Funding Requested?	Yes
24	Applied for Alternative Funding?	Yes
25	If not, why not?	0
26	Revenue Sources for Ongoing Operating Expenses?	Sewer system will be operated by the City of Tallahassee Water Utilities
27	Local Approval for the use of Identified Operating Funds?	Yes
28	Status Planning	Ready
29	Pct Complete	1
30	Est Completion Date	2010
31	Status of Design	Not Ready
32	Design % Complete	0.3
33	Est Design Completion Date	42430
34	Identify Required Permits	EPA/FDEP NPDES; NFWMD Environmental Resources Permit; Florida Dept. of Transportation Right-of-Way Placement Permit; Leon County Environmental permit
35	Status of Permitting	0
36	Status of Construction	Not Ready
37	Construction Pct Complete	0
38	Est Completion Date	0

Water Project Application Form

Preview after Data Entry. Form cannot be edited.

Num	Field	Data Entered
1	Sponsor	Rehwinkel Vasilinda
2	Proj Title	Robinson Road Flood Relief
3	Recipient	Leon County BCC
4	County	Leon
5	Contact	Tony Park, P.E.
6	Contact Add	Leon County Public Works
7	Contact Phone	606-1500
8	Contact Email	ParkT@LeonCountyFL.gov
9	Proj Description	Purchase 2 floodprone homesites and construct stormwater treatment facility in the Wakulla Springs Springshed. Sponsor: Project is supported by the Leon County Delegation.
10	Statewide Goal	Improved Springshed
11	Project Addressed?	No
12	Plan Name	0
13	Proj Cost	350000
14	Amt Requested	350000
15	Local Match Amt	0
16	Type of Match Pledged	0
17	Financially Disadvantaged?	No
18	Population Economic Status?	0
19	Proj Previously Funded?	N/A
20	Type of State Funding	N/A
21	Fiscal Year	0
22	Amt	0
23	Future Funding Requested?	No
24	Applied for Alternative Funding?	Yes
25	If not, why not?	0
26	Revenue Sources for Ongoing Operating Expenses?	Leon County Stormwater Utility
27	Local Approval for the use of Identified Operating Funds?	Yes
28	Status Planning	Not Ready
29	Pct Complete	0.5
30	Est Completion Date	12/31/2014
31	Status of Design	Not Ready
32	Design % Complete	0
33	Est Design Completion Date	6/30/2015
34	Identify Required Permits	NWFWMD Environmental Resource Permit, Leon County environmental permit
35	Status of Permitting	Planned
36	Status of Construction	Not Ready
37	Construction Pct Complete	0
38	Est Completion Date	6/30/2016



Appropriations Conference Chairs

House Agriculture & Natural Resources Appropriations / Senate General Government Appropriations

Water Projects

**Monday, April 28, 2014
3:20 p.m.
212 Knott Building**

Fiscal Year 2014-2015 Water Project List	
Water Project Title	TOTAL
Altha Water System	\$200,000
Archer Wastewater Collection, Treatment and Agriculture Reuse Project	\$750,000
Aventura NE 29 Place Stormwater System Retrofits	\$425,000
Bal Harbour Village Sanitary Sewer System Improvements	\$600,000
Bartow Water Reclamation Facility (WRF) Improvement for Regional Wastewater Treatment	\$500,000
Bay County Metered Water Improvements	\$90,651
Bay County North Bay Wastewater Collection System Improvements	\$1,000,000
Bay County Road 388 Force Main	\$1,000,000
Belle Glade NW Avenue H Storm Water Improvements	\$250,000
Blountstown River Park/Environmental Clean-Up	\$75,000
Blountstown Wastewater Improvements and Expansion	\$900,000
Bonita Springs Filter Marsh and Wet Detention Pond - Felts Ave at Ragsdale Street	\$250,000
Branford Wastewater Treatment Plant	\$200,000
Brevard County Source Reduction and Legacy Load Remediation of Muck in the Indian River Lagoon	\$800,000
Bushnell Sumterville Water Plant Modification	\$400,000
Cambridge Canal Stormwater Improvements Phase II	\$647,500
Cape Coral Reclaimed Water Transmission Main Caloosahatchee River Crossing Project	\$790,135
Cedar Key Water and Sewer District Water Treatment Plant	\$400,000
Century Fannie/Campbell Road Waterline Improvements	\$459,134
Charlotte Harbor East and West Spring Lakes Revitalize Impaired Waters	\$500,000
ChIPLEY Impaired Waterbody	\$1,500,000
Clearwater Sanitary Sewer Expansion Program	\$250,000
Cocoa Beach Minutemen Corridor Stormwater Improvements	\$400,000
Coconut Creek Lift Station Rehabilitation Project	\$100,000
Coconut Creek Sewer Manhole Rehabilitation	\$75,000
Coconut Creek Sewer Pipe Rehabilitation Project	\$50,000
Cooper City Replacement of Asbestos-Cement Water Mains	\$520,800
Coral Gables Canal	\$200,000
Coral Gables Comprehensive I&I Program	\$400,000
Coral Springs Stormwater Improvement	\$115,000
Crestview Reclaimed Water Implementation Plan	\$30,000
Cutler Bay Academy of the Advanced Studies, Centennial Campus Drainage Improvement Project (SW 212th Street)	\$300,000
Dade City Hydrant and Valve Replacement	\$520,000
Dade City Orange Valley Well	\$713,900
Defuniak Springs Water Main Replacement	\$417,498
Deltona Brackish Water Test	\$550,000
DeSoto County State Road 35 (US 17) Water System Extension	\$700,000
Destin West Destin Water Supply Analysis	\$40,000
Doral Stormwater Improvements	\$750,000
East Orange County Quantity / Quality Upgrade	\$500,000
EGRET Marsh Stormwater Park Harvest Screen Upgrade	\$175,000
Emory Avenue Stormwater Pond	\$500,000
Florida City Farmers Market Alternative Water Supply Project	\$231,380
Fort Lauderdale Dredging Maintenance	\$150,000
Fort Lauderdale Southeast Neighborhood Tidal Valve and Stormwater Upgrade	\$700,000
Freeport Water System Upgrades and Expansions	\$850,147
Freeport Water System US 331 North tie-in to Defuniak Springs System.	\$1,165,198

Fiscal Year 2014-2015 Water Project List	
Water Project Title	TOTAL
Ft. Island Trail Sewer Expansion Ph1	\$300,000
Glades County Stormwater Improvements	\$250,000
Gulfport 49th Street Stormwater Retrofit Project	\$500,000
Halifax River Subaqueous Sewer Force Main Project	\$750,000
Hallandale Beach Three Island Reuse Irrigation	\$240,000
Hardee County Regional Wastewater Service Improvements - Phase 3A	\$250,000
Hardee County Regional Wastewater Service Improvements - Phase 3B	\$250,000
Hardee County Regional Wastewater Service Improvements - Phase 3C	\$250,000
Hendry County Central County Water Control District Reservoir Levee Constructions	\$300,000
Hilliard Sewer Rehabilitation	\$200,000
Hillsborough County Cypress Street Outfall	\$750,000
Hillsborough County North Bay Village Storm Water Quality Improvements	\$600,000
Hosford Water Systems	\$75,000
Indian River Lagoon Oyster Restoration Project	\$410,000
Jacksonville Alternative Water Supply	\$100,000
Key Biscayne Outfall Improvement Project	\$175,000
Lake Pippin Area Sanitary Improvements	\$2,000,000
Lake Toho Restoration Initiative	\$1,000,000
Lakeview Mobile Home Park Stormwater Pump	\$25,000
Lantern Park Stormwater Protection	\$100,000
Lauderdale Lakes Canal System Conveyance and Water Quality Improvements Phase IV	\$500,000
Lauderhill Floridian Wells Installation	\$250,000
Lee County Alico Road Phase II Force Main	\$761,250
Lee County Nalle Grade Stormwater Park	\$500,000
Lee County Spanish Creek Restoration	\$100,000
Leon County Robinson Road Flood Relief	\$350,000
Leon County Septic to Sewer Project	\$75,000
Little Egypt Septic to Sewer Conversion Project	\$350,000
Loxahatchee River Preservation Initiative Projects	\$2,076,718
Macclenny Sewer System Replacement	\$1,000,000
Manatee County Southwest Water Reclamation Facility Class V Recharge Well	\$1,000,000
Margate Sewer Piping Rehabilitation Project	\$100,000
Marianna Pennsylvania Avenue Water Main	\$665,000
Marion County Baseline Road Water Main Relocation	\$1,000,000
Mayo Stormwater Assessment Plan	\$75,000
Mexico Beach Alternate Water Supply Project	\$1,592,309
Miami (West) Updates Aged Water System	\$200,000
Miami Beach Force Main	\$400,000
Miami Dade SW 157th Avenue Canal	\$500,000
Miami Gardens Neighborhood Stormwater Swale Re-grading Project	\$10,000
Miami Gardens NW 195/204 Stormwater Drainage Project	\$75,000
Miami Gardens Vista Verde Stormwater Drainage Project - Phase #2	\$275,000
Miami Lakes Canal Bank Stabilization Project	\$1,000,000
Miami River Commission	\$150,000

Fiscal Year 2014-2015 Water Project List	
Water Project Title	TOTAL
Miami Wagner Creek / Seybold Canal Restoration Project	\$200,000
Midway Sewer Project	\$75,000
Miramar Historic Drainage System Improvement Project	\$250,000
Monticello Water Tower Rehabilitation	\$125,000
Moore Haven Stormwater Conveyance and Improvements	\$300,000
Mossy Head Wastewater Treatment Project	\$4,400,000
Nassau County Thomas Creek Flooding Assistance	\$567,000
Niceville Reclaimed Water System Flowmeters	\$26,000
North Miami Beach 163rd Street Business District Sewering	\$359,500
North Miami Gravity Sanitary Sewer Improvement	\$250,000
Oakland Wastewater System	\$250,000
Ocala Water Reclamation Facility #2 Nitrogen Removal	\$750,000
Okaloosa Island Water Supply Project	\$600,000
Okaloosa Island/Wright Area Gravity Sewer Rehabilitation	\$450,000
Okeechobee County East-West Conveyance Flowway Water Quality and Water Quantity Project	\$200,000
Okeechobee Stormwater Conveyance / Retrofit and Water Quality Project	\$100,000
Opa-locka Cairo Lane - NW 135 Street To NW 127th Street Canal	\$600,000
Opa-locka NW 127th Street - Cairo Lane To NW 32 Avenue	\$400,000
Orlando Nutrient Treatment Enhancement at the Conserv II WRF	\$400,000
Palm Bay Bayfront Stormwater Improvements - Indian River Lagoon	\$500,000
Palm Coast Concentrate Treatment Project	\$375,000
Palm River Water and Sewer Expansion	\$500,000
Palmetto Bay Sub-Basin 10 Drainage Improvements	\$300,000
Palmona Park Water Quality Improvement Project	\$300,000
Park Boulevard II - Pond Improvements	\$87,500
Pasadena Place (PYCC) Culvert Replacement and Outfall Structure	\$245,000
Pasco County Duck Slough Drainage Basin	\$200,000
Pasco County Lacoochee/Trilby Water System Improvements	\$500,000
Pasco County Pithlachascotee-Anclote Conservation Effort (PACE)	\$1,000,000
Peace River Facility Treatment Capacity Expansion - Phase I	\$1,500,000
Pembroke Park SW 31 Avenue Drainage Project	\$450,000
Pompano Beach Reuse/Reclaimed Water System Expansion to Serve NE Pompano Beach	\$300,000
Port Orange Cambridge Canal Stormwater Improvement Project	\$650,000
Punta Gorda Reverse Osmosis Water Treatment Plant and Brackish Groundwater Supply Project	\$900,000
Putnam County Centralized Wastewater System	\$750,000
Riviera Beach Avenue O Stormwater Easement Extensions	\$425,000
Riviera Beach West 18th Street - West 22nd Street Stormwater Improvement	\$375,000
Riviera Beach West 6th Street Improvements	\$500,000
Rockledge Septic Tanks Elimination	\$775,000
Royal Palm Beach Comprehensive Stormwater Management Program	\$250,000
Sanford Alternative Water Supply project	\$500,000
Sanford Nutrient Reduction at Lake Jessup and Land Monroe Watersheds	\$500,000
Sarasota County Dona Bay Ecosystem Restoration Project	\$650,000
Sarasota County Study of Warm Mineral Spring	\$50,000
South Lake Regional Water Initiative	\$300,000

Fiscal Year 2014-2015 Water Project List	
Water Project Title	TOTAL
Southwest Ranches Interconnect Drainage	\$450,446
St Johns River	\$842,493
St Johns River Study - Marine Science Resource Institute Jacksonville University	\$400,000
St. Lucie River and Indian River Lagoon Issues Team	\$2,076,718
Sunny Isles Beach 174th Street Drainage & Improvements	\$500,000
Sunrise C-51 Reservoir Water Supply Expansion	\$400,000
Surfside Emergency Seawall	\$37,500
SW 54th Place Drainage	\$75,000
Tallahassee 4th Avenue Drainage Improvements	\$510,000
Tallahassee Red Arrow Abatement Project	\$435,000
Tamarac 57th Street Stormwater Project	\$300,000
Tampa Bay Water Authority Cypress Creek Wellfield Surface Water Improvements project	\$432,500
Tampa Bay Watrous Canal Rehabilitation	\$375,000
Tavares Stormwater Collection System	\$750,000
Taylor County Wastewater Project - Steinhatchee Septic Tank Elimination	\$400,000
Titusville Draa Field Water Quality Improvements - Indian River Lagoon	\$800,000
Town of Medley Flood Mitigation Area South	\$300,000
Tumblin Creek Regional Stormwater Treatment Facility	\$393,357
Twin Lakes Drainage Project	\$100,000
Umatilla City Wide Water Main Replacement	\$4,000,000
Umatilla Lake Yale Stormwater and Alternative Water Supply Project	\$605,000
Umatilla Main Water Treatment Plant Upgrade	\$677,050
US 1 Dredging Project	\$115,000
Virginia Gardens Stormwater ADA Improvement 40th Street	\$275,000
Walton County Coastal Dunes Lakes Culvert - Replacement and Environmental Management Plan	\$623,000
Water Line Replacement - S 1st Ave, Green, MLK & Summit Area	\$300,000
Wauchula Water Line Replacement - S 7th, W Main, Florida & Louisiana	\$400,000
West Lakes Drainage Improvements Phase II	\$300,000
West Park Preparation of Retention Pond for Redevelopment	\$200,000
West Park SW 40th Ave Drainage and Infrastructure Improvements	\$500,000
Winter Haven Aquifer Recharge / LID Project	\$60,000
Winter Park Mead Garden (Lake Lillian) Restoration Project	\$400,000
Zephyrhills Fire Protection Water Line	\$1,200,000

**Leon County
Board of County Commissioners**

Notes for Agenda Item #11

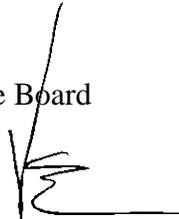
Leon County Board of County Commissioners

Cover Sheet for Agenda #11

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator



Title: Request to Schedule the Two Required Public Hearings to Consider Proposed Revisions to the Land Development Code Regarding Minor Commercial Land Uses in the Rural Zoning District for July 8, 2014 and September 2, 2014 at 6:00 p.m.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E., Director, Public Works and Community Development David McDevitt, Director, Development Support & Environmental Management Department
Lead Staff/ Project Team:	Ryan Culpepper, Director of Development Services Division Scott Brockmeier, Development Services Administrator Brian Wiebler, Principal Planner/ PLACE Laura Youmans, Assistant County Attorney

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Schedule the two required Public Hearings to consider proposed revisions to the Land Development Code regarding minor commercial land uses in the Rural zoning district for July 8 and September 2, 2014 at 6:00 p.m., and approve initiation of any needed Comprehensive Plan amendments directly related to the strategies in this item.

Option #2: Schedule the first and only Public Hearing to consider enactment of a Moratorium Ordinance for the approval of applications for commercial land uses in the Rural zoning district for July 8, 2014 at 6:00 p.m.

Report and Discussion

Background:

At their April 22, 2014 meeting, the Board directed staff to review the County's Comprehensive Plan and implementing Land Development Code (LDC) to determine the areas located in the Rural zoning district where gasoline service stations and other non-residential land uses could be located. Additionally, the Board directed staff to draft recommended changes to the County's regulations that would mitigate the locational and compatibility issues oftentimes associated with gasoline stations and other allowed non-residential land uses in the Rural zoning district (Attachment #1).

Analysis:

The ability to locate a limited amount of non-residential development in the Rural zoning district was established with the adoption of the Comprehensive Plan in 1990. Policy 2.2.1 of the Land Use Element of the Plan notes that the Rural land use category is primarily intended for very low density residential (1 unit per 10 acres), minimal commercial designed to service basic household needs of adjacent residents, and passive recreational uses. Additionally, ancillary commercial and industrial uses associated directly with agri-business and timbering are allowed in the district. Policy 3.1.2 of the Land Use Element establishes commercial site location criteria based on the type of commercial use, its anticipated market, and proximity to intersections.

The County's LDC was adopted in 1992 to implement the general concepts and provisions of the Comprehensive Plan. The LDC provides greater detail and specificity regarding the intensity and types of non-residential development allowed in the Rural zoning district. The LDC further clarifies the commercial location criteria established by the Comprehensive Plan and notes the specific non-residential uses allowed by right, with restrictions, and by special exception. The largest category of non-residential uses allowed by right in the Rural zoning district is retail trade. This category includes a broad range of general retail uses including gasoline service stations and convenience stores.

The allowable retail trade uses in the Rural zoning district are restricted by intensity (building size limitation of 5,000 square feet per structure with a maximum of 10,000 square feet per location) and the commercial site location standards for minor commercial as outlined in the Comprehensive Plan and LDC. The site location standards provide for minor commercial land uses at or near (within 330 feet) the intersections of local and arterial, collector and arterial, and collector and collector roads.

Because the current site location standards allow minor commercial at the intersections of local and arterial roads, the number of locations with the ability to develop minor commercial establishments, including gasoline service stations, in the Rural zoning category is relatively extensive (approximately 200 intersections). However, it should be noted that many other factors would impact the ability to develop all sites that comply with the commercial site location standards. These would include onsite environmental constraints, traffic concurrency considerations, canopy road protection-related issues, and other LDC site-specific regulatory and site design considerations. Additionally, it should be noted that since the adoption of the Comprehensive Plan and implementing LDC more than twenty years ago, the requests for approval to develop non-residential uses in the Rural zoning district have been extremely limited.

Based on these findings and in consideration of the Board's direction, staff is recommending amendments to the LDC to address the design, operation, location, and number of allowable minor commercial land uses in the Rural zoning district. These proposals include the addition of restrictions on all proposed retail trade-related minor commercial land uses in Rural, a limitation on the number of locations where retail trade-related minor commercial uses are allowed in the Rural zoning district, and additional restrictions on all proposed gasoline service stations with or without convenience stores, including final approval by the Board. These recommended changes will require amendments to Section 10-6.612, Rural zoning district, and Section 10-6.619, Commercial site location standards of the LDC.

Generally, the proposed restrictions for all retail trade-related minor commercial uses in Rural are intended to mitigate the compatibility issues typically associated with siting a non-residential land use near or adjacent to low density residential uses. As a restricted use in Rural zoning, all new minor commercial would be required to address lighting, signage, hours of operation, building design, and other site design-related issues. However, the restricted use status does not require final approval by the Board.

The recommended revisions to the commercial site location standards for minor commercial uses in the Rural zoning district include eliminating the ability to locate a minor commercial use, including a gasoline service station and convenience store, at or near the intersection of a local and collector or a local and arterial road. Removing the option to allow minor commercial uses at intersections with local roads eliminates approximately 168 potential commercial intersections in Rural zoning. Approximately 34 potential commercial intersections would remain at the collector-arterial (20) and collector-collector (14) intersections in the Rural zoning district.

The proposed special restrictions for gasoline service stations with or without a convenience store include a limitation on the number of fuel pump islands and the number of fueling stations per island. Additionally, the proposal includes the prohibition of vehicle washes, establishes hours of operation, as well as height and design standards for the fuel pump island awning. Finally, all proposed gasoline service stations in the Rural zoning district are allowed as special exceptions, which will require review and final approval by the Board through the Type C site and development plan process.

As is standard procedure for all proposed LDC changes, if the Board approves the request to schedule the proposed Ordinance for Public Hearing, staff will convene the DSEM Citizen's User Group to review and provide comments on the proposal. Additionally, the proposal will be placed on the Planning Commission's agenda for a Comprehensive Plan consistency determination Public Hearing prior to the first Board Public Hearing proposed for July 8, 2014 at 6:00 p.m.

All proposed changes addressed in this item could move forward without the need for amendments to the Comprehensive Plan, as the changes are all more restrictive than the current policies in the Plan. As staff incorporates comments from the DSEM Citizen's User Group and the Planning Commission, we will evaluate the need for any Comprehensive Plan amendments to reflect the increased restrictions on minor commercial in our rural areas. Staff requests Board approval to initiate any needed Comprehensive Plan amendments directly related to the strategies in this item.

While the Minor Commercial Ordinance is pending, staff recommends that the Board implement a moratorium on applications for commercial development in the Rural zoning district to ensure that all future development of commercial uses in the Rural category are consistent with the new changes. A 120-day moratorium should be sufficient to allow the Board to consider and adopt the proposed changes. Should the Board direct staff to proceed with this option, staff will prepare a Moratorium Ordinance for Board consideration at its July 8, 2014 meeting.

Options:

1. Schedule the two required Public Hearings to consider proposed revisions to the Land Development Code regarding minor commercial land uses in the Rural zoning district for July 8, 2014 and September 2, 2014 at 6:00 pm. and approve initiation of any needed Comprehensive Plan amendments directly related to the strategies in this item.
2. Schedule the first and only Public Hearing to consider enactment of a Moratorium Ordinance for the approval of applications for commercial land uses in the Rural zoning district for July 8, 2014 at 6:00 pm.
3. Do not schedule the two required Public Hearings to consider proposed revisions to the Land Development Code regarding minor commercial land uses in the Rural zoning district for July 8, 2014 and September 2, 2014 at 6:00 pm and do not approve initiation of any needed Comprehensive Plan amendments directly related to the strategies in this item.
4. Do not schedule the first and only Public Hearing to consider enactment of a Moratorium Ordinance for the approval of applications for commercial land uses in the Rural zoning district for July 8, 2014 at 6:00 pm.
5. Board direction.

Recommendation:

Options #1 and #2.

Attachment:

1. Proposed Ordinance amending the Land Development Code regarding minor commercial land uses and commercial site location standards in the Rural zoning district

VSL/TP/DM/RC/SB/BW/LY

ORDINANCE NO. 14- _____

1
2
3 AN ORDINANCE OF THE BOARD OF COUNTY
4 COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING
5 CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY,
6 FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE;
7 AMENDING SECTION 10-6.612, RURAL ZONING DISTRICT;
8 AND SECTION 10-6.619, COMMERCIAL SITE LOCATION
9 STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING
10 FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
11 DATE.

12
13 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY,
14 FLORIDA:

15
16 **SECTION 1.** Section 10-6.612 of Article VI of Chapter 10 of the Code of Laws of Leon County,
17 Florida, entitled "Rural zoning district," is hereby amended to read as follows:

18
19 **Sec. 10-6.612. Rural zoning district.**

20
21 (a) *Purpose and intent.* This section applies to the rural zoning district which includes
22 undeveloped and nonintensively developed acreage remotely located away from
23 urbanized areas containing majority of county's present agricultural, forestry and grazing
24 activities. Land use intensities associated with urban activity are not anticipated during
25 the time frame of the Comprehensive Plan, due to lack of urban infrastructure and
26 services. Very low residential density (one unit per ten acres) and small scale
27 commercial activities designed to service basic household needs of area residents are
28 allowed as are passive recreational land uses. Industrial and ancillary commercial land
29 uses associated directly with the timbering and/or agribusiness are permitted. This
30 district is intended to maintain and promote present and future agricultural and
31 silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban
32 infrastructure and services.

33
34 (b) *Allowable uses.* For the purpose of this article, the following land use types are
35 allowable in this zoning district and are controlled by the land use development
36 standards of this article, the Comprehensive Plan and chart of permitted uses.

- 37
38 (1) Agricultural.
39 (2) Minor commercial.
40 (3) Low-density residential.
41 (4) Passive recreation.
42 (5) Active recreation.
43 (6) Community services.
44 (7) Light infrastructure.
45 (8) Heavy infrastructure.
46 (9) Post-secondary.

47
48 (c) *List of permitted uses.* Some of the uses on these schedules are itemized according
49 to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and
50 applicable development and locational standards in the rural zoning district are as
51 follows:

1 P = Permitted use R = Restricted use S = Special exception

Legend					
Ag	=	Agricultural	CS	=	Community services
MC	=	Minor commercial	LI	=	Light industrial
LR	=	Low-density residency	LF	=	Light infrastructure
PR	=	Passive recreation	HLF	=	Heavy infrastructure
AR	=	Active recreation			

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SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	LR	PR	AR	CS	LI	HLF
	RESIDENTIAL								
	Dwelling, one-family	P		P					
	Dwelling, two-family	P		P					
	Dwelling, mobile home	P		P					
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production—Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production— Livestock	P							
074	Veterinary services	P	P						
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							
203	Preserved fruits and vegetables	R							
204	Grain mill products	R							
205	Bakery products	R							
206	Sugar and confectionery products	R							
21	Tobacco products	R							

24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads					S			S
43	Postal service		P						
4513	Air courier services								S
458	Airports, flying fields and services								S
483	Radio and television broadcasting					R			
	WHOLESALE TRADE								
503	Lumber and construction materials	S							
515	Farm-product raw materials	P							
	RETAIL TRADE								
525	Hardware stores		<u>PR</u>						
526	Retail nurseries and garden stores		<u>PR</u>						
533	Variety stores		<u>PR</u>						
539	Misc. general merchandise stores		<u>PR</u>						
541	Grocery stores		<u>PR</u>						
542	Meat and fish markets		<u>PR</u>						
543	Fruit and vegetable markets		<u>PR</u>						
544	Candy, nut and confectionery stores		<u>PR</u>						
545	Dairy products stores		<u>PR</u>						
546	Retail bakeries		<u>PR</u>						
553	Auto and home supply stores		<u>PR</u>						
554	Gasoline service stations		<u>PS</u>						
	Convenience store		<u>PR</u>						
581	Eating and drinking places		<u>PR</u>						
591	Drugstores and proprietary stores		<u>PR</u>						
592	Liquor stores		<u>PR</u>						
593	Used merchandise stores		<u>PR</u>						
5961	Catalog and mail-order houses		<u>PR</u>						
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						

5992	Florists		<u>PR</u>					
5994	News dealers and newsstands		<u>PR</u>					
	FINANCE, INSURANCE, AND REAL ESTATE							
602	Commercial banks		S					
603	Savings institutions		S					
606	Credit unions		S					
6553	Cemeteries		P				P	
	SERVICES							
703	Camps and recreational vehicle parks					R		
7353	Heavy construction equipment rental	R						
7359	Equipment rental and leasing, nec	R						
7992	Public golf courses		P			S		
7997	Membership sports and recreation clubs					S		
821	Elementary and secondary schools						S	
822	Colleges and universities						S	
823	Libraries—Less than 7500 sq. ft.		P					
823	Libraries—7500 sq. ft. or more						S	
824	Vocational schools						S	
841	Museums and art galleries					S		
842	Botanical and zoological gardens					S		
866	Religious organizations						R	
	PUBLIC ADMINISTRATION							
922	Public order and safety						P	
9221	Police protection						P	
9223	Correctional institutions							S
9224	Fire protection						P	
	RECREATION							
	Hiking and nature trails					P		
	Picnicking					P		
	Canoe trails					P		
	Bicycle trails					P		

Horseback riding trails				P			
Tot lots					P		
Court sports					P		
Field sports					P		
Boat landings					P		
Archaeological historical sites				S			

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(d) *The maximum allowable gross square footage in the rural district is as follows:*

COMMERCIAL LAND USE TYPE	RURAL
MINOR	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000

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Maximum 10,000 gross square feet, if located on a local street.

(e) *Minimum development standards in the rural district are as follows:*

	Low Density Residential	Commercial	Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
MINIMUM SETBACKS (FEET)					
Front yard					
Building	30	30	50	30	25
Parking	—	40	50	40	—
Corner yard					
Building	30	20	50	30	25
Parking	—	25	50	40	—
Side yard					
Building	20	25	50	40	15
Parking	—	25	50	40	—
Rear yard					
Building	50	50	50	50	50
Parking	—	40	50	50	50
Adjoining lower intensity use					
Building	—	15	100	—	—
Parking	—	15	100	—	—

Maximum percent impervious surface area	30	30	30	30	30
Maximum height at building envelope perimeter	35	35	35	35	35
Maximum height per additional setback	1'1'	1'1'	1'1'	1'1'	1'1'
Total maximum height	—	45	45*	45	—
Minimum lot area (acres)	10.0	0.5	10.0	1.0	0.5
Minimum lot frontage	15	40	100	—	15

* This height applies to habitable portion of an industrial structure.

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(1) *Mining activities.*

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or

1 containing subdivision lots intended primarily for residential
2 land use. For purposes of this requirement, local and minor
3 collector streets shall be those identified in the local
4 government Comprehensive Plan and the Tallahassee-Leon
5 County Long Range Transportation Plan.
6

- 7
- 8 3. A land reclamation plan shall be submitted demonstrating that
9 upon termination of the activity the land shall be returned to a
10 condition that will allow an effective reuse comparable to
11 surrounding properties.
- 12
- 13 4. Fencing requirement: All areas proposed for use in open-pit
14 mining operations and/or construction and demolition debris
15 disposal must be secured by a fence, unless the area is
16 determined by the county administrator or designee to be a
17 reclaimed open-pit mine. The fence must be at least four feet
18 in height with openings that will reject the passage of a seven-
19 inch diameter sphere. The fence must be equipped with a gate
20 which shall remain locked when workers or employees of the
21 land owner or mining company are not present at the site. At
22 every gate or access point, at least one sign must be posted
23 which states, in at least four-inch tall letters, "Danger," "Keep
24 Out," "No Trespassing," or similar language indicate that there
25 may be hazardous conditions on the premises.

26 (g) *Restricted uses and special exception uses.* If uses are restricted or are special
27 exception uses according to the schedule of permitted uses, they will not be allowed
28 unless they follow the general development guidelines for restricted uses as provided in
29 this division or for special exceptions as provided in this subsection. Specific restricted
30 uses are addressed in this division.

31

32 (1) *Lumber and wood products.*

- 33
- 34 a. A plan must be submitted demonstrating protection of adjacent
35 properties and public interest which shall include, but not be limited to
36 the following:
37
- 38 1. All buildings and outside activities associated with the use
39 shall be set back a minimum of 200 feet from the nearest off-
40 site residence or subdivision intended primarily for residential
41 land uses.
42

43 (2) *Camps and recreational vehicle parks (SIC 703).*

- 44
- 45 a. A plan must be submitted demonstrating protection of adjacent
46 properties and public interest which shall include, but not be limited to
47 the following:
48
- 49 1. Sanitary facilities shall be provided.
50 2. Not more than ten campsites per acre shall be provided.

3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) *Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).*

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(4) Retail Trade

- a. A plan and supporting narrative must be submitted pursuant to the Type B site and development plan process that demonstrates compliance as applicable with the following:

1. Free-standing onsite signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary onsite building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited.
2. Building design including any proposed accessory buildings and structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments. Flat roof treatments are prohibited.
3. Onsite lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination.
4. Perimeter buffering and/or fencing requirements shall be based on the density of the adjacent residential uses. If the

1 adjacent density is one residential unit per two acres or less, a
2 Type C buffer shall be required. A wooden buffer fence may
3 be utilized on sites where the required vegetative buffer cannot
4 be established based on site limitations or constraints.

5
6 5. The trash collection dumpster shall be assessable to waste
7 collection vehicles, and shall be located in the side or rear
8 setback area of the onsite principle building. The dumpster
9 shall be screened with a material and design treatment
10 consistent with the building façade of the principle building.

11
12 6. All appurtenant mechanical and electrical equipment, outside
13 collection/drop-off/storage areas, and other accessory or
14 ancillary structures shall be screened from public view. The
15 screening material shall be consistent with the materials and
16 design context of the primary onsite building.

17
18 7. The site design shall integrate internal and where appropriate
19 external pedestrian circulation and interconnection including
20 the accommodation of bike circulation were applicable.

21
22 8. The hours of operation shall be limited to 6:00 am to 10:00 pm.

23
24 9. The site shall be designed were applicable to provide a cross-
25 access easement to adjoining property in the commercial
26 node. The cross access easement shall be improved to the
27 property boundary.

28
29 10. Other site design treatments and considerations as may be
30 applicable to the proposed use and shall be identified during
31 the proposed project's application review meeting.

32
33 b. For a proposed gasoline service station with or without a convenience
34 store, in addition to the development guidelines outlined in paragraph
35 a., must also demonstrate compliance with the following criteria,
36 guidelines and standards on a plan and supporting narrative
37 submitted pursuant to the Type C site and development plan review
38 process:

39
40 1. The number of fuel pump islands shall be limited to three with
41 each pump island limited to two fueling positions or six total
42 fueling stations.

43
44 2. The fuel pump island awning design standards shall include,
45 but shall not be limited to, materials and contextual design
46 integrated with the onsite building facade treatment. The fuel
47 pump island awning height shall be limited to 18 feet as
48 measured from grade. The fuel pump island awning lighting
49 shall be designed in a manner that reduces off-site
50 illumination.

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- 3. The hours of operation shall be limited to 6:00 am to 12:00 am.
- 4. Accessory structures and ancillary uses such as, but not limited to, vehicle washes (attached or stand-alone) and multi-unit vacuuming stations are prohibited.
- 5. Free-standing lighting in the parking areas, drive isles, or other outside areas shall be limited in height to 15 feet as measured from grade, and shall be designed in a manner that reduces off-site illumination.
- 5. A convenience store proposed with a gasoline service station shall be limited to a maximum of 3,000 square feet excluding the area covered by the fuel pump island awning.

SECTION 2. Section 10-6.619 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Commercial site location standards," is hereby amended to read as follows:

Sec. 10-6.619. Commercial site location standards.

(a) The provisions of this section apply to the following zoning districts: Rural, Urban Fringe, Activity Center, Rural Community, Lake Protection, Residential Preservation, Lake Talquin/Urban Fringe, and Industrial. Commercial sites are determined through the use of site location standards. The intensity of the commercial use is dependent upon the land use category of the potential site and the classification of the immediate adjacent roads. Individual road classifications are depicted on map 14 of the Comprehensive Plan. The site location standard is intended to group commercial land use toward intersections to provide access and prevent strip commercialization.

(b) *Commercial classifications.*

(1) *Minor commercial.*

- a. *Major function:* Provide for sale of convenience goods and services to immediate residential area.
- b. *Location:*
 - 1. On or near the intersection (within 330 feet of the centerline of the intersection) of ~~local and collector~~, local and arterial, collector and arterial, and collector and collector. Minor commercial uses are not allowed on or near the intersection of local and arterial roadways in the Rural zoning district.
 - 2. May be located within planned unit development provided it is located and designed to meet commercial needs of the majority of the residents of the development.

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3. If on a local street, only one quadrant of the intersection shall be used for commercial purposes.

c. *Trade area:* Generally within one mile and not considered as an attractor.

d. *Design standards:*

1. Compatible with adjacent uses.
2. Adequate buffering, screening, landscaping and architectural treatment if integrated into neighborhood.
3. Sufficient parking; properly designed and safe internal traffic circulation.

(2) *Neighborhood commercial.*

a. *Major function:* Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods.

b. *Leading tenants:* Supermarket, drugstore and postal substation.

c. *Location:* At the intersection of major collector and arterial or arterial and arterial. Only one neighborhood commercial development will be allowed within one-quarter mile of the centerline of the intersection of a major collector and arterial road.

(3) *Community commercial.*

a. *Major function:* Same functions of neighborhood commercial but on a large scale, provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items.

b. *Leading tenants:* Supermarket, drug store, minor department store, home improvement center, variety or discount center.

c. *Location:* Within one-quarter mile of the centerline of the intersection of arterials. Prohibited on designated canopy roads.

d. *Radius of trade area:* Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants of three or more combinations of neighborhoods within community.

(4) *Regional commercial.*

- a. *Major function:* Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.
- b. *Leading tenants:* One or more full time department stores.
- c. *Location:* Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements needed to provide adequate ingress and egress. Prohibited on designated canopy roads.
- d. *Radius of trade area:* Regional.
- e. *Site area:* Minimum 35 acres.
- f. *Range of gross floor area:* Over 200,000 up to 1,000,000 square feet.

(5) *Highway commercial.*

- a. *Major function:* Provide for consumer oriented retail services designed for drive-in convenience.
- b. *Leading tenants:* Fast food franchise, liquor store, automotive service (i.e. oil change), and convenience stores.
- c. *Location:* Access via a combination of arterials or major collectors or integrated into transportation network by comprehensive ingress and egress system. Parking within rear is encouraged.
- d. *Radius of trade area:* May serve immediate area but relies heavily on passerby traffic.
- e. *Range of gross floor area:* Up to 10,000 square feet.
- f. *Design standards:*
 - 1. Adequate setback.
 - 2. Aesthetic landscaping.
 - 3. Rear parking.

SECTION 3. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

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SECTION 5. Effective date. This ordinance shall be effective according to law.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this ____ day of _____, 2014.

LEON COUNTY, FLORIDA

BY: _____
KRISTIN DOZIER, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
BOB INZER, CLERK OF THE COURT
AND COMPTROLLER
LEON COUNTY, FLORIDA

BY: _____

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

**Leon County
Board of County Commissioners**

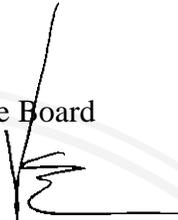
Notes for Agenda Item #12

Leon County Board of County Commissioners

Cover Sheet for Agenda #12

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Status Update Regarding Curbside Collection Service Provided by Waste Pro, Inc.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Maggie Theriot, Director, Office of Resource Stewardship Robert Mills, Director, Solid Waste

Fiscal Impact:

This item has no current fiscal impact.

Staff Recommendation:

Option #1: Accept the status update regarding curbside collection service provided by Waste Pro, Inc.

Report and Discussion

Background:

At the May 13, 2014 meeting, at Commissioner Desloge's request, the Board directed staff to prepare a status report regarding the unincorporated area curbside collection contract with Waste Pro, Inc. A previous status report was requested by the Board and received during the December 10, 2013 meeting in regards to concerns with the quality of service provided by Waste Pro since the commencement of their contract on October 1, 2013 (Attachment #1).

While developing the Collection Agreement, staff placed significant emphasis on the customer experience and transitioning to a new vendor as seamlessly as possible. The new vendor, Waste Pro, Inc., had approximately five months from the time the Board selected the subscription service option to commence collection service. Parameters such as a transition plan were included in the Agreement to assure Waste Pro would transition service with minimal impact to current customers. The transition plan was completed and shared with County staff; however, several features of the plan were not completed as scheduled. As a result, key components of the transition were not as smooth as intended.

Waste Pro experienced troubles including hundreds of customer calls going unanswered and not returned. The nature of citizen complaints evolved since the initial months of service. Initially, a majority of concerns were related to delivery of new carts; next, were missed pick-ups of household garbage; followed by missed recycling. As initial troubles were resolved with waste, calls transitioned to the topics of missed pick-up of yard debris and a delayed response for servicing bulk items (an on-call service).

In a letter dated November 18, staff outlined the most critical of concerns and dictated they be resolved by November 30 (Attachment #2). Waste Pro had failed to comply with reporting requirements; such as, documentation of Franchise Fee information, number of customer accounts, as well as financial contribution towards recycling education. As discussed in the Analysis section, Waste Pro has yet to resolve issues relating to fleet composition, access to collection data, or accurately report the number of complaints, as requested in the letter.

Nearly 1,600 new customers signed up for service after Waste Pro began in October. It appeared nearly all of the new customers were residents who chose to switch from using the County's Rural Waste Service Centers to the more convenient curbside service. Unfortunately, Waste Pro depleted its supply of reserve waste and recycling carts, leaving approximately 350 residents without carts for many weeks, with minimal communication coming from Waste Pro.

Citizens have continued to voice concerns regarding Waste Pro services, although not at the level of intensity at the launch of the contract. This status report provides a summary of the most common customer concerns voiced to the County Commission and staff as well as significant contract compliance issues.

Analysis:

Small adjustments during the first month of transition were anticipated, given the change affected 23,000 residential subscribers. However, the volume and persistence of calls was far more than expected during the first few months of service. In response to County demands, Waste Pro did make some adjustments such as adding additional customer service representatives, adding trucks to service recycling and yard debris, and after strong County advisement additional management capacity was added and supervisory changes have taken place.

To date the call volume to Leon County is significantly higher than under the previous waste provider, with several calls or emails a day being received. The routine requests by citizens for the County to intercede on their behalf has taken a significant amount of staff time to follow up with Waste Pro, at times make personal visits to resident's homes to resolve concerns and also validate Waste Pro has adequately resolved the citizen's concerns. As a result, other core duties of County staff are being impacted. Despite the changes made by Waste Pro in the first few months, there remain several areas of concern. The following is a summary of most prevalent service delivery complaints voiced by citizens.

Communication - A common theme for many calls received by Leon County is the lack of communication or action by Waste Pro. Leon County staff continues to speak with Waste Pro customers who state they have repeatedly called Waste Pro and they have failed to receive any response. This attempted outreach includes phone calls, voicemails, and emails to Waste Pro. Currently Waste Pro has 10 customer service representatives to field calls from both the City of Tallahassee and Leon County residents. Customers have expressed their inability to reach a live customer service representative from Waste Pro. Many have left voice messages with Waste Pro with no return calls. Admittedly, Waste Pro has identified improvement opportunities. Waste Pro has made adjustments with supervision over the customer service representatives. Waste Pro has stated the intent to move all customer service representatives to the Leon County Office. They believe with all representatives under one roof, this will allow them to maximize their efforts. Waste Pro has also identified the need to improve their phone system. A new phone system should be installed at the Waste Pro office soon.

At the onset of the Collection Agreement, it was decided that a customer service phone number would be created which belonged to the County (850-606-1899) rather than a vendor specific number. This will allow for long-term use of a customer service number regardless of what vendor is collecting waste. Incoming customer calls are automatically routed to the Waste Pro office. In conjunction with Waste Pro's evaluation of their phone system Leon County staff also assessed our ability to reliably forward calls during periods of high call volume. Leon County MIS made adjustments with County phone systems to allow up to 10 calls to be forwarded to Waste Pro at once. Even though Leon County staff made these adjustments, which have resolved any perceived or real limitations of the number of simultaneous incoming calls, staff created an agreement with Waste Pro to allow Waste Pro to hold the customer service number. This will remove any possible barriers and allow Waste Pro to effectively manage their call center. The agreement allows Waste Pro to use the number as long as Waste Pro is the agreement holder.

At the urging of the County, Waste Pro added additional resources such as more customer service representatives to take calls. Initially increasing from nine people to 12, but that has now decreased to 10 representatives.

Provision of waste/recycling carts – Waste Pro is to provide a 96-gallon waste cart and 64-gallon recycling cart to each subscriber. Upon request, the subscriber can obtain a smaller (64-gallon) waste cart or additional recycling cart. All carts are to be delivered within three business days. While some customers have received their carts within the required three days, a large portion of the customers have not. In the month of April Waste Pro had approximately 236 cart deliveries out of standard. The month of May was very similar. It appears Waste Pro has not kept adequate inventory levels to service the contract within contract guidelines. Inventory levels for 96-gallon garbage carts were depleted with no replacement proactively planned for. Therefore, Waste Pro decided to deliver 64-gallon garbage carts in place of the 96-gallon carts without notifying the County or resident that the change had been made. Staff will ensure the 64-gallon carts are replaced once inventory levels are corrected by Waste Pro. In numerous instances, the inventory problem was compounded by Waste Pro's errors in delivering carts to wrong addresses.

Lack of or delayed collection – Since October, many complaints involve non-collection of garbage or recycling. In mid-February, Waste Pro responded by adding additional routes for garbage and recycling (as seen in the equipment section). This issue was resolved and the complaints for non-collection issues moved to yard waste. Again, Waste Pro was forced to add additional collection vehicles to respond to this problem. The number of complaints for non-collection of yard debris has not been adequately corrected. In addition, Leon County staff receives many complaints for the non-collection or delayed collection of bulk items such as furniture. For the month of May, Waste Pro has 534 missed or delayed pick-ups and service provisions that are not in accordance with the Agreement, which includes 154 bulk service issues. This is the highest number of bulk violations since the beginning of the contract. The initial delay of service typically will result in a customer contacting Waste Pro. After multiple efforts to get a response, the customer will often turn to Leon County for assistance. For those customers who are able to speak with a live Waste Pro representative, many are given dates for the corrected pick up which are not adhered to by Waste Pro at which time the citizen will contact the County. During these periods of delayed pick up the waste or yard debris may continue to grow, or bulky items remain an eye sore to the neighborhood.

Billing and payment troubles – In the first billing quarter Waste Pro sent out invoices with a wide variety of issues including a wrong phone number, itemized billing statement, references to other counties billing procedures and incorrect amounts being billed. These problems were corrected and the second billing statement went out and customers now were struggling with errors with the Waste Pro online payment system. Customers then attempted to call Waste Pro and many were unable to speak with a live person. Therefore, the customers were forced to leave a voice message. Many customers complained they were receiving calls or letters from Waste Pro's Collection Division even though they had attempted to make payments.

Litter – Early in the agreement, issues with litter were prevalent. It was identified that the litter was exiting the collection trucks. Waste Pro installed wind diffusers and modified the truck's hydraulics. The number of litter complaints has diminished as a result. However, staff still gets complaints from time to time. The Collection Agreement provides clear standards for the contractor to promptly clean up all spillage or litter they have caused within private property and right-of-way. Recent complaints are centered on leachate coming out of the trucks resulting in a foul smelling liquid being discharged onto residential streets. County staff researched cause and related solution. Waste Pro is currently working with the truck manufacture to repair this issue.

In addition to services provided directly to customers, there are aspects of the Collection Agreement not being adhered to which limit staff's ability to properly monitor and implement the Agreement.

Proper documentation and tracking of customer complaints – Waste Pro chooses its customer service representatives to enter all customer complaints into **two** separate tracking systems. The two systems should be identical. When a customer calls the call center, the customer service representative should enter the information in both systems. The tracking systems have many details about the customer and any problems the customer is having. The system tracks when the complaints came in and when the complaint was resolved. This system must be maintained daily. Leon County staff identified several hundred customer complaints that were created but not resolved. Leon County staff performed a sample audit and found one out of five customer complaints were not logged in both systems. This represents a significant problem, as County staff only has access to one of the systems, of which serves the basis for liquidated damages. Leon County staff has identified many customer complaints are not being resolved within the County contract requirements but it is presumed more exist which are not displayed in the reporting system. A vast majority of the complaints are for non-collection, which is subject to liquidated damages for each documented occurrence. Leon County has requested that Waste Pro ensure all data is contained within the system that Leon County access.

Equipment – The contract does not stipulate how many collection vehicles are required to perform to standards of the contract, only the frequency of service (once weekly for waste, recycling, and yard debris; and within seven days for bulky requests). The agreement states no collection vehicle frontline or reserve will exceed three years in age at the commencement of the contract. In November of 2013 40% of the fleet was older than three years of age. Currently Waste Pro's has 35% of the fleet older than three years of age. Waste pro has increased the number of trucks used in the County; however, they have not done so in accordance to the contract. Additionally numerous trucks do not follow requirements of being uniformly painted and displaying the phone number for customers to call as they were brought in from other communities. The age of the truck is an infraction qualifies for a liquidated damage per occurrence per day equating to approximately \$20,000 in fines monthly until resolved. However, in an effort to be a reasonable partner, staff has elected not to initiate the liquidated damages for this offense as Waste Pro made a verbal and written commitment to correct the age of fleet in the near future (Attachment #3).

This commitment was made months ago and to date Leon County has not received an equipment replacement schedule nor have any offending vehicles been updated within standards. During the Bid Process Waste Pro submitted documents stating they would service with a specific number of trucks. Currently additional trucks are serving Leon County. The Collection Agreement does not dictate the minimum number of trucks, only the minimum level of service. Despite the increase in trucks, evidence of service troubles would suggest additional trucks are still needed for yard debris and bulky services.

Service Area	# of Trucks In Service	
	RFP Response	June 1, 2014
Waste	6	7
Recycling	4	5
Yard Debris	4	5
Bulky	1	1

Database tracking – The Waste Pro Agreement stipulates RFID technology will be included in all waste and recycling carts and a related database and access will be provided to the County. RFID is a data collection technology that uses radio frequency electromagnetic field to transfer data. RFID is a standard technology in the waste industry. Data is captured when the cart comes in contact with a receiver on the truck and includes the time and frequency of service specific to each address. This information is not only a business tool for Waste Pro but provides the ability for County staff to verify service on a customer by customer basis, confirm this data with the customer service tracking system as well as refine waste reduction and outreach based on specific neighborhood recycling participation trends. This RFID system is currently installed in all garbage and recycling carts however, not all collection vehicles are properly equipped with the technology to receive the data. Furthermore, the RFID database system is not completely functional or accurately tied to each customer's address. This has a direct impact on Leon County's ability to conduct an outreach and education program for waste reduction. This also does not allow Waste Pro to verify customer service concerns

Service directly impacting residents is the top priority to be addressed by both Waste Pro and the County. The Agreement provides for liquidated damages to be assessed against Waste Pro in the event of unresolved customer complaints for infractions relating to missed pick up, cart delivery delays, providing service outside designated times, failure to notify customers of route changes, failure to deliver materials to the appropriate facility, mixing of loads, failure to promptly clean up any litter or spills, use of a vehicle not meeting the requirements of the agreement, and failure to submit required reports. Due to the anticipated complexity of a transition of this magnitude, the County decided not to levy fees for shortcomings occurring in the first month of service. Waste Pro was notified that, beginning November 1, 2013, liquidated damages relating to complaints would be imposed. However, Waste Pro only began using and providing the County access to their customer service database in January. This database tracks the number of complaints, date of call, and date of resolution; all of which are needed for County staff to validate Waste Pro is operating in accordance with agreement. As a result, no liquidated damages were imposed until January 2014. As stated previously, no damages have been imposed for equipment related infractions despite the estimated \$20,000 infraction.

The following is a summary of fines imposed to date. For comparison, the previous waste collector experienced \$0 in liquidated damages for a period of 24 months of their service within Leon County.

Month	# of Infractions*	Total Fine
January	106	\$9,500
February	36	\$3,240
March	32	\$2,880
April	268	\$24,120
May	534	\$48,060

*Staff has concerns for accuracy of Waste Pro database used for reporting. Reflective of a sample audit conducted by County staff, 1 in 5 customer complaints were not logged into the database, which is used for reporting service delivery timeframes. Staff anticipates actual infractions are higher.

In many cases, when Waste Pro does not provide immediate attention to customer needs, County Solid Waste staff takes proactive measures to ensure service. Efforts have included delivery of Waste Pro carts, collection of waste and recycling, Collection of bulky items, contacting residents to personally address their questions and provide prompt response from a live person.

With routine communication and setting clear expectations of performance, it was anticipated Waste Pro's service and response would continue to be refined. However, the volume and nature of citizen complaints in the past few months appears not to be improving.

To ensure service enhancement and reliability, County staff will firmly advise Waste Pro that they:

- Increase number of qualified customer service representatives at the call center to appropriately address the call volume. This would include proactively increasing the number of representatives prior to billing cycles or other times of anticipated high call volume.
- Ensure suitable supervision for all areas of service, including operations, customer service, and fleet.
- Correct and sustain proper tracking of customer service calls and resolutions in the appropriate database. County staff plans to continue sample audits of data to confirm precision.
- Provide ample fleet vehicles and operators to address all lines of service (waste, recycling, yard debris and bulky).
- Make necessary adjustments to the fleet so that no collection vehicle, frontline or reserve, is in excess of three years in age per standards of the Collection Agreement.
- Maintain ample supply of waste/recycling carts at all times.
- Complete the installation of the RFID data system and provide County staff with access as specified in the Collection Agreement.
- Pursuant to the Collection Agreement, ensure non-collection notices (in the form of informational hang tags) are placed on every cart or debris pile explaining why collection was not made.

Staff will continue to enforce liquidated damages for contract compliance and encourage Waste Pro to make appropriate changes to ensure quality service and operations. To ensure that the Board of County Commissioners remains well-informed, staff plans to provide a periodic status report regarding curbside collection service. If troubles persist, staff is prepared to provide the Board options to address and correct the shortfalls. The Collection Agreement with Waste Pro is a long-term contract with the initial term of seven years. Leon County recognizes the importance of developing and maintaining a strong working relationship with Waste Pro in order to maximize the service experience of more than 25,000 residents who subscribe to curbside collection. Waste Pro's execution of the Collection Agreement does not currently reflect the County's strong cultural focus of customer service and high performance. It is anticipated that corrective actions taken by Waste Pro can result in quality service.

Options:

1. Accept the status update regarding curbside collection service provided by Waste Pro, Inc.
2. Do not accept the status update regarding curbside collection service provided by Waste Pro, Inc.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Waste Pro Status Report, December 10, 2013
2. Letter to Waste Pro, November 18, 2013
3. Letter from Waste Pro regarding Fleet

Leon County Board of County Commissioners

Cover Sheet for Agenda #20

December 10, 2013

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Acceptance of Status Update Regarding Curbside Collection Service Provided by Waste Pro, Inc.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Maggie Theriot, Director, Office of Resource Stewardship Robert Mills, Director, Solid Waste

Fiscal Impact:

This item has no current fiscal impact.

Staff Recommendation:

Option #1: Accept the status update regarding curbside collection service provided by Waste Pro, Inc.

Report and Discussion

Background:

At the November 19, 2013 meeting, at Commissioner Dozier's request, the Board directed staff to prepare a status report regarding the unincorporated area curbside collection contract with Waste Pro, Inc.

During the December 11, 2012 meeting, the Board approved issuance of an Invitation to Bid for the Exclusive Franchise to Provide Waste Collection Services in Unincorporated Leon County. Of the 457 vendors that were notified of the Bid, 25 vendors requested bid packages, and the County received two bids (Waste Management and Waste Pro). On February 12, 2013, the Board deemed Waste Pro the lowest responsive and responsible bidder, as the rate bid by Waste Pro was approximately 25% lower than that bid by Waste Management. As a result, beginning October 1, 2013, citizens' expense was reduced by 30%.

Three different options related to the service area were included in the bid document to provide the greatest flexibility to the Board in selecting the level of service that best meet the needs of residents. Options included Universal and Subscription based service. During the April 23, 2013 Budget Workshop, the Board considered analysis from staff as well as feedback received from three community meetings and directed Subscription service be implemented. The County would maintain the current model, in which Residential Collection Service is provided through subscription only. The new agreement with Waste Pro commenced October 1, 2013 with approximately 23,000 residential units subscribing to curbside service.

Analysis:

While developing the Agreement, staff placed significant emphasis on the customer experience and transitioning to a new vendor as seamlessly as possible. The new vendor, Waste Pro, Inc., had approximately five months from the time the Board selected the subscription service option to commence collection service. Parameters were included in the Agreement to assure Waste Pro would transition service with minimal impact to current customers. The Agreement stipulated a transition plan be created by Waste Pro that featured minimum criteria such as procedures for providing new waste/recycling carts, hiring/training new crews, obtaining new vehicles and equipment, creation of route maps, and a communication outreach plan. Waste Pro was responsible for providing all customers with information regarding collection procedures, rates, and contact information prior to commencement.

Waste Pro sent an informational mailer, websites were created both by Waste Pro and the County, and automated phone calls were placed to remind residents of pending services changes. The transition plan was completed and shared with County staff by the end of July. Despite various meetings and requests, several features of the plan were not completed as scheduled. Additionally, Waste Management provided an incomplete data file to Waste Pro; listing existing accounts and customer detail, causing Waste Pro to initially establish routing on inaccurate data. As a result of the transition plan not being completed as scheduled and the deficient data provided by Waste Management, key components of the transition were not as smooth as intended.

As stipulated in the Agreement, a Waste Pro office has been established in Leon County (1958B Commonwealth Lane) to provide residents in the unincorporated areas with a convenient point of service. Since October 1, 2013, the office has received calls from an estimated 8,750 subscribers with questions or concerns. Due to limited record keeping by Waste Pro in the month of October, a more exact number is not known. The number of customer service representatives was increased from the initial 9 to 12 individuals due to the volume of calls. Of the 8,750 calls, Waste Pro is unable to determine the number of concerns that remain unresolved.

Additionally, Leon County received several hundred calls from residents that were in-turn relayed to Waste Pro for resolution. In many cases, when Waste Pro did not provide immediate attention, County Solid Waste staff took proactive measures to ensure service. Efforts included delivery of Waste Pro carts, collection of waste and recycling, contacting residents to personally address their questions and provide prompt response from a live person. Small adjustments during the first month of transition were anticipated, given the change affected 23,000 residential subscribers. However, the volume and persistence of calls was far more than expected. To accommodate this influx, the County Administrator re-assigned organizational resources to prioritize responses to citizen complaints. Actions included cross-departmental teams assembling to return calls, overtime allotted to field staff, projects within the Solid Waste program being addressed by other County staff or deferred. The nature of citizen complaints has evolved over the first two months of service. Initially, a majority of concerns was related to delivery of new carts; next, were missed pick-ups of household garbage; followed by missed recycling. The removal of waste and recycling were top priority given the sanitation concerns.

As troubles were resolved with waste, calls transitioned to the topics of missed pick-up of yard debris and a delayed response for servicing bulk items (an on-call service). Of all the calls, yard debris has been the predominant concern noted by callers. Citizens expressed confusion and concern over billing, which Waste Pro sent in mid-November. Most recently, calls are coming from residents who have only recently joined Waste Pro as a subscriber. Nearly 1,600 new customers have signed up for service since Waste Pro began in October. It appears nearly all of these new customers are residents who have chosen to switch from using the County's Rural Waste Service Centers to the more convenient curbside service. Waste Pro has depleted its supply of reserve waste and recycling carts, leaving approximately 350 residents without carts. As a result, new customers are often waiting weeks to receive their cart and begin service with minimal communication coming from Waste Pro. Due to the current quality of service provided to new Waste pro customers, County staff has not yet granted permission for Waste Pro to solicit additional new customers via direct mail to non-subscribers to ensure additional new customers receive adequate service.

A common theme for most all calls received by Leon County was the lack of communication or action by Waste Pro. At the urging of the County, Waste Pro has added additional resources such as more customer service representatives (increasing from 9 people to 12) to take calls and additional trucks to service recycling and yard debris. To date the call volume has drastically diminished, with only a few calls a day now being received by the County. Since the commencement of the Agreement, staff has strongly advised that additional management capacity be added to ensure adequate and timely response to service complications and to more closely oversee daily operations. Waste Pro has made a verbal commitment to do so by January 2014.

Service directly impacting residents is the top priority to be addressed by both Waste Pro and the County. The Agreement provides for liquidated damages to be assessed against Waste Pro in the event of unresolved customer complaints. Due to the anticipated complexity of a transition of this magnitude, the County did not levy fees for shortcomings occurring in the first month of service. Waste pro was notified that, beginning November 1, 2013, liquidated damages relating to complaints would be imposed. However, Waste Pro only recently provided the County access to their customer service database as required by commencement of the Agreement. This database tracks the number of complaints, date of call, and date of resolution; all of which are needed for County staff to calculate and impose the fees.

In a letter dated November 18, staff outlined the most critical of concerns and dictated they be resolved by November 30 (Attachment #1). Until recently, Waste Pro had failed to comply with reporting requirements; such as, documentation of Franchise Fee information, number of customer accounts, as well as financial contribution towards recycling education. Waste Pro has yet to resolve issues relating to fleet composition, access to collection data, or report the number of complaints, as requested in the letter.

Leon County recognizes the importance of developing and maintaining a strong working relationship with Waste Pro in order to maximize the service experience of more than 24,000 residents who subscribe to curbside collection. With routine communication and setting clear expectations of performance, it is anticipated Waste Pro's service and response will continue to improve.

Options:

1. Accept the status update regarding curbside collection service provided by Waste Pro, Inc.
2. Do not accept the status update regarding curbside collection service provided by Waste Pro, Inc.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. Letter to Waste Pro, November 18, 2013



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Office of Resource Stewardship
Solid Waste Management Division
7550 Apalachee Parkway
Tallahassee, Florida 32311
(850) 606-1810

Commissioners

BILL PROCTOR
District 1

JANE G. SAULS
District 2

JOHN DAILEY
District 3

BRYAN DESLOGE
District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

November 18, 2013

Ralph,

As a partner Leon County understands there will be a short growth period associated with the solid waste contract. We are at the end of the growth period and we have identified several contractual issues that need to be resolved. The below items should be resolved by November 30, 2013.

- 40% of the fleet is older than 3 years from the commencement.(6.4.1 No Collection Vehicle shall exceed three(3) years in age at the time of the Commencement Date). Unit #6466~2007, #546~2008, #547~2008, #549~2008, #6315~2008, #432~2007, #6481~2007, and #667~2009.
(With 8 trucks in violation, 6.4.1 equates to \$800 per day)
- We have not received the \$25K for Public Education. Due October 1, 2013.(5.2.1)
- Before the contract commenced we agreed the top of the recycle trucks would be painted blue.(6.4.7)
- Leon County does not have access to RFID visibility as required. (7.2.3)
- By the 10th of each month a list of Commercial Customers collected by WP. The list shall include frequency and container size. (7.2.2)
- By the 10th of each month a list of residential customers receiving service.(7.2.2)
- By the 10th of each month tons of commercial recyclables collected.(7.2.2)
- By the 10th of each month residential recyclable and bulky tons collected.(7.2.2)
- By the 10th of each month a list of complaints filed during the previous month(Missed Pick Up). Also include their disposition.
- By the 10th of each month documentation to verify the amount of franchise fees to be submitted to the county.

Your diligence in correcting these issues is much appreciated. If you have any questions please feel free to call me direct.

Thank you

Robert L Mills Jr

CC: Maggie Theriot, Preston Carter, Shawn Abbott



March 1, 2014

To: Robert Mills

From: Ralph Mills

RE: Update on Leon County Collection Vehicles

I would like to give an update on the vehicles that we utilize for the collection of solid waste, yard trash, recycling and bulky pickup. When Waste Pro started our agreement in October of 2013, we brought in 13 new trucks. Of these ten were CNG. Since then we have replaced one of the original new diesel trucks with another CNG truck.

At the inception of the contract, three vehicles of more than three years old were brought in refurbished, and were utilized for the collection of yard debris. At the time, it was hard for us to get additional new trucks as the factories were swamped with orders for the delivery of collection vehicles in October. We spent approximately \$35,000 per truck to get them up to Waste Pro standards.

It became evident fairly quickly upon launch of the new service that additional trucks would be necessary to meet service level requirements. The decision was made to add vehicles quickly, recognizing there was not time to wait for brand new trucks to become available. In that regard four more collection vehicles to the fleet, an additional clam truck was brought in for bulky waste and two rear end load collection vehicles for recycling and yard waste. Another smaller truck is being brought in for the critical areas that are too tight for a regular size collection truck. All of these vehicles fall out of the newer than three year range that was put in the RFP.

Currently all of the trucks that our outside of the three year window are in excellent condition and run daily without problems. We would like to continue to utilize these trucks until such time as either new replacements come in, or we find newer trucks to infuse into the system. Our goal of course is to be running all CNG over the next two years.

Please feel free to call me to discuss, thank you, we appreciate Leon County's business.

**Leon County
Board of County Commissioners**

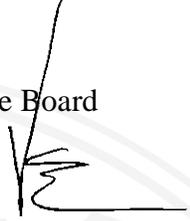
Notes for Agenda Item #13

Leon County Board of County Commissioners

Cover Sheet for Agenda #13

June 24, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Full Board Committee Appointment to the Adjustment and Appeals Board, CareerSource Capital Region, Educational Facilities Authority, Enterprise Zone Development Authority, and Planning Commission

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/Project Team:	Christine Coble, Agenda Coordinator

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: Reappoint Brad Trotman to the Adjustment and Appeals Board.
- Option #2: Reappoint George Banks to the CareerSource Capital Region.
- Option #3: Reappoint Bill Hilaman to the Educational Facilities Authority.
- Option #4: Reappoint Regina Davis, Kim Rivers, and Joe Schreiber to the Enterprise Zone Development Authority.
- Option #5: Reappoint Tim Edmond to the Tallahassee-Leon County Planning Commission.

Report and Discussion

Background:

At its August 23, 2011 meeting, the Board approved the revised process for Advisory Committee appointments by having a General Business item prepared for full Board appointments.

Analysis:

Adjustment and Appeals Board (BOAA)

Purpose: The responsibility of the Adjustment and Appeals Board is to determine appeals of code-related (Land Development Regulations [LDR]) interpretations and granting variances to the provisions of the LDRs based on documented hardship (Attachment #1).

Composition: The BOAA has nine members: the County and City each appoint three regular members and one alternate member. Additionally, there is one member appointed alternately by the City and County. Members serve three-year terms and are limited to no more than two full consecutive terms on the BOAA, whether appointed by the City Commission or the County Commission.

Vacancies: The terms of Seth Swanson, an alternate member, and Brad Trotman, a full member, expire June 30, 2014. Mr. Trotman is interested in reappointment and is eligible to serve one additional term; however, Mr. Swanson is not interested in reappointment (Attachment #2). No applications from eligible persons have been received.

Table 1: Adjustment and Appeals Board

Vacancies	Applicant	Recommended Action
Brad Trotman	Brad Trotman	Full Board makes reappointment.
Seth Swanson – Alternate member; <i>(Not interested in reappointment)</i>	N/A	No action necessary at this time.

CareerSource Capital Region (formerly Workforce *plus*)

Purpose: The CareerSource Capital Region provides for enhanced coordination, cooperation, collaboration, and outcomes, by and between several entities, both public and private, in order to advance economically and socially, and in providing employers with the skilled workforce necessary to be competitive in local, state, national, and/or international markets (Attachment #3).

Composition: The County has eight appointments of private sector representatives. New appointments to CareerSource Capital Region are required to be nominated through recommendation of the Tallahassee-Leon County Chamber of Commerce (Chamber) and Economic Development Council (EDC). Members serve three-year terms.

Title: Consideration of Full Board Committee Appointment to the Adjustment and Appeals Board, CareerSource Capital Region, Educational Facilities Authority, Enterprise Zone Development Authority, and Planning Commission

June 24, 2014

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Vacancies: The terms of George Banks, Lee Harvey, Tim Meenan, and Fred Seamons expire June 30, 2014. Mr. Banks is interested in reappointment and is eligible to serve. Mr. Harvey, Mr. Meenan, and Mr. Seamons are ineligible for reappointment due to the County's policy regarding term limits. However, Mr. Jim McShane, CEO of CareerSource Capital Region, states that Mr. Seamons is an active and engaged member and consistent participant, and requests that the Board waive the Policy and reappoint Mr. Seamons (Attachment #4). No applications have been submitted to the County and the Chamber and EDC have not yet made recommendations to fill the vacancies.

Table 2: CareerSource Capital Region

Vacancies	Applicant	Recommended Action
George Banks	George Banks	Full Board makes reappointment.
Lee Harvey (<i>Not eligible</i>)	N/A	None.
Tim Meenan (<i>Not eligible</i>)	N/A	None.
Fred Seamons (<i>Not eligible</i>)	N/A	None.

Educational Facilities Authority (EFA)

Purpose: The purpose of the authority is to assist institutions for higher education in the construction, financing, and refinancing of projects (Attachment #5).

Composition: There are seven members appointed by the full Board; all members must be residents of Leon County, and at least one must be a trustee, director, officer, or employee of an institution for higher education. Members terms are for five years. Additionally, there is one County Commissioner appointed by the full Board to serve as a liaison to the EFA for a term of two years (Commissioner Lindley serves as the Board liaison).

Vacancies: The terms of William Hilaman and Bob Kellam expire July 31, 2014. Mr. Hilaman is interested in reappointment and is eligible to serve. According to the County's Policy regarding term limits, Mr. Kellam would not be eligible for reappointment. An email stating that both members are in good standing and interested in reappointment was received from Randy Guemple, Executive Director of the EFA (Attachment #6). To date, no applications from eligible persons have been submitted.

Table 3: Educational Facilities Authority

Vacancies	Applicant	Recommended Action
William Hilaman	William Hilaman	Full Board makes appointment.
Bob Kellam (<i>Not eligible</i>)	N/A	None.

Title: Consideration of Full Board Committee Appointment to the Adjustment and Appeals Board, CareerSource Capital Region, Educational Facilities Authority, Enterprise Zone Development Authority, and Planning Commission

June 24, 2014

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Enterprise Zone Development Authority (EZDA)

Purpose: The responsibility of the EZDA is to Identify to the City and County Commissions the financial needs of, and local resources or assistance available to, eligible businesses and residents within the Enterprise Zone (Attachment #7).

Composition: The EZDA has 11 members, designated by position, appointed by the full Board. Members serve four-year terms.

Vacancies: The terms of the following three EZDA members expire July 31, 2014: Regina Davis represents a non-profit community-based organization in the Enterprise Zone area; Kim Rivers represents a business operating within the Enterprise Zone area; and, Joe Schreiber, a resident residing in the Enterprise Zone area. Ben Pingree, Vice President, Economic Development Council of Tallahassee/Leon County Inc. provided an email supporting the reappointment of the three members (Attachment #8).

Table 4: Enterprise Zone Development Authority

Vacancies	Applicant	Recommended Action
Regina Davis	Regina Davis	Full Board makes appointment.
Kim Rivers	Kim Rivers	Full Board makes appointment
Joe Schreiber	Joe Schreiber	Full Board makes appointment

Planning Commission

Purpose: The Planning Commission acts as an advisory committee to the City and County Commissions, other governmental agencies within the metropolitan area, individuals, and private agencies seeking its advice and assistance in comprehensive planning and development of the Tallahassee area (Attachment #9).

Composition: There are seven members; three appointed by the County Commission, three appointed by the City Commission, and one member nominated by the School Board. Members serve three-year terms.

Vacancies: The term of Tim Edmond expires June 30, 2014. Mr. Edmond was appointed in 2012 to fill an unexpired term. He is interested in reappointment and eligible to serve. Additionally, Planning staff states that he is an active participant (Attachment #10).

Table 5: Planning Commission

Vacancies	Applicant	Recommended Action
Tim Edmond	Tim Edmond	Full Board makes appointment.

Title: Consideration of Full Board Committee Appointment to the Adjustment and Appeals Board, CareerSource Capital Region, Educational Facilities Authority, Enterprise Zone Development Authority, and Planning Commission

June 24, 2014

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Options:

1. Reappoint Brad Trotman to the Adjustment and Appeals Board.
2. Reappoint George Banks to the CareerSource Capital Region.
3. Reappoint Bill Hilaman to the Educational Facilities Authority.
4. Reappoint Regina Davis, Kim Rivers, and Joe Schreiber to the Enterprise Zone Development Authority.
5. Reappoint Tim Edmond to the Tallahassee-Leon County Planning Commission.
6. Board direction.

Recommendation:

Options #1, #2, #3, #4, and #5.

Attachments:

1. Eligibility and Criteria – Adjustment and Appeals Board
2. Email from Mechelle Cook regarding reappointments to Adjustment and Appeals Board
3. Eligibility and Criteria – CareerSource Capital Region
4. Letter from Jim McShane, CEO, CareerSource Capital Region
5. Eligibility and Criteria – Educational Facilities Authority (EFA)
6. Email from Randy Guemple, EFA Executive Director
7. Eligibility and Criteria – Enterprise Zone Development Authority (EZDA)
8. Email from Ben Pingree, Vice President, Greater Tallahassee Chamber
9. Eligibility and Criteria – Planning Commission
10. Email from Planning Division regarding Planning Commission reappointment

Adjustment and Appeals Board (BOAA)

Responsibility:

Responsible for determining appeals of code-related (LDRs) interpretations and granting variances to the provisions of the LDRs based on documented hardship.

County DSEM responsibilities include application intake, preparation of recommendations for Board of County Commissioners review and action, developing and distribution BOAA agendas and notifying the public and interested parties of BOAA meetings.

Created By:

County Ordinance 76-8; Code of Laws Appendix D

Appointments:

9 members:

4 - BCC – three regular plus an alternate

4 - City - three plus an alternate

1 appointed alternately by BCC and City - Alternate appointed by BCC in 2003; City appointment 6/2006

Terms:

3 year terms extending from July 1. Terms expire June 30.

Members shall not serve more than two (2) full consecutive terms on the Board, whether appointed by the City Commission or the County Commission.

Eligibility Criteria:

Eligibility Requirement: Must be a resident of Leon County, an owner of real property, and a taxpayer.

Members file Financial Disclosure Form #1 with Supervisor of Elections.

Schedule:

2nd Thursday of each month @ 1:00 p.m.

Renaissance Center

435 N. Macomb Street

Tallahassee, FL 32301

Contact Person/Staff:

County: Ryan Culpepper

Development Services Director

435 N. Macomb Street

Tallahassee FL 32301

850-606-1300

email: culpepperr@leoncountyfl.gov

Mechelle Cook, Secretary to the Board

850-606-1300

email: cookme@leoncountyfl.gov

City: Greg Harden
 Growth Management Dept.
 435 N. Macomb Street, Tallahassee, FL 32301
 850-891-7100
[email:greg.harden@talgov.com](mailto:greg.harden@talgov.com)

Attorney:
 Harold Knowles (Secretary-Angela)
 3065 Highland Oaks Terrace
 Tallahassee, FL 32301
 850-222-3768

Members:

Swanson, Seth D.	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 6/14/2011 <hr/> Appointed by: Board of County Commissioners	Alternate member Email: sethswanson77@hotmail.com
Trotman, Bradley C Killearn Homes Association	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 6/14/2011 <hr/> Appointed by: Board of County Commissioners	Email: Brad@killearn.org
Joyner, Christie	Begin Term: 1/1/2009 End Term: 6/30/2014 Type: three years	Original Date: 1/1/2009 <hr/> Appointed by: Tallahassee City Commission	Email: cjoyner@firstam.com
Yarbrough, J. Cameron	Begin Term: 3/19/2009 End Term: 6/30/2015 Type: three years	Original Date: 3/19/2009 <hr/> Appointed by: Board of County Commissioners	Email: Cameron@tsamoutales.com

<p>Bostwick, Bobby (Jay) Sperry & Associates</p>	<p>Begin Term: 6/9/2009 End Term: 6/30/2015 Type: three years</p>	<p>Original Date: 6/9/2009 Appointed by: Tallahassee City Commission</p>	<p>Email: JBostwick@sperryconstruction.com Alternating City/County member</p>
<p>Wetherell, Ryan Kimley-Horn & Associates, Inc.</p>	<p>Begin Term: 6/18/2013 End Term: 6/30/2016 Type: three years</p>	<p>Original Date: 4/13/2010 Appointed by: Board of County Commissioners</p>	<p>Email: Ryan.Wetherell@kimley-horn.com Full member a/o July 13, 2010</p>
<p>Lawrence, John</p>	<p>Begin Term: 10/24/2011 End Term: 10/24/2012 Type: one year</p>	<p>Original Date: 10/24/2011 Appointed by: Tallahassee City Commission</p>	<p>Notes:</p>
<p>Chamizo, Jorge Barreto,Cunningham, May, Dudley & Maloy</p>	<p>Begin Term: 8/1/2010 End Term: 6/30/2013 Type: three years</p>	<p>Original Date: 8/1/2004 Appointed by: Tallahassee City Commission</p>	<p>Email: jorge@flapartners.com</p>
<p>DeMello, Beverlee</p>	<p>Begin Term: 7/1/2010 End Term: 6/30/2013 Type: three years</p>	<p>Original Date: 1/1/2005 Appointed by: Tallahassee City Commission</p>	<p>Email: bdemello@psc.state.fl.us</p>

From: Mechelle Cook
To: Coble, Christine
Date: 6/9/14 1:41 PM
Subject: Fwd: RE: BOAA reappointment

Hi Christine,

Looks like Brad will continue. Mr. Swanson does not wish to be reappointed to the BOAA. We will require a new member to replace Seth and a reappointment for Brad. Thank you for taking care of it!

Mechelle Cook, Administrative Associate V
Support Services Division
Department of Development Support and Environmental Management
435 N. Macomb Street, 2nd Floor, Renaissance Center
Tallahassee FL 32301-1019
(850) 606-1325 (850) 606-1301 Fax
<http://cms.leoncountyfl.gov/>

>>> "Brad Trotman" <brad@killlearn.org> 06/09/2014 1:38 PM >>>

Mechelle,
I will continue to serve on the board if it is the wish of the commission.
Brad

From: Mechelle Cook [<mailto:CookMe@leoncountyfl.gov>]
Sent: Monday, June 9, 2014 11:51 AM
To: sethswanson77@hotmail.com; brad@killlearn.org
Subject: BOAA reappointment

Good morning Brad and Seth;

Your appointments to the BOAA expire this month. As active and interested BOAA members in good standing you are eligible for re-appointment for a term of 3 years. If you wish to remain on the Board for another term please let me know by return e-mail. The request for your re-appointment will go to the Board of County Commissioners on June 24th. Thank you and certainly hoping to hear from you soon!

CareerSource Capital Region

Responsibility:

CareerSource Capital Region provides for enhanced coordination, cooperation, collaboration, and outcomes, by and between several entities, both public and private, that are involved at the local level in providing youth and adults with opportunities to develop and continuously upgrade their knowledge and skills in order to advance economically and socially, and in providing employers with the skilled workforce necessary to be competitive in local, state, national, and/or international markets.

Develop the region's strategic workforce development plan; identify occupations for which there is a demand in the area served and selecting training institutions that may provide training, in accordance with procurement guidelines and procedures; solicit the input and participation of the local business community in the provision of services for the residents of the region; provide policy guidance and procedures for programs established by CareerSource Capital Region; and, provide oversight and monitoring activities.

Created By:

Federal Public Law 105-220 (Workforce Investment Act of 1998 - Title I)
Section 117, of the WIA and the State of Florida Workforce Innovation Act of 2000
Interlocal Agreement between Leon, Wakulla, and Gadsden County Commissions (Region)

Appointments:

Eight private sector representatives of Committee are appointed by BCC -
A majority of CareerSource Capital Region shall be representative of the private sector, who shall be owners of business concerns, executives, or chief operating officers of non-governmental employers, or other private sector executives who have substantial management or policy responsibility.

New appointments to CareerSource Capital Region are required to be nominated through recommendation of the Tallahassee-Leon County Chamber of Commerce and Economic Development Council (EDC).

Terms:

Initial terms were two and three years. All terms thereafter are three-year terms. Terms expire June 30. Vacancies are filled for the remainder of an unexpired term.

Schedule:

Meets quarterly. Meeting dates and times posted on the CareerSource Capital Region website:
www.careersourcecapitalregion.com

Contact Person/Staff:

Jim McShane, Executive Director
325 John Knox Road, Atrium Building, Suite 102
Tallahassee, Florida 32303
Phone: 850-617-4601
Fax: 850-410-2595
email: jim.mcshane@careersourcecapitalregion.com

Cheryl Cantley, Administrative Assistant
850-617-4602
cheryl.cantley@careersourcecapitalregion.com

Members:

Seamons, Fred MGT America TERM EXPIRED	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 7/27/1999 <hr/> Appointed by: Board of County Commissioners	Notes: MGT America email: fred@mgtamer.com
Meenan, Tim Blank, Meenan and Rigsby, PA TERM EXPIRED	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 7/30/2002 <hr/> Appointed by: Board of County Commissioners	Notes: Blank & Meenan tim@blanklaw.com
Banks, George C. Summit East Management TERM EXPIRED	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 9/22/2009 <hr/> Appointed by: Board of County Commissioners	Notes: STRUCTURE Commercial Real Estate Email: george.banks@summiteast.com
Harvey, Lee TERM EXPIRED	Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years	Original Date: 9/20/2005 <hr/> Appointed by: Board of County Commissioners	Notes: Lee Harvey Insurance Company Email: lharvey2110c@embarqmail.com
Morales, Marilyn Tallahassee Memorial Healthcare	Begin Term: 4/8/2014 End Term: 6/30/2016 Type: unexpired term	Original Date: 4/8/2014 <hr/> Appointed by: Board of County Commissioners	Notes: Email: marilyn.morales@yahoo.com
Edwards, Barbara	Begin Term: 3/12/2013 End Term: 6/30/2016 Type: three years	Original Date: 3/12/2013 <hr/> Appointed by: Board of County Commissioners	Notes: Comcast/Xfinity
Shipman, Martin	Begin Term: 6/18/2013 End Term: 6/30/2016 Type: three years	Original Date: 5/22/2007 <hr/> Appointed by: Board of County Commissioners	Notes: Email: martin.shipman@tlhoc.com

May 9, 2014

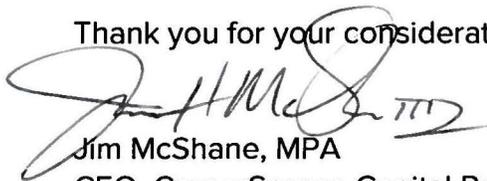
Leon County Commissioners
County Administration – Attn: Christine Coble
301 S. Monroe Street
Tallahassee, FL 32301

RE: Reappointment to the Regional Workforce Board

Dear Commissioners,

CareerSource Capital Region has reviewed and taken the time to update their bylaws to assign terms to board members of three years. This aligns with the County policy 03-15. However, we have one board member that has been very engaged and instrumental in the realignment of policies and chairs the Policy and Governance Committee. Mr. Fred Seamon from MGT of America is a consistent participant and meets the requirements of an active and engaged board member. As such, we would request a waiver for Mr. Seamon from the policy 03-15 for one more three year term.

Thank you for your consideration.



Jim McShane, MPA
CEO, CareerSource Capital Region

Cc: Commissioner Maddox, Mr. George Banks

Educational Facilities Authority

Responsibility:

The purpose of the authority shall be to assist institutions for higher education in the construction, financing, and refinancing of projects, and for this purpose the authority is authorized and empowered as set forth in Chapter 243.22, Florida Statutes.

Created By:

Chapter 243, Section 243.21, Florida Statutes

Resolution No. 90-42 , adopted Resolution (7/17/1990)

Appointments:

Seven members appointed by the full Board

One County Commissioner, appointed by the full Board, serves as a liaison for a two-year term

Terms:

Five Year Terms; Terms expire July 31. Number of terms allowed not specified. Vacancies filled for remainder of an unexpired term.

Eligibility Criteria:

All members must be residents of Leon County. At least one must be a trustee, director, officer or employee of an institution for higher education.

Schedule:

Quarterly (October, January, April, and July), or as needed.

Type of Report:

Within first 90 days of each calendar year, reports to the BCC its activities for the preceding calendar year

Contact Person/Staff:

STAFF:

Randy Guemple
Executive Director
P. O. Box 11154
Tallahassee, Florida 32302
850-228-3982 (Primary)
850-907-9734

Email: LCEFA9@gmail.com

Members:

Lindley, Mary Ann
Board of County
Commissioners

Begin Term:
12/10/2013
End Term: 12/31/2015
Type: two years

Original Date: 12/10/2013
Appointed by:
Board of County
Commissioners

Notes: Board liaison
Email: lindley@m@leoncountyfl.gov

Kellam, Bob
Governor's Council
on Indian Affairs

Begin Term:
8/25/2009
End Term: 7/31/2014
Type: five years

Original Date: 7/24/1990
Appointed by:
Board of County
Commissioners

Email: lcefa1@hotmail.com

TERM EXPIRED

Hilaman, William
Raymond James &
Associates

Begin Term: 7/8/2009
End Term: 7/31/2014
Type: five years

Original Date: 9/21/2004
Appointed by:
Board of County
Commissioners

Email:
William.Hilaman@
RaymondJames.com

TERM EXPIRED

Dallet, Patrick H.

Begin Term:
7/13/2010
End Term: 7/31/2015
Type: five years

Original Date: 11/19/2013
Appointed by:
Board of County
Commissioners

Email:

Weil, Joe

Begin Term:
7/13/2010
End Term: 7/31/2015
Type: five years

Original Date: 7/13/2010
Appointed by:
Board of County
Commissioners

Email: jw@nccetraining.com

Maryanski, Liz
Assoc. V.P. FSU
Student Affairs

Begin Term:
7/12/2011
End Term: 7/31/2016
Type: five years

Original Date: 7/22/1997
Appointed by:
Board of County
Commissioners

Email: lizm@admin.fsu.edu

Tipton, Lynn S.

Begin Term:
7/10/2012
End Term: 7/31/2017
Type: five years

Original Date: 3/15/2011
Appointed by:
Board of County
Commissioners

Email: ltipton@flcities.com

Billberry, Lori,

Begin Term:
2/26/2013
End Term: 7/31/2018
Type: five years

Original Date: 2/26/2013
Appointed by:
Board of County
Commissioners

Email: lbillberry@talcor.com

From: Randy Guemple <lcefa9@gmail.com>
To: Christine Coble <CobleC@leoncountyfl.gov>
Date: 6/4/14 5:42 PM
Subject: Re: EFA Appointments

Christine,

Both Bill Hilaman and Bob Kellam are Authority members in good standing, and I have talked with both of them and they have indicated that they would like to be reappointed.

Thanks for your help on this.

Randy Guemple

Enterprise Zone Development Agency (EZDA) Board of Commissioners

Responsibility:

- Review, process and certify applications for state enterprise zone tax incentives
- Provide assistance to businesses and residents within the EZ
- Promote the development of the EZ
- Make and execute contracts and other instruments necessary to the exercise of the County's powers as an EZ governing body
- Assist in the development and oversight of the EZ strategic plan and identifying and recommending ways to remove regulatory barriers placed on businesses to the County and City Commissions
- Oversee and monitor the implementation of the strategic plan for the Enterprise Zone
- Identify to the City and County Commissions the financial needs of, and local resources or assistance available to, eligible businesses within the EZ

Created By:

Leon County Code of Laws Chapter 2, Art. III, Div. 4; Selection Criteria for EZDA members:
BCC Ordinance - June 11, 2002
BCC Resolution - July 30, 2002

Appointments:

11 - appointed by the BCC

One representative from each of the following:

1. Chamber of Commerce
2. A local financial or insurance entity
3. A business operating within the proposed EZ area
4. A resident residing within the proposed EZ area
5. Non-profit, community-based organization operating within the proposed EZ area
6. Local Workforce Development Board
7. Local Code Enforcement Board
8. Local Law Enforcement
9. Chairperson of the Board of County Commissioners or Commissioner designee
10. Vice-chairperson of the Board of County Commissioners or Commissioner designee
11. Mayor of the City of Tallahassee or designee

Terms:

Initial Terms were staggered for specific members; Subsequent terms are 4 years.

No member appointed by the County shall serve more than three consecutive terms.

Eligibility Criteria:

[Refer to Positions]

Schedule:

Meet at such times and places as the Chair deems appropriate

All meetings will be open to the public, upon due notice published in a newspaper of general circulation, and minutes of meetings prepared and filed with the County Clerk and City Clerk

Type of Report:

Quarterly reports to the BCC and the City Commission, evaluating the progress in implementing the strategic plan for the Enterprise Zone

File annually with City and County Commissions, on or before March 31 of each year, a report of the Agency's activities for the preceding fiscal year which will include a complete financial statement

Annually prepare and submit a comprehensive report to the State Office of Tourism, Trade and Economic Development (OTTED) that discloses the accomplishments in Leon County

Contact Person/Staff:

Benjamin Pingree
Vice President, Business Retention/Expansion and Public Policy
Economic Development Council of Tallahassee/Leon County Inc.
115 N. Calhoun Street
Tallahassee 32301
Phone: 850-521-3110
Fax: 850-425-1056

Suzanna Thomas, Executive Assistant
850-521-3106
Email: edcadmin@taledc.com

Members:

Schreiber, Joe	Begin Term: 9/14/2010 End Term: 7/31/2014 Type: four years	Original Date: 9/14/2010 <hr/> Appointed by: Board of County Commissioners	Category: Resident residing in EZ area Email: jschreiber@mconnaughhay.com
Rivers, Kim	Begin Term: 9/14/2010 End Term: 7/31/2014 Type: four years	Original Date: 9/14/2010 <hr/> Appointed by: Board of County Commissioners	Category: Business Operating within EZ area Email: kim@emaila2z.com

<p>Davis, Regina Frenchtown CDC</p>	<p>Begin Term: 7/13/2010 End Term: 7/31/2014 Type: four years</p>	<p>Original Date: 7/11/2006</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Category: Non-profit community-based organization in EZ area Email: frenchtowncdc@aol.com</p>
<p>Smith, Emma Growth & Environmental Management</p>	<p>Begin Term: 6/14/2011 End Term: 7/31/2015 Type: four years</p>	<p>Original Date: 7/23/2002</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Category: Leon County Code Enforcement Board Email: Smithe@leoncountyfl.gov</p>
<p>Vincent, David</p>	<p>Begin Term: 6/14/2011 End Term: 7/31/2015 Type: four years</p>	<p>Original Date: 9/14/2010</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Category: Chamber Representative Email: dvincent@jra-architects.com</p>
<p>Bowers, Keith Small Business Development Center</p>	<p>Begin Term: 12/9/2008 End Term: 7/30/2012 Type: four years</p>	<p>Original Date: 12/9/2008</p> <hr/> <p>Appointed by: Tallahassee Mayor John Marks</p>	<p>Category: Alternate designee of FAMU President Email: keith.bowers@famuedu</p>
<p>Brown, Sherwood First Commerce Credit Union</p>	<p>Begin Term: 4/9/2013 End Term: 7/30/2017 Type: four years</p>	<p>Original Date: 4/9/2013</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Category: Representative from a local finance or insurance entity Email: slbrown@firstcommercecu.org</p>
<p>McShane, Jim Workforce Plus</p>	<p>Begin Term: 4/23/2013 End Term: 7/31/2017 Type: four years</p>	<p>Original Date: 4/23/2013</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Category: Workforce Plus: Email: jim.mcshane@wfplus.org</p>

Wood, Michael	Begin Term: 6/18/2013 End Term: 7/31/2017 Type: unexpired term	Original Date: 1/24/2012 <hr/> Appointed by: Board of County Commissioners	Category: Law Enforcement Email: woodm@leoncountyfl.gov
Maddox, Nick Board of County Commissioners	Begin Term: 6/14/2011 End Term: 12/31/2015 Type: four years	Original Date: 6/14/2011 <hr/> Appointed by: Chairman, BOCC	Category: Serves as EZDA Chairman Email: maddoxn@leoncountyfl.gov
Lindley, Mary Ann	Begin Term: 12/11/2012 End Term: 12/31/2016 Type: four years	Original Date: 12/11/2012 <hr/> Appointed by: Vice-Chair - BOCC	Category – Serves as EZDA Vice- Chair Email: lindleym@leoncountyfl.gov

From: Ben Pingree <bpingree@taledc.com>
To: "coblec@leoncountyfl.gov" <coblec@leoncountyfl.gov>
Date: 6/3/14 3:51 PM
Subject: EZDA Request

Good afternoon!

I am pleased to convey that the following EZDA Board members are in good standing for reappointment:

Regina Davis;
Kim Rivers; and
Joe Schrieber

Thank you and take care,

-Ben

Benjamin H. Pingree, MPA
Vice President, Business Retention/Expansion and Public Policy
Economic Development Council of Tallahassee/Leon County Inc.
Greater Tallahassee Chamber of Commerce
E-Mail: bpingree@taledc.com<mailto:bpingree@taledc.com> and/ or
ben.pingree@talchamber.com<mailto:ben.pingree@talchamber.com>
Office: (850)521-3110
Cell: (850)933-3264

Planning Commission

Responsibility:

Acts as an advisory committee to the City and County Commissions, other governmental agencies within the metropolitan area, individuals, and private agencies seeking its advice and assistance in comprehensive planning and development of the Tallahassee area.

Created By:

Interlocal Agreement:

Cooperative Agreement for Area-wide Planning of the Tallahassee Metropolitan Area - 9/26/1967

Bylaws amended 11/18/1997

Appointments:

7 members:

3 - BCC

3 - City

1 - nominated by School Board

A chairman and vice chairman are elected for a one-year term in September.

Terms:

3 year terms, extending from July 1. Number of terms allowed not specified. County appointees may not serve more than three consecutive terms. Vacancies filled for remainder of unexpired term.

Eligibility Criteria:

Must be residents of Leon County, but shall not be appointed from the membership of any planning/ and or zoning board operating within the exclusive jurisdiction of each government unit.

Schedule:

Planning Commission Meetings:

6 pm, first Tuesday of each month.

8:30 am, Wednesday which is 8 days after the first meeting of each month.

Contact Person/Staff:

Department of PLACE*

*Planning, Land Management & Community Enhancement

Russell Snyder, Land Use Administrator

Tallahassee-Leon County Planning Department

891-6400

email: russell.snyder@talgov.com

Beth Perrine, Administrative Assistant:

Planning Department

891-6400

email: beth.perrine@talgov.com

Attorney: Silvia M. Alderman
106 E. College Avenue, 12th floor
Tallahassee, Florida 32301
850-425-1627 (W)
silvia.alderman@akerman.com

City Contact: Melissa Hinton,
Exec. Secretary to Treasure/Clerk
City Hall; 891-8131

County Contact: Christine Coble
Agenda Coordinator
County Courthouse
606-5300

Members:

<p>Henderson, J. Scott Henderson Planning Group</p>	<p>Begin Term: 7/1/2011 End Term: 6/30/2014 Type: three years</p>	<p>Original Date: 7/1/2011</p> <hr/> <p>Appointed by: Tallahassee City Commission</p>	<p>Email: shenderson@hendersonplanninggroup.com</p>
<p>Madden, Patrick</p>	<p>Begin Term: 6/14/2011 End Term: 6/30/2014 Type: three years</p>	<p>Original Date: 5/25/2011</p> <hr/> <p>Appointed by: Jackie Pons Leon County School School Board</p>	<p>Email: pmadden@jacksonville.nef.com</p>
<p>Edmond, Timothy D. The Edmond Group, LLC TERM EXPIRED</p>	<p>Begin Term: 2/14/2012 End Term: 6/30/2014 Type: unexpired term</p>	<p>Original Date: 2/14/2012</p> <hr/> <p>Appointed by: Board of County Commissioners</p>	<p>Email: edmondgroup.tde@gmail.com</p>

Walker, Barbara	Begin Term: 7/1/2012 End Term: 6/30/2015 Type: three years	Original Date: 7/1/2012 <hr/> Appointed by: Tallahassee City Commission	
Dantin, Keith	Begin Term: 8/1/2012 End Term: 6/30/2015 Type: unexpired term	Original Date: 8/1/2012 <hr/> Appointed by: Tallahassee City Commission	Email: kdantin@comcast.net
Jones, Darryl Eugene Bethel CDC	Begin Term: 6/12/2012 End Term: 6/30/2015 Type: three years	Original Date: 7/14/2009 <hr/> Appointed by: Board of County Commissioners	Email: dajones32301@yahoo.com
Proctor, Stewart Structure Commercial Real Estate	Begin Term: 6/18/2013 End Term: 6/30/2016 Type: three years	Original Date: 4/10/2012 <hr/> Appointed by: Board of County Commissioners	Email: stewart@structureiq.net

From: "Snyder, Russell" <Dwayne.Snyder@talgov.com>
To: "Coble, Christine" <CobleC@leoncountyfl.gov>
CC: "Perrine, Beth" <Mary.Perrine@talgov.com>, "Calhoun, Sherri" <Sherri.Sullivan@talgov.com>
Date: 6/3/14 3:03 PM
Subject: Tim Edmond

Hi Christine.

Tim Edmond is still an active Planning Commissioner. Please let me know if you need any further information.

Russell Snyder, J.D., M.C.P.
Land Use Planning Division Administrator
Tallahassee - Leon County Planning Department
300 S. Adams St., Tallahassee, FL 32301
850-891-6400
russell.snyder@talgov.com<mailto:russell.snyder@talgov.com>