

# BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

## AGENDA

### INSTALLATION OF NEWLY-ELECTED COMMISSIONERS AND BOARD REORGANIZATION

#### REGULAR MEETING

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

**Tuesday, November 18, 2014  
3:00 P.M.**

#### *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

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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](http://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](http://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, November 18, 2014, 3:00 p.m.**

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**Leon County Board of County Commissioners**  
**Installation Ceremony and Board Reorganization**

▪ **Invocation**

*Reverend Abigail W. Moon, Associate Rector, St. John's Episcopal Church*

▪ **Pledge of Allegiance**

*Chairman Kristin Dozier*

▪ **Installation Ceremony Begins**

*The Honorable Chief Judge Charles Francis presiding.*

▪ **Remarks and Presentation**

- Presentation to Outgoing Chairman
- Remarks by Outgoing Chairman

▪ **Installation of Commissioners and Administration of the Oath of Office**

*The Honorable Chief Judge Charles Francis presiding.*

▪ **Reorganization**

*The Honorable Clerk of the Court Bob Inzer presiding.*

- Election of Chairman and Vice-Chairman
- Incoming Chairman's Remarks

▪ **Benediction**

*The Benediction will be provided by Ron Hartung*

▪ **Recess for Reception**

*The regular meeting will convene following the Installation and Reorganization ceremonies.*

**AWARDS AND PRESENTATIONS**

- Proclamation Designating November 2014 as Pancreatic Cancer Awareness Month  
(Commissioner John Dailey)

**CONSENT**

1. Approval of Minutes: September 23, 2014 Regular Meeting and October 14, 2014 Regular Meeting  
(Clerk of the Court/Finance)
2. Approval of Payment of Bills and Vouchers Submitted for November 18, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of November 19 through December 8, 2014  
(County Administrator/Financial Stewardship/Office of Management & Budget)
3. Approval of FY 2014 Year End Budget Adjustments  
(County Administrator/Financial Stewardship/Office of Management & Budget)
4. Acceptance of a Conservation Easement from Summit Holdings VIII LLC for the Beech Ridge Trail Extension Project  
(County Administrator/DSEM/Environmental Services)
5. Authorization to File a “Friend of Court” Brief in the Matter of *Florida Bankers Association v. State of Florida, et al*, Supreme Court Case No. SC14-1603 by the Leon County Energy Improvement District  
(County Attorney)
6. Request to Schedule the First and Only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Construction of Phase 1 B of the Bannerman Road Widening Project for December 9, 2014 at 6:00 p.m.  
(County Attorney)

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

7. Acceptance of Status Report to Support Sector Planning for the Area Surrounding Veterans’ Affairs Outpatient Clinic  
(County Administrator/PLACE/Planning)

**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**

8. Acceptance of the Status Report on Bond Community Health Center and Neighborhood Medical Center  
(County Administrator/Department of Human Services and Community Partnerships/Primary Healthcare)
9. Approval of FY14/15 Insurance Coverages  
(County Administrator/Department of Financial Stewardship/Risk Management)

**SCHEDULED PUBLIC HEARINGS, 6:00 P.M.**

10. Second and Final Public Hearing on a Proposed Ordinance Amending Chapter 10, the Land Development Code, of the Code of Laws of Leon County, Florida, Amending Section 10-6.652, Revising M-1 Light Industrial District Accessory Uses  
(County Administrator/PLACE/Planning)
11. First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 30-foot Drainage Easement in Landover Hills, and to Consider the Acceptance of a 20-foot Drainage Easement in Landover Hills  
(County Administrator/Public Works/Facilities Management)
12. First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 15-foot Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of a Part of Lakewood Estates Unit No. 2  
(County Administrator/Public Works/Facilities Management)
13. First of Two Public Hearings to Consider Proposed Ordinance Amending Section 10-6.612 of the Land Development Code to Prohibit Retail Fuel Sales in the Rural Zoning District  
(County Administrator/DSEM/Development Services)

**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**

**ADJOURN**

*The next Regular Board of County Commissioners Meeting is scheduled for  
**Tuesday, December 9, 2014 at 3:00 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](http://www.leoncountyfl.gov)**

## 2014

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### DECEMBER

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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, 5<sup>th</sup> 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>
<b>November 2014</b>	<b>Tuesday 11</b>	<b>Offices Closed</b>	<b>VETERAN'S DAY OBSERVED</b>
	Monday 17	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 18	3:00 p.m.	Installation of Newly-Elected Commissioners Reorganization of the Board Regular Meeting
		6:00 p.m.	Second and Final Public Hearing on a Proposed Ordinance Amending Chapter 10, the Land Development Code, of the Code of Laws of Leon County, Florida, Amending Section 10-6.652, Revising M-1 Light Industrial District Accessory Uses
			First and Only Public Hearing for Board Consideration of a Proposed Ordinance Amending Article VI, Section 10-6.616, Zoning, of Chapter 10 of the Leon County Land Development Code
			First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 30-foot Drainage Easement in Landover Hills, and to Consider the Acceptance of a 20-foot Drainage Easement in Landover Hills
			First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 15-foot Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of a Part of Lakewood Estates Unit No. 2
			First of Two Public Hearings to Consider Proposed Revisions to the Land Development Code to Prohibit Retail Fuel Sales in the Rural Zoning District
	<i>Wednesday 19 - Friday 21</i>	<i>FAC Legislative Conference</i>	<i>Tampa, Hillsborough County</i>
	<i>Wednesday 19</i>	<i>New Commissioner Workshop</i>	<i>Tampa, Hillsborough County</i>
	<i>Friday 21</i>	<i>FAC Workshop</i>	<i>Tampa, Hillsborough County</i>
	Thursday 20	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	<b>Thursday 27</b>	<b>Offices Closed</b>	<b>THANKSGIVING DAY</b>
	<b>Friday 28</b>	<b>Offices Closed</b>	<b>FRIDAY AFTER THANKSGIVING DAY</b>

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>December 2014</b>	Monday 8	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 9	3:00 p.m.	Regular Meeting
			Second and Final Public Hearing to Consider Proposed Revisions to the Land Development Code to Prohibit Retail Fuel Sales in the Rural Zoning District
	Thursday 11	9:30 a.m.	Community Redevelopment Agency (CRA) City Commission Chambers
	<b>Tuesday 23</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
	<b>Thursday 25</b>	<b>Offices Closed</b>	<b>CHRISTMAS DAY</b>
	<b>Friday 26</b>	<b>Offices Closed</b>	<b>FRIDAY AFTER CHRISTMAS DAY</b>
<b>January 2015</b>	<b>Thursday 1</b>	<b>Offices Closed</b>	<b>NEW YEAR'S DAY</b>
	<b>Friday 2</b>	<b>Offices Closed</b>	<b>FRIDAY AFTER NEW YEAR'S DAY</b>

## **Citizen Committees, Boards, and Authorities 2014 Expirations and Vacancies**

[www.leoncountyfl.gov/committees/expire.asp](http://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

#### **Community Health Coordinating Committee**

Board of County Commissioners (1 appointment – Big Bend Health Council representative)

#### **Council on Culture & Arts**

Board of County Commissioners (2 appointments – At-Large and Practicing Artist)

### **EXPIRATIONS**

#### **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

November 18, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Minutes: September 23, 2014 Regular Meeting and October 14, 2014 Regular Meeting

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

### **Fiscal Impact:**

This item has no fiscal impact to the County.

### **Staff Recommendation:**

Option #1: Approve the minutes of the September 23, 2014 Regular Meeting and October 14, 2014 Regular Meeting.

### **Attachments:**

1. September 23, 2014 Regular Meeting
2. October 14, 2014 Regular Meeting

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
September 23, 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, Bryan Desloge, and Jane Sauls. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, Finance Director Betsy Coxen and Board Secretary Rebecca Vause.

The Invocation was provided by Reverend James Shaw, New Mt. Zion Missionary Baptist. Commissioner Jane Sauls then led the Pledge of Allegiance.

**Awards and Presentations**

- Chairman Kristin Dozier presented a Proclamation that recognized and encouraged the community's participation in the 2014 Big Bend Heart Walk. She also acknowledged County Administrator Long who is this year's event Chairman. Ms. Jeneane Fleck accepted the Proclamation on behalf of the Heart Association and stated that they look forward to a continued relationship with the County and improving the health of County residents.
- Commissioner Desloge introduced Major Bobby Long, new legal counsel for the Leon County Sheriff's Office.

**Consent:**

*Commissioner Sauls moved, duly seconded by Commissioner Desloge to approve the Consent Agenda with the exception of Items 6, 7, 8, 9, and 16, which were pulled for further discussion. The motion carried 7-0.*

**1. Approval of a Joint City/County Agreement with The Oasis Center for Women & Girls for Administrative Support of the Tallahassee-Leon County Commission on the Status of Women and Girls**

*The Board approved Option 1: Approve the Agreement for staffing of the Tallahassee-Leon County Commission on the Status of Women and Girls with the City of Tallahassee and The Oasis Center for Women & Girls for administrative support, and authorize the County Administrator to execute.*

**2. Approval of Payment of Bills and Vouchers Submitted for September 23, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of September 24, 2014 through October 13, 2014**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for September 23, 2014, and Pre-Approval of payment of bills and vouchers for the Period of September 24, 2014 through October 13, 2014.*

**3. Adoption of Proposed Policy No. 06-03, Homestead Loss Prevention Program and Associated Resolution**

*The Board approved Options 1 & 2: 1) Adopt the proposed revised Policy No. 06-03, 'Homestead Loss Prevention Program', and 2) Adopt the Resolution providing for "Financial Assistance for the Redemption of Tax Certificates to Prevent a Tax Deed Sale on Homesteaded Property Resulting from Being Totally and Permanently Disabled".*

**4. Acceptance of Fiscal Year 2013/2014 Tangible Personal Property Annual Report**

*The Board approved Options 1 & 2: 1) Accept the FY 13/14 Tangible Personal Property Annual Report and 2) Authorize the deletion of 494 tangible personal property items from the Property Control records.*

**5. Approval to Award Bid to LGX Corporation for Reverse Auction Services**

*The Board approved Options 1 & 2: 1) Approve the award of bid to the LGX Corporation for Reverse Auction Services, authorize staff to negotiate the agreement, and authorize the County Administrator to execute the agreement, in a form approved by the County Attorney, and 2) Authorize the Purchasing Division to utilize the reverse auction methodology as a pricing tool for competitive solicitation.*

**6. Approval to Renew the Agreement Between Leon County and Apalachee Center, Inc. for the Provision of State-Mandated Baker Act and Marchman Act Services for FY 2014/15**

Commissioner Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item and indicated that the funding amount has been contemplated in the 2014/15 budget.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, approval of Option 1: Approve the renewal of the Agreement with Apalachee Center, Inc. for Baker and Marchman Act mandated services in the amount of \$638,156 for FY 2014/15, and authorize the County Administrator to execute.*

Commissioner Proctor discussed the relationship between the County, the Health Department and the Apalachee Center and expressed concerns about the level of funding provided for mental health services in the community. He suggested that the Leon County Jail be officially designated as a mental health and substance abuse center and proclaimed that more than one mental health facility was needed to service the area. Commissioner Proctor requested that the funding for and delivery of mental health services be agendaed for discussion at the December Board Retreat. Commissioner Lindley, as the maker of the motion, accepted the suggestion as an amendment to her motion.

Commissioner Dailey stated for transparency purposes, that he currently serves in a voluntary capacity as the Chairman of the Apalachee Center Board of Directors. He confirmed with County Attorney Thiele that he had no conflict of interest in voting on this issue. He also mentioned that he looked forward to the mental health discussion at the Retreat, as he too believed that mental health is underfunded.

*The motion, as amended, carried 7-0.*

**7. Approval of the FY 2014/15 Community Human Service Partnership Funding for Social Service Agencies**

Commissioner Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item. He advised that the \$825,000 appropriation is contemplated in the FY 2014/15 budget.

Commissioner Proctor questioned why the item was placed on the Consent Agenda as there is always a need to discuss social service agency funding. He pointed out that the Community Human Services Partnership (CHSP) received funding requests totaling \$6.2 million, which was nearly \$2 million more than the funding capacity. He urged the Board to do more and advocated that a percentage (possibly 1%) of the combined County/City budgets be committed to the CHSP. Commissioner Proctor asked staff to provide further explanation for the lack of funding for the Visions of Manhood Program. Candice Wilson, Director of Human Services & Community Partnerships, responded that the Citizen Review Team (CRT) did not recommend funding for a variety of reasons, i.e., the organization's overall presentation was disjointed and did not include a budget presentation; they could not explain how funding would be expended and the data supplied in the application was from 2000/2001. Commissioner Proctor ascertained from Ms. Wilson that while there is an appeals process for agencies defunded, the Visions of Manhood program did not pursue this option. He also brought up the funding appropriation for the Boys & Girls Club and asked if some of those funds could be directed to Visions of Manhood, since the Boys & Girls Club now receives support from the School Board. Ms. Wilson conveyed that the support provided by the School Board to the Boys & Girls Club was "in kind" services, i.e., use of space, buses, etc, but included no financial contributions. Commissioner Proctor asked the Board for its consideration to establish a percentage of the budget for health services organizations.

*Commissioner Proctor moved, duly seconded by Commissioner Desloge, approval of Options 1 & 2: 1) Approve the Human Services Grant Review Committee funding recommendations for FY 2014/15 in the amount of \$825,000, and 2) Authorize the County Administrator to execute the agreements with the funded agencies; and to modify the Agreements with the funded agencies, as necessary, in a form approved by the County Attorney.*

Chairman Dozier remarked that it was appropriate for the item to be placed under the Consent Agenda, as all requests for funding are thoroughly vetted by well-trained individuals. She also welcomed more discussion on funding for health services organizations at next year's budget workshop.

The motion carried 7-0.

**8. Approval to Renew the Contract Between Leon County and the State of Florida Department of Health for the Provision of Public Health Services for FY 2014/15**

Commissioner Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item. He stated that the contract includes state mandated health services which are provided by the Health Department. He added that the funding is contemplated in the FY 2014/15 budget.

Commissioner Proctor voiced concern over the County's limited role in the hiring of the Leon County Health Department Director and believed that the County should be invited to participate much earlier in the hiring process. He also questioned the role of the Florida State's College of Medicine. Commissioner Proctor suggested that "Primary Care Services" be expanded to include: food for children in the summer; infant mortality, and geriatric, elder care and mental health services. He also asked if the Health Department could conduct a community awareness program regarding Ebola.

*Commissioner Proctor moved, duly seconded by Commissioner Desloge, approval of Option 1, as amended: Approve the renewal of the FY 2014/ 15 Contract between Leon County and the State of Florida Department of Health for the provision of public health services in an amount not to exceed \$237,345, and authorize the County Administrator to execute, and direct the Health Department to conduct some type of community awareness program regarding Ebola.*

Commissioner Desloge suggested that (based on comments from Commissioner Proctor) Ms. Blackburn, Health Department Director, be invited to come back and discuss with the Commission ways that the County and Health Department could work better together.

Chairman Dozier indicated that she could not support the motion as amended as she would rather hear from the Health Department on a variety of issues, not just Ebola.

Commissioner amended his motion to remove the directive to the Health Department..

*The motion to approve Option 1 carried 7-0.*

**9. Adoption of a Proposed Revised Enabling Resolution to Continue the Community Health Coordinating Committee**

Commissioner Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item and stated that the Community Health Coordinating Committee (CHCC) is scheduled to be dissolved on September 30, 2014; however staff recommends the sunset date be extended to September 30, 2017.

Commissioner Proctor proclaimed that the Community Health Coordinating Committee serves an important role in the community and was hopeful that some of the concerns he has brought up regarding health care could be “energized” by the Committee.

Commissioner Maddox mentioned that the Health Department has convened a Citizens Advisory Committee which examines some of the same issues the CHCC is charged to look into and suggested the two groups share information and collaborate in their efforts.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Adopt the proposed revised Enabling Resolution to continue the Community Health Coordinating Committee and to sunset on September 30, 2017. The motion carried 7-0.*

**10. Adoption of a Proposed Amendment to Resolution R12-14 to Waive Building, Development Services, and Environmental Permit Review Fees for Surviving Spouses of Military Personnel Killed in Action**

*The Board approved Options 1 & 2: 1) Adopt a proposed Amendment to Resolution R12-14 to waive County building, development services, and environmental permit review fees for surviving spouses of military personnel killed in action, and 2) Direct staff to provide a fiscal analysis regarding the impact of the permit review fee waiver for surviving spouses of military personnel killed in action subsequent to the first year of implementation.*

**11. Approval of a Resolution of Intent to Lease County Property and Approval of a Lease Agreement with The Friends of the Leon County Public Library, Inc.**

*The Board approved Options 1 & 2: 1) Approve the Resolution of Intent to Lease County Property, and authorize the Chairman to execute, and 2) Approve the Lease Agreement with The Friends of the Leon County Public Library, Inc. in the amount of \$1.00 per year, and authorize the County Administrator to execute.*

**12. Request to Schedule a Public Hearing for October 14, 2014 at 6:00 p.m. for the Proposed Abandonment of a 15' Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of part of Lakewood Estates Unit No. 2**

*The Board approved Option 1: Schedule a public hearing to consider the abandonment of a 15' landscape easement across Block D, in Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision for October 14, 2014 at 6:00 p.m.*

**13. Approval of the State Financial Assistance Agreement for Acceptance of Two Florida Department of Environmental Protection Grants in the Amount of \$425,000**

*The Board approved Options 1 & 2: 1) Approve the State Financial Assistance Agreement to accept two Florida Department of Environmental Protection grants in the amount of \$425,000, and authorize the County Administrator to execute the Agreements, and 2) Approve the Resolution and associated Budget Amendment Request.*

**14. Approval of the Aerial Larviciding Agreement with the Leon County Sheriff's Office**

*The Board approved Option 1: Approve the Aerial Larviciding Agreement with the Leon County Sheriff's Office, and authorize the County Administrator to execute.*

**15. Approval to Waive Policy 97-3 "Naming of County Owned Facilities, Structures, Buildings, Geographical Areas or Other Property and Sponsorship of Park Furnishing and Trees at County-owned Park and Recreation Facilities" Allowing a Memorial Structure for Trenton J. McElroy to be Erected at Miccosukee Park and to Name the Newly Renovated Baseball Field in his Honor**

*The Board approved Options 1 & 2: ) Approve the waiver of Policy No. 97-3 "Naming of County Owned Facilities, Structures, Buildings, Geographical Areas or Other Property and Sponsorship of Park Furnishing and Trees at County-owned Park and Recreation Facilities" allowing a memorial structure for Trenton J. McElroy to be erected at Miccosukee Park, upon final design approval by the County Administrator or his designee, and 2) Approve the naming of the newly renovated baseball field the "Trenton J. McElroy Field."*

**16. Approval of Royalty Distribution Agreement Between Thomas Paul Brantley, Joseph Colson Harvey and Leon County, Florida**

Commissioner Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item and shared that Tom Brantley, Facilities Management Director, had created an invention "Method, Systems, and Apparatus for Rainwater Harvesting and Cistern Storage Integrated with Irrigation", which is located at the Cooperative Extension Office. He then briefly discussed the Royalty Distribution Agreement, which was drafted by the County Attorney's Office in conjunction with outside counsel.

Commissioner Proctor stated this was a unique item in that Mr. Brantley is the first County employee to secure a U.S. Patent. He congratulated Mr. Brantley on this honor and indicated that he had affirmed with the County Attorney and County Administrator that Mr. Brantley was being treated fairly for his invention.

*Commissioner Proctor moved, duly seconded by Commissioner Lindley, approval of Option 1: Approve the Royalty Distribution Agreement between Thomas Paul Brantley, Joseph Colson Harvey and Leon County, Florida, and authorize the Chairman to execute same. The motion carried 7-0.*

**17. Acceptance of a Status Report on the 2015 Sustainable Communities Summit and Acceptance of Florida Department of Economic Opportunity Grant in the Amount of \$25,000**

*The Board approved Options 1, 2, & 3: 1) Accept the status report on the 2015 Sustainable Communities Summit; 2) Accept the Florida Department of Economic Opportunity Grant in the amount of \$25,000, and authorize the County Administrator to execute all documents related to the grant project, and 3) Approve the Resolution and associated Budget Amendment Request.*

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

- Tom Jacobs, 4944 Crooked Road, voiced his displeasure with the 40% decrease in services and hours of operation at the Rural Waste Centers without any notification to users. He referred to previous Board action which established fees for use of the Rural Waste Centers and stated that he has paid in advance for two years of service (not the diminished service). He requested a resolution to refund those individuals who have overpaid for services they will not receive and that the Board rescinds its decision to reduce hours at the Rural Waste Centers.

**General Business**

**18. Approval of Enhancements to the Summer Youth Program**

County Administrator Long introduced the item. He reported that the item responds to the Board's direction for staff to bring back an agenda item which would preserve the Summer Youth Program and incorporate the new Youth Corp Leon County proposal.

*Commissioner Maddox moved, duly seconded by Commissioner Sauls, approval of Option 1: Approve the proposed enhancements to the Summer Youth Program.*

Chairman Dozier expressed appreciation for staff's work on this issue and suggested the Board be provided an analysis in two years.

**Commissioner Maddox amended his motion to direct staff to bring a review of the program back in two years.**

Commissioner Desloge asked that the consideration be given to make the program as geographically diverse as possible, so as to give youth throughout the County a chance to participate. **Commissioner Maddox requested this information be included in the review that comes back.**

*The motion, as amended, carried 7-0.*

**19. Consideration of Funding for Be The Solution, Inc. Pet Overpopulation Prevention Activities**

County Administrator Long introduced the item. He recalled that representatives from “Be The Solution” appeared before the Board and requested funding in the amount of \$65,000 for pet overpopulation prevention spay and neuter vouchers to be funded 55% from the City and 45% from the County. He explained that the County’s share would be \$29,250 and that the City had committed to fund their portion of the funding request.

Speakers:

- Gerry Phipps, 3563 Clippys Dr., urged the Board to approve the funding request, as it will save many animals from suffering.
- Mark Delegal, 3952 W. Millers Bridge Rd., asked the Board to support the funding request.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox, approval of Option 1: Approve the \$29,250 Budget Amendment Request to fund the County’s portion of spay and neuter community vouchers to be distributed by Be The Solution, Inc. contingent upon the City of Tallahassee’s approval of their proportional financial support.*

Commissioner Maddox thanked Ms. Phipps and Mr. Delegal for their commitment to this endeavor.

Commissioner Desloge established with Ms. Phipps that the spay/neuter vouchers had to be used within four weeks.

*The motion carried 7-0.*

**20. Approval of the Letters of Agreement with the Agency for Healthcare Administration on Behalf of Bond Community Health Center for FY 13/14**

County Administrator introduced the item. He stated that if approved, Bond Community Health Center would be able to utilize County funds as matching to state and federal grants which would provide an additional \$832,233 to the Health Center.

Commissioner Proctor thanked staff for its efforts to assist Bond in working through any discrepancies on the Bond audit. He commended Bond for striving to make their organization better and to be “a shining provider of health care services”.

*Commissioner Proctor moved, duly seconded by Commissioner Maddox, approval of Options 1, 2 & 3: 1) Approve the Primary Care Award Alternative LIP Letter of Agreement with the Agency for Healthcare Administration, and authorize the County Administrator to execute; 2) Approve the Enhanced FQHC & Others Alternative LIP Letter of Agreement with the Agency for Healthcare Administration, and authorize the County Administrator to execute, and 3) Authorize staff to release funds to Agency for Healthcare Administration*

*in support of the LIP Letters of Agreement as Bond completes substantiating patient encounters to the County.*

Commissioner Maddox discussed the need to ensure that health care services are delivered in the most efficient manner possible as there are limited resources to respond to the need. He also asked for a status report on the FQHC transition from Bond to Neighborhood.

Commissioner Desloge noted that this item is an administrative transaction that would allow Bond to leverage over \$800,000 and supported the request. He appreciated the fact that there are two strong clinics to serve the needs of the community.

Commissioner Proctor announced that he has asked the CRA to explore the use of CRA dollars for a new facility for Neighborhood, which would allow them to better deliver primary healthcare services to citizens. He asked the Board to support his request.

*The motion carried 7-0.*

**21. Approval to Award Bid to Sentinel Offenders Services for Electronic Monitoring and Associated Services**

County Administrator Long introduced the item. He conveyed that the vendor was the highest scorer and the unanimous selection of the Evaluation Committee.

*Commissioner Desloge moved, duly seconded by Commissioner Maddox, approval of Option 1: Approve the award of bid to Sentinel Offender Services for electronic monitoring and associated services, and authorize the County Administrator to negotiate and execute a contract with Sentinel Offender Services, in a form approved by the County Attorney. The motion carried 7-0.*

**22. Approval to Negotiate Agreements for Continuing Supply Architectural and Engineering Services**

County Administrator Long introduced the item. He stated that the firms recommended are the result of an exhaustive evaluation process conducted by staff and the cost is included in the Capital Improvement Project budgets for each individual project.

*Commissioner Maddox moved, duly seconded by Commissioner Sauls, approval of Option 1: Authorize staff to negotiate agreements for continuing supply Architectural and Engineering services with the consultants recommended, and authorize the County Administrator to execute the agreements, in a form approved by the County Attorney. The motion carried 7-0.*

**23. Acceptance of a Status Report on Magnolia Drive Multi-Use Path**

County Administrator Long introduced the item.

Kathy Burke, Director, Engineering Services, provided a presentation on the construction and landscape concepts planned for the Magnolia Drive Multi-Use Path and an update on available funding for the project. She conveyed that sidewalks are planned from South Meridian to Chowkeebin Nene and construction is scheduled to start in June 2015.

*Commissioner Maddox moved, duly seconded by Commissioner Dailey, approval of Option 1: Approve the status report on Magnolia Drive Multi-Use Path.*

Commissioner Proctor remarked that this was a good project; however, inquired if improvements were planned for the existing sidewalks from South Meridian to South Monroe or South Adams. Ms. Burke responded that the western portion of the project does include widening or replacing of the sidewalk, however, there were issues which precluded the inclusion of the area between Meridian and Monroe. Commissioner Proctor dialogued with Wayne Tedder, Blueprint Director, on opportunities that might be available for the use of Blueprint funds and/or possibly including this in the City's Sense of Place initiative for the South Monroe/South Adams corridor. Mr. Tedder indicated that he would bring back further information at the Intergovernmental Agency (IA) meeting scheduled for February.

Commissioner Dailey ascertained that the total cost of the multi-use trail project is approximately \$4 million. He proclaimed that this was an excellent example of what can be accomplished when the two local governments work together and looks forward to Mr. Tedder's report in February. He also emphasized to the citizens that this project is a major priority for the County and looks forward to it becoming a reality.

The motion carried 7-0.

**24. Approval of a Proposed Settlement and Forbearance Agreement to Resolve Litigation Related to a Proposed Gas Station on Crump Road**

County Attorney Thiele introduced the item. He provided a brief synopsis of the issue and offered further details on the proposed Settlement and Forbearance Agreement.

Speakers:

- David Theriaque, 433 N. Magnolia Drive, attorney for "Keep it Rural" and Ms. Crump, thanked the Board and County staff for their efforts to resolve this issue and urged the Board to support the proposed Settlement Agreement.
- Thelma Crump, 8848 Miccosukee Road, requested the Board support the Agreement and consider a Comprehensive Plan Amendment. She thanked County staff and the Keep it Rural Coalition for their support.
- Jeff Blair, 9143 Stargate Way, thanked the county and all participants involved in the mediation, which he opined, resulted in a win/win situation. He asked the Board to support Option 1 and to implement all provisions of the Settlement Agreement.
- Laura Newton, 4541 Pecan Branch, requested the Board support the Settlement Agreement as it represented a responsible compromise.
- Mike Rycklik, 9601-68 Miccosukee Road, commended all parties involved in the process and acknowledged the Keep it Rural Coalition for its willingness to share in compensation to the developer.

The Board expressed its appreciation to staff and all persons involved in the mediation.

Chairman Dozier added that while she supported the motion, she did have concerns going forward regarding the inclusion of land development code and comp plan changes being included as part of any settlement agreement.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Approve the proposed Settlement and Forbearance Agreement to resolve litigation related to a proposed gas station on Crump Road. **The motion carried 7-0.***

**25. Consideration of Full Board Committee Appointment to the Tourist Development Council**

County Administrator Long introduced the item. He noted that the members reflected are in good standing and eligible for appointment.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Reappoint Russell Daws, Paresh Master, and T. Bo Schmitz to the Tourist Development Council. The motion carried 7-0.*

**ADD-ON ITEM**

**28. Adoption of a Draft Resolution Opposing the Proposed United States Environmental Protection Agency and Army Corps of Engineering Rule to Redefine Waters of the United States** (this item will be taken up as a General Business Agenda item)

County Administrator Long introduced the item. He recalled that Commissioner Desloge had requested that a resolution opposing the proposed EPA and Corps rule to redefine Waters of the United States be added to the September 23<sup>rd</sup> Commission agenda for discussion. He noted that the proposed Resolution is a “model” NACo Resolution and the concerns expressed are not related to the Act or the intent of the Act, but to bring attention to home rule and fiscal issues relative to the rule development process.

Commissioner Desloge advised that NACo has taken a “pretty firm stance” on this issue and the Florida Association of Counties along with a number of counties throughout the State have supported NACo’s position. He asserted that the proposed action was prudent and asked the Board’s support of the proposed Resolution.

*Commissioner Desloge moved, duly seconded by Commissioner Maddox, approval of Option 1: Adopt a draft Resolution Opposing the Proposed United States Environmental Protection Agency and Army Corps of Engineering Rule to Redefine Waters of the United States.*

Chairman Dozier stated that she would not be able to support the motion as she has concerns about its implementation. She commented that while she is an ardent supporter of Home Rule, the County needs the EPA’s support in its dispute with Georgia over clean water rights. Chairman Dozier also noted that the agenda item only relays NACo’s point of view and would have liked to have heard from other organizations as to why they believe the rule is needed.

*The motion carried 5-2 (Chairman Dozier and Commissioner Proctor in opposition).*

**SCHEDULED PUBLIC HEARINGS**

Chairman Dozier reconvened the Board at 6:00 and conducted the following public hearings.

**26. Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2014/2015**

Chairman Dozier announced that his was the second of two required public hearings on the Leon County budget for FY 2014/2015 and invited those individuals who wished to speak on the item to complete a speaker card and submit it to the Clerk.

County Administrator Long read the following into the record:

- The proposed aggregate millage rate is 8.8144 mills, which is 0.90 percent over the aggregated rolled back rate of 8.7361 mills and is due to enhanced support of public safety through the provision of emergency medical services, law enforcement, sustained high level of countywide service delivery and continued support of human services initiatives.

**Speakers:**

- Dr. Jim Murdaugh, Chairman of the Economic Development Council (EDC) thanked the Board on behalf of the EDC for its continued support.
  - Commissioner Maddox recognized the EDC's receipt of a Knight Foundation grant.
- Michael Rosenthal, 4045 Kilmartin Drive, asked the Board to use the roll back millage rate and don't raise tax bills. He questioned County employee pay raises and asked the Board to help struggling families. He suggested cutting taxes and regulations and reducing crime.
- John Barefield, 2107 Napoleon Bonaparte Drive, requested the Board consider rolling back the tax assessment to 7.85 for every \$1,000 dollars. He also questioned some of the areas funding by the County's budget and did not support pay increases for County employees.

**The Board approved the following Options:**

- *Option 1: Commissioner Desloge moved, duly seconded by Commissioner Sauls, adoption of the final FY 14/15 Countywide millage rate of 8.3144 mills (Resolution 14-43). The motion carried 7-0.*
- *Option 2: Commissioner Desloge moved, duly seconded by Commissioner Lindley, adoption of the final FY 14/15 Countywide budget (Resolution 14-44). The motion carried 7-0.*
- *Option 3: Commissioner Lindley moved, duly seconded by Commissioner Dailey, adoption of the final FY 14/15 Emergency Medical Services MSTU millage rate of 0.5000 mills (Resolution 14-45). The motion carried 7-0.*
- *Option 4: Commissioner Desloge moved, duly seconded by Commissioner Lindley, adoption of the final FY 14/15 Emergency Medical Services MSTU budget (Resolution 14-46). The motion carried 7-0.*

**27. First and Only Public Hearing on Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule**

County Administrator announced the public hearing and confirmed there were no speakers on this item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Conduct the first and only public hearing and adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule. The motion carried 7-0.*

### **Citizens to be Heard on Non-Agendaed Items**

- Bernard Goodman, CEO of Bond Community Health Center, appeared to request a letter of support from the Board for their grant application for New Access Point (NAP) funding through the Health Resources and Services Administration (HRSA). A letter of support was also requested for Bond's application to the Ryan White Foundation.
- Joel Montgomery, 1923 Vineland Lane, North Florida Medical Center, stated that there is an opportunity to apply for federal funding to expand medical services to the low income population of the County. He requested a letter of support to accompany their grant application for federal assistance in establishing a federally qualified health center in Leon County.
  - Commissioner Proctor asked if a formal request for the letters of support would be forthcoming.
  - County Administrator Long shared that the requests are time sensitive and it was the Board's decision to approve. He added that a similar request may be received from Neighborhood Medical Center for their application for New Access Point funding.
  - Commissioner Proctor asserted that more of an effort to maximize the efforts of all health care providers was needed.
  - Commissioner Desloge ascertained from County Administrator Long that this is a competitive process and all applications would be reviewed by HRSA. Mr. Long added that the letter of support would contain language which conveys a need for expanded providers and the organization and application is supported by the Commission.
  - *Commissioner Dailey moved, duly seconded by Commissioner Proctor, to direct staff to bring back an agenda item at the October 14<sup>th</sup> meeting which considers the request for letters of support.*
  - Commissioner Dailey stated that he was not in a position to vote on the request at this time, as no information has been provided regarding the request. He noted that there is a process in place whereby these types of requests are brought to the Board and it was important to follow this process. He indicated that he could not support sending any letters without having sufficient background.
  - Chairman Dozier provided that there is an application deadline of October 7, 2014; to which Commissioner Proctor responded that there had been ample opportunity for the organizations to submit the requests for the Board's consideration.
  - Commissioner Maddox stated that while he typically would agree with Commissioner Dailey, he would support the request because the grants being applied for would bring in more funds to address the crucial health care needs of the community. He, however, asserted that the manner in which the Board was asked for letters of support, was unacceptable and thus would result in the entities not receiving a unanimous vote for support.
  - *Commissioner Maddox offered a substitute motion, duly seconded by Commissioner Desloge, to provide all entities a letter of support.*
  - Commissioner Proctor expressed disappointment in the way the requests were presented and stressed that the administrative management areas of the organizations need to "tighten up". He stated that he would support the substitute motion as the organizations provide quality health care services to citizens.
  - Commissioner Desloge stated that the community would benefit from the additional federal monies and he would support the substitute motion.
  - Commissioner Lindley commented that it appeared the organizations did not deem a letter of support from the Board very important and would vote accordingly.
  - Commissioner Dailey reemphasized his stance to have more information provided. He asked that should the motion pass, that the vote be reflected in the letter.

- *Commissioner Maddox amended his substitute motion that the vote be reflected in the letter of support.*
- Chairman Dozier stated that better communication was needed from health care partners and there is a process for the Board to consider such requests. She could not support the substitute motion.
- *The substitute motion, as amended, failed 2-4 (Commissioners Dozier, Lindley, Sauls and Dailey in opposition. Commissioner Proctor out of Chambers).*
- *The original motion carried 6-0 (Commissioner Proctor out of Chambers).*
- Michael Rosenthal, 4045 Kilmartin Drive, expressed disappointment that Commissioners did not address the issues he raised. He asserted that the Board should help stimulate the economy by reducing taxes and cutting spending.

### **Comments/Discussion Items**

#### **County Attorney Thiele:**

- No items.

#### **County Administrator Long:**

- Thanked the Board for its leadership in the development of the budget.
- Jon Brown, Community & Media Relations Director, offered the following announcements/reminders:
  - The Economic Development Council's Annual Meeting will take place at the Turnbull Center on Thursday, September 25<sup>th</sup> at 11:30.
  - The Village Square, together with the City and County, will host a "Take-out Tuesday" town hall meeting on the Penny Sales Tax Extension on Tuesday, September 20<sup>th</sup> at St. Johns' Episcopal Church Lively Café, starting at 6:00 p.m.
  - The Economic Development Center will host an Enterprise Zone Community Workshop on October 1<sup>st</sup> from 5:00 – 7:00 p.m. at Brooklyn Water Bagels & Pizza in Collegetown.
  - The 2014 Minority Enterprise Development Week Awards Luncheon will be held on October 2<sup>nd</sup> at the Turnbull Center from 11:30 a.m. – 1:30 p.m.
  - The annual Tourism Marketing Plan Rollout will take place on October 2<sup>nd</sup> from 5:00 – 8:00 p.m. at Miller's Ale House.
  - The 2014 Florida Association of Counties Legislative Conference has been rescheduled and relocated. The new dates are November 19-21 at the Marriott Tampa Waterside in Hillsborough County.
  - The Big Bend Minority Chamber of Commerce's Inaugural Awards Gala will be held on October 24<sup>th</sup> at the University Club from 7:00 – 10:00 p.m.
  -

### **Commissioner Discussion Items**

#### **Commissioner Proctor:**

- Suggested that the County be more aggressive in its pursuit of funding from the State for services rendered by the County.
- Stated that he is looking forward to the mental health discussion at the Retreat.

#### **Commissioner Dailey:**

- Appreciated Chairman Dozier's leadership during the development of the County budget.
- Congratulated Wayne Tedder on his "Leader in the Community" Award.

### **Commissioner Maddox:**

- Echoed Commissioner Dailey's congratulations to Wayne Tedder and appreciation to Chairman Dozier.

**Commissioner Sauls:**

- No items.

**Commissioner Desloge:**

- Stated that he was proud to be part of the County team and proclaimed that the County has been prudent in its budget, while 40 other counties have raised taxes.

**Vice-Chairman Lindley:**

- Voiced appreciation to Chairman Dozier for her leadership.

**Chairman Dozier:**

- Expressed appreciation to fellow Commissioners for the positive remarks and accolades.
- Added her congratulations to Wayne Tedder for his recent award.
- Mentioned Don Lanham's appearance on the radio this morning promoting BikeFest.
- Complimented staff for the wonderful job they did in planning the "9/11 Day of Remembrance" event.
- Shared that she had met with the Vice-President of Research at FSU and the LCRDA Director regarding a federal grant to help Innovation Park. She mentioned that the deadline for application is November 3<sup>rd</sup> and requested Board approval to allow staff to assist, if needed.
  - *Commissioner Proctor moved, duly seconded by Commissioner Dailey, to direct staff to help in the preparation and submission of the federal grant application. The motion carried 7-0.*
- Briefly brought up the performing arts center and the CRA Agreement. She stated that she has a number of questions and looks forward to the Board's discussion on this issue on October 14<sup>th</sup>.

**Receipt and File:**

None.

**Adjourn:**

There being no further business to come before the Board, the meeting was adjourned at 6:38 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: \_\_\_\_\_  
Kristin Dozier, Chairman  
Board of County Commissioners

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

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
October 14, 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, Bryan Desloge, and Jane Sauls. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, Finance Director Betsy Coxen and Board Secretary Rebecca Vause.

The Invocation was provided by Commissioner John Dailey, who then led the Pledge of Allegiance.

**Awards and Presentations**

- Claudia Blackburn, Director, Leon County Health Department, provided a presentation that included information on Influenza, Enterovirus D68, and Ebola. She stated that she appreciates the Board's commitment to health issues and the Department of Health will be responsive to the health concerns of the community.

**Consent:**

*Commissioner Desloge moved, duly seconded by Commissioner Lindley, to approve the Consent Agenda. Item #20 was removed from the agenda. The motion carried 7-0.*

**1. Approval of Minutes: September 2, 2014 Regular Meeting and September 16, 2014 Public Hearing on FY 14/15 Budget**

*The Board approved Option 1: Approve the minutes of the September 2, 2014 Regular Meeting and September 16, 2014 Public Hearing on FY 14/15 Budget.*

**2. Approval of the Leon County Board of County Commissioners' 2014 Installation and Reorganization Ceremony Agenda**

*The Board approved Option 1: Approve the Leon County Board of County Commissioners' 2014 Installation and Reorganization Ceremony Agenda.*

**3. Approval to Negotiate Agreements for Countywide Continuing Supply of Video Production, Creative Design/Development, Print Production, and Strategic Public Relations and Marketing communications Services**

*The Board approved Option 1: Authorize staff to negotiate agreements for Countywide Continuing Supply of Video Production, Creative Design/Development, Print Production, and Strategic Public Relations and Marketing Communications Services with Diane Wilkins Productions, North Public Relations, Taproot Creative, Trew Media, and VancoreJones Communications, and authorize the County Administrator to execute the agreements, in a form approved by the County Attorney.*

**4. Approval of Payment of Bills and Vouchers Submitted for October 14, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of October 15, 2014 through October 27, 2014**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for October 14, 2014, and Pre-Approval of Payment of Bills and Vouchers for the Period of October 15 through October 27, 2014.*

**5. Authorization to Carry Forward FY 2014 Appropriations**

*The Board approved Option 1: Authorize the carry forward of FY 2014 appropriations to the FY 2015 budget, and approve the Resolution and associated Budget Amendment Request.*

**6. Approval of the Agreement Between Leon County and Children's Home Society of Florida for the Provision of State-Mandated Child Protection Examinations for FY 2014/15**

*The Board approved Option 1: Approve the Agreement between Leon County and Children's Home Society of Florida for the provision of State-mandated child protection examinations for FY 2014/15, and authorize the County Administrator to execute.*

**7. Approval to Renew the Agreements with Tallahassee Community College, and North Florida Community College for the Provisions of Internships for Emergency Medical Services Technology Students**

*The Board approved Options 1 & 2: 1) Approve the renewal of the Agreement with Tallahassee Community College to provide internships for Emergency Medical Services Technology students, and 2) Approve the renewal of the Agreement with North Florida Community College to provide internships for Emergency Medical Services Technology students.*

**8. Acceptance of a Conservation Easement from the Lewis Family Trust for the Lewis Family 2.1.9 Subdivision**

*The Board approved Option 1: Approve and accept for recording a Conservation Easement from the Lewis Family Trust for the Lewis Family 2.1.9 Subdivision.*

**9. Request to Schedule a First and Only Public Hearing for the Proposed Abandonment of a 30-foot Drainage Easement in Landover Hills, and Acceptance of a 20-foot Drainage Easement in Landover Hills for Tuesday, November 18, 2014 at 6:00 p.m.**

*The Board approved Option 1: Schedule a first and only public hearing to consider the abandonment of a 30-foot Drainage Easement in Landover Hills, and acceptance of a 20-foot Drainage Easement in Landover Hills Subdivision for Tuesday, November 18, 2014 at 6:00 p.m.*

**10. Approval of Change Orders to the Existing Construction Contract for Killearn Lakes Drainage Project to North Florida Asphalt, Inc. in the Amount of \$162,347 for a revised Total Contract Amount of \$979,635**

*The Board approved Option 1: Approve the Change Orders for \$162,347, to the Killearn Lakes Stormwater Construction Contract with North Florida Asphalt, Inc. for the revised total of \$979,635.*

**11. Acceptance of Status Report on Barriers and Opportunities for Small-Scale Farms in Leon County**

*The Board approved Options 1, 2, 3, & 4: 1) Accept the status report on barriers and opportunities for small-scale farms in Leon County; 2) Approve staff to begin development*

*of draft ordinances to eliminate barriers to operation of agricultural enterprises and coordinate stakeholder engagement to elicit feedback and ensure community support; 3) Approve staff providing a report summarizing the Sustainable Communities Summit to include the identification of possible action steps the Board can consider in furthering the development of the local food system, and 4) Concur that an expansion to the existing Ft. Braden Community Garden and approximately 2.73 acres of the J. Hall Lewis Park could be utilized for small-scale farming operations.*

**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. Acceptance of the 2014 Leon County Annual Report**

County Administrator Long, in accordance with Florida Statutes, presented the County's 2014 Annual Report to the Board and citizens. He stated that along with the print copy, the report would be presented to multiple community groups and a summary of the report would run in the Tallahassee Democrat this upcoming Sunday. On behalf of all County employees, he thanked the Board for its consistent leadership and vision and asserted that in 2014, Leon County proved to be a productive government "that people can believe in and others benchmark against".

The report provided results of staff's implementation of the strategic priorities and initiatives associated with the Strategic Plan. Mr. Long conveyed that the Board has established four Strategic Priorities (Economy, Environment, Quality of Life, and Governance) and 124 Strategic Initiatives that align with and advances one or more of those priorities. He shared that of the 124 strategic initiatives, 102 have been completed and 22 remain in progress. Highlights of the report included, but were not limited to, the following:

- Financial Stewardship
  - Balanced the 2014 budget with nominal 2.7% increase;
  - Earned "AA" Bond rating and stable outlook rating, and
  - Continue to rank among the most efficient Florida counties.
- Strategic Priorities
  - *Economy "To be an effective leader and a reliable partner in our continuous efforts to make Leon County a place which attracts talent, to grow and diversify our local economy, and to realize our full economic competitiveness in a global economy."*
    - Launched the unique business incubator Domi Station;
    - Realized approximately \$300 return in investment for every dollar of bed tax invested, and
    - Created "Shop Lafayette" and the Open for Business Policy.
  - *Environment: "To be a responsible steward of our precious natural resources in our continuous efforts to make Leon County a place which values our environment and natural beauty as a vital component of our community's health, economic strength and social offerings."*
    - Opened Cascades Park;
    - Supported 14 community gardens, and
    - Realized a community-wide recycling rate of 47% and processed 346 tons of hazardous waste.

- *Quality of Life: “To be a provider of essential services in our continuous efforts to make Leon County a place where people are healthy, safe, and connected to their community.”*
  - Exceeded the national cardiac survival of 7% with a 33% local rate and trained 1400 citizens in CPR and AED;
  - Assisted over 580 homebuyers/owners with down payment assistance or foreclosure assistance programs, and
  - Launched the Capital City Amphitheater Concert Series.
- *Governance: “To be a model local government which our citizens trust and to which other local governments aspire.”*
  - Created the “Club of Honest Citizens” with Village Square;
  - Implemented the “Refueling Assistance for Persons with Disabilities” Ordinance;
  - Finalized community sales tax capital projects list, and
  - Conducted 55 LEADs Listening Sessions with over 147 citizens.

He mentioned the numerous awards received by the County in 2014 and touted the seven NACo awards for best practices in local County government.

County Administrator Long’s presented concluded with the presentation of a video summarizing the 2014 Annual Report.

The Board commended County Administrator Long and all County employees for their outstanding work and acknowledged signature projects such as Cascades Park and the Apalachee Regional Park Trail. Commissioner Proctor asked that the County remain vigilant on improvements to County boat loadings and strengthening County diversity and WMBE requirements. He also suggested a review of the mandate for the Growth Management Department to be self-sustaining.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Accept the 2014 Leon County Annual Report. The motion carried 7-0.*

**13. Acceptance of Staff Report on Community Efforts to Address Issues on the Southside**

County Administrator Long introduced the item. He stated that the agenda item responds to the Board’s directive for a report on community initiatives and collaborative efforts to address Southside issues.

Commissioner Desloge discussed the blight of some of the Southside neighborhoods and asked if the County could seek funds to help rebuild and improve the housing in the area. County Administrator Long responded that staff would bring back a report on possible affordable housing options.

Chairman Dozier requested the report include information on current efforts by County partners such as the Housing Finance Authority and the United Way.

Commissioner Proctor remarked that the item provides a good snap shot of what is going on in the community. He remarked that both the County and City governments should be focused on the issues plaguing the Southside and suggested a joint meeting/public hearing be held the first of next year so as to hear from the citizens of the area. He also stated that while he was supportive of a community garden, the area was in need of a new grocery store.

Commissioner Maddox stated that he was encouraged that all levels of government are talking about the Southside and agreed that a coordinated effort with not only the City but the CRA was needed to help address some of the problems. He requested the County Administrator reach out to the City Manager regarding a joint meeting, prior to the Board Retreat.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1 & 2, as amended: 1) Accept the staff report on community efforts to address issues on the Southside, 2) Approve the partnership between Leon County and City of Tallahassee for the development of a South City Community Garden on the County-owned parcel located on Orange Avenue and Meridian Street and authorize the County Administrator to execute a license agreement with the City of Tallahassee, in a form approved by the County Attorney, 3) Direct staff to bring back an agenda item on affordable housing options, and 4) Requested the County Administrator to reach out to the City and Community Redevelopment Agency (CRA) regarding a joint meeting to discuss strategies on how to address issues of the Southside.*

*The motion, as amended, carried 7-0.*

#### **14. Approval of the December 2014 Board Retreat Agenda**

County Administrator Long introduced the item. He stated that the item reflects two previous issues the Board had requested be included on the Retreat agenda – Comprehensive Plan and the Goals of the Community and Improving Mental Health Delivery in the Community.

Commissioner Desloge suggested that it would be helpful to invite a guest speaker and have a brief discussion on the role of government and its responsibilities.

Commissioner Proctor stated that he would like to invite incoming FSU President Thrasher and newly appointed FAMU President Mangum to the Retreat. He added however, that a follow-up meeting between the University Presidents, the City and County was needed to strengthen partnerships.

Chairman Dozier stated, that while she would like to hear from Presidents' Mangum and Thrasher, suggested it might be more beneficial to allow the two new Presidents more time to adjust to their new roles and then invite them to meet with the Board next year. Regarding the proposed mental health discussion, she recalled that County staff convenes a monthly meeting of CareNet providers, which includes Apalachee/Bond/Neighborhood, and suggested that the Board pursue ideas from that Committee that may help the Board as they address the delivery of mental health services. Chairman Dozier also requested a discussion on closing of the landfill.

Commissioner Lindley voiced support for an invitation to be extended to President Thrasher. She asked that the Board take a "big picture" view on the need for creating a career path for mid-level skilled individuals and invite community partners together to help facilitate this discussion.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Option 1, as amended: Approve the proposed agenda for the December 8, 2014 Board Retreat; 2) Begin the Retreat with a short presentation on the role and responsibility of government; 3) Invite FSU President Thrasher and FAMU President Mangum to hear their vision; 4) Include discussion on closing of landfill, and 5) Provide for a discussion with the*

three Presidents (Thrasher, Mangum and Murdaugh) regarding workforce development issues, to include creation of entry and mid-level jobs.

Commissioner Desloge stated that if the three college/university presidents are unable to attend the Retreat, an agenda item or workshop would suffice.

The motion as amended carried 7-0.

**15. Consideration of the City's Counter Proposal to Reallocate the Tourism Development Tax Currently Dedicated to the Performing Arts Center**

County Administrator Long introduced and provided an overview of the item. He referenced page six of the agenda item, which provided a table illustrating a comparison of County and City proposals to redirect the one-cent of the Tourist Development Tax.

Commissioner Lindley stated that she could support the ¼ cent (down from ½ cent) to a convention center at this time, given the uncertainty of the future of the convention center project. She also requested that Option 1. a. iii. "performing arts projects", be reworded to "visual arts, and heritage, and cultural programs". She opined it should be more inclusive than just performing arts.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, approval of Options 1, 2 & 3:*

1) *Approve the County's proposal to amend the Interlocal Agreement and reallocate the Tourism Development Tax with the counter-proposal modifications offered by the City (in bold and underline):*

- a. *The CRA would maintain the \$5 million fund balance e (plus what is collected through September 30, 2014) set aside for the performing arts center(s) under the current terms and conditions, which includes recommendations being subject to final approval by the County and City. Projects that may be considered include, but are not limited to:*
  - ~~i. The proposed Downtown Theatre Project on College Avenue.~~
  - ii. *Performing arts space as part of convention center project.*
  - iii. *Or, other performing arts projects culture, visual arts, and heritage programs, as recommended by the CRA.*
- b. *Rather than require the City to pay back the \$508,425 owed to the County pursuant to the aforementioned agreement, the County would allow the City **five years** to make improvements of the Capital City Amphitheater and/or Meridian Building for the purpose(s) requested by the County in an amount equal to the \$508,425 utilized for the demolition of the Johns Building; any balance not utilized during this period of time will be reimbursed to the County's Tourism Development Trust Fund.*
- c. *A formal acknowledgement that effective September 30, 2014, all future one-cent TDT currently dedicated to the performing arts center(s) shall no longer be dedicated for such purpose and shall be retained by the County to be utilized in accordance with Florida law.*
- d. *Following the amendment of the Interlocal Agreement, the County shall amend the Tourism Plan (Ordinance) to allocate a total of one-cent of TDT to support **both City and County** cultural grants starting in FY 2015.*
  - i. **In addition, for five years, beginning in FY 2015, the County shall dedicate an additional ¼ cent of the one-cent dedicated to a performing arts center(s) to support cultural grant programs. Monies accrued from the ¼ cent during FY 2015 shall be distributed during FY 2016 and continue through FY 2020.**

**During this five-year term, the City and County will “continue to commit general revenue funds in the amount of about \$150,000 each towards the operation of COCA. The exact amount can be determined during FY 2015 in conjunction with COCA staff.”**

- e. Utilize the remaining  $\frac{1}{4}$  cent for tourism related expenses as determined by the Board and, upon a future determination by the Board, redirect these funds to support the operations of the convention center once it is operational.
- 2) Should the City determine to reduce its general revenue support for cultural grants, the Tourist Development Council shall be utilized to offer guidance on the eligibility of cultural agencies for TDT funds at that time.
- 3) Direct the tourist Development Council to review and provide recommendations on all relevant Interlocal Agreements regarding the reallocation of TDT prior to execution.

Chairman Dozier acknowledged Commissioner Lindley’s comments and shared that based on her conversation with the County Administrator; the Board could make the wording change to “culture, arts and heritage”. Chairman Dozier continued by sharing that as the Board’s representative on the COCA Board, she had other concerns about the Agreement, but was willing to put those aside as other Board members were not bringing up any other concerns. She also opined that it would be appropriate to remove 1. a. i. The proposed Downtown Theater Project, as she was unsure why the Agreement would codify that one project.

**Commissioner Lindley amended her motion to remove 1. a. iii “The proposed Downtown Theater Project on College Avenue” from the agreement language.**

*The motion as amended carried 7-0.*

**16. Consideration of Requests for Letters of Support for the Health Resources and Services Administration New Access Point Grant**

County Administrator Long introduced the item. He recalled that at the Board’s September 23<sup>rd</sup> meeting, letters of support were requested from Bernard Goodman, CEO of Bond Community Health Center, and Joel Montgomery, CEO of North Florida Medical Center, to support their grant application. He mentioned that the Board had at that time expressed a strong desire that the entities make their request in a timelier manner. County Administrator Long added that the grant deadline has passed and letters of support were not required; however, would have been considered as part of the grant application.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox, approval of Option 1: Accept staff’s report on requests for letters of support for Health Resources and Services Administration’s New Access Point Grant and take no further action. The motion carried 7-0.*

**17. Consideration of Requests for Letters of Support for Funding of the Ryan White HIV/AIDS Part C Outpatient Early Intervention Services Program**

County Administrator Long introduced the item.

Commissioner Maddox expressed appreciation to Bond and Neighborhood for the timeliness of their request.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, approval of Option 1: Authorize the County Administrator to send letters of support to Bond*

*Community Health Center and Neighborhood Medical Center for funding of the Ryan White HIV/AIDS Part C Outpatient Early Intervention Services Programs. The motion carried 7-0.*

**18. Approval to Renew the Primary Healthcare Program Contracts for FY 2014/15 and Approval of the Department of Health Alternative Low Income Pool Letter of Agreement with the Agency for Health Care Administration**

County Administrator Long introduced the item. He conveyed that the agenda item responds to Board's direction resulting from the April 2014 "Day of Dialogue" and May 2014 Primary Healthcare Workshop.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox, approval of Options 1 & 2: 1) Approve the renewal of the Primary Healthcare Program Contracts for FY 2014/15, and authorize the County Administrator to execute, and 2) Approve the Department of Health Alternative Low Income Pool Letter of Agreement with the Agency for Health Care Administration, and authorize the County Administrator to execute.*

Commissioner Proctor requested the Board reiterate its support for Medicaid expansion by sending another Resolution to the State legislature. He urged the Board to support additional funding dedicated for primary healthcare and suggested the Board set a funding target of 1%. He also mentioned a need for the County to have a position that is dedicated to seeking and responding to funding opportunities for healthcare. He asked the maker of the motion to consider amending the motion to include: 1) a grants position dedicated to identifying funding opportunities for health care needs; 2) asking the City Commission to become more involved in healthcare funding, and 3) the allocation of more County dollars to healthcare.

Commissioner Dailey voiced agreement with Commissioner Proctor on the need to increase healthcare funding. He asserted that for the past eight years the Board has maintained its funding levels and opined that next year's budget discussions should include serious conversation about the County's general revenue contribution level.

County Administrator Long articulated that as a non-Medicaid expanded state it is expected that there will be fewer dollars available next year for this program.

Commissioner Maddox conveyed that while he is committed to ensuring that the County is doing all it can to support the County's healthcare needs; a higher level of efficiency is needed from providers.

Commissioner Proctor asked if data has been collected showing the affects to the County due to the lack of Medicaid expansion. Vince explained that the data collection and analysis of this issue is being done by the Florida Association of Counties.

Commissioner Lindley stated that, as the maker of the motion, she would prefer to vote on Options 1 & 2, and then have a separate motion for Commissioner Proctor's friendly amendments request.

*The motion as originally stated carried 7-0.*

**19. Consideration of Support of Buck Lake Alliance's Pursuit to Purchase the 373 Acres of Fallschase Residential Property and the County's Commitment to Serve as the Land Manager**

County Administrator Long introduced the item.

Chairman Dozier stated that she has talked with individuals with the Buck Lake Alliance and shared that they have requested the Board defer action on the item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, to defer action on the agenda item. The motion carried 7-0.*

**~~20. Consideration of Full Board Appointment of a Commissioner to the Circuit 2 Community Alliance~~**

(This item was removed from the Agenda)

**21. Consideration of Full Board Committee Appointments to the Audit Advisory Committee and CareerSource Capital Region**

County Administrator Long introduced the item.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox, approval of Options 1 & 3: 1) Reappoint Jep Larkin to the Audit Advisory Committee and 3) Appoint John McFarlain to the CareerSource Capital Region. The motion carried 7-0.*

*Commissioner Proctor moved, duly seconded by Commissioner Lindley, to appoint James Matthews to the Audit Advisory Committee. The motion carried 7-0.*

Chairman Dozier announced that the Board has concluded its General Business agenda and would enter into Commissioner Discussion Items.

**SCHEDULED PUBLIC HEARINGS**

Chairman Dozier reconvened the Board at 6:00 p.m. and conducted the following public hearing. Commissioner Proctor had announced earlier that he would not be able to attend the public hearings as he had a family commitment.

**22. First of Two Quasi-Judicial Public Hearings on a Proposed Ordinance Amending Section 10-6.652 of the Leon County Land Development Code**

County Administrator Long announced the public hearing. He indicated that this was a Board initiated amendment to more appropriately categorize certain parcels in the Suburban Future Land Use Map and to expand accessory uses in the Light Industrial FLUM.

Chairman Dozier confirmed there were no speakers on the item.

*Commissioner Desloge moved, duly seconded by Commissioner Sauls, approval of Option 1: Conduct the first of two public hearings on the proposed Ordinance amending Section 10-6.652 of the Leon County Land Development Code, and schedule the second and final public hearing for Tuesday, November 18, 2014 at 6:00 p.m. The motion carried 5-0 (Commissioner Maddox out of Chambers and Commissioner Proctor absent).*

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

- Tom Jacobs, 4944 Crooked Road, discussed the change in the hours at the rural waste centers. He stated that he has paid for two years of service and as the hours has been reduced by approximately 40% requested that the difference be refunded to him. He asked the Board to consider extending the hours during the week to allow individuals who get off at 5:00 to get to the rural waste center before they close. He also discussed the situation whereby carts that are not removed from the street in a timely manner.
  - Commissioner Dailey requested staff look at extending the week day hours of operation for at least one week day past 5:00 p.m. Additionally, he asked about the possibility of a public education campaign for County residents on removing their garbage cans from the street in a timely manner.
  - *Commissioner Sauls moved, duly seconded by Commissioner Desloge, to request an agenda item be brought back regarding Rural Waste Services Centers' hours of operation and recommendations for residents regarding leaving garbage carts out after collection. The motion carried 6-0 (Commissioner Proctor absent).*

### **Comments/Discussion Items**

#### **County Attorney Thiele:**

- Provided a brief update on litigation challenging 2012 Medicaid legislation. He advised that significant progress has been made in this case and the Florida Association of Counties (FAC) Executive Committee and full Board of Directors have voted to dismiss the case. Since the Board voted to join with FAC and sister counties in challenging the legality of the Medicaid bill, County Attorney Thiele requested approval to also dismiss.
  - *Commissioner Maddox moved, duly seconded by Commissioner Desloge, authorization for the County Attorney's Office to dismiss the case challenging 2012 Medicaid legislation. The motion carried 7-0.*

#### **County Administrator Long:**

- Introduced staff for two brief presentations:
  - Jon Brown, Community & Media Relations Director, and Pat Curtis, MIS Director, provided a presentation on the launch of the County's Mobile Website. The Mobile Website is built exclusively for smart phones and tablets and is a complement to the County's website. A review of its features was provided.
  - Ken Morris, Economic Development & Business Partnerships Director, together with Ben Pingree from Economic Development Council (EDC) announced the 2014 E-Month Calendar of Events and provided a list of E-Month partners. The 14 partners will host 24 events, with the County hosting or co-hosting approximately 10 of the events. Further information can be found at [www.taledc.com/emonth](http://www.taledc.com/emonth).

### **Commissioner Discussion Items**

#### **Commissioner Proctor:**

- Announced that his daughter Haley was being inducted into the National Honor Society this evening and thus he would be unable to attend the scheduled public hearings.
- *Commissioner Proctor moved, duly seconded by Commissioner Maddox, approval of a Proclamation to Rediet Yared, recognizing her as "Miss Rickards." The motion carried 7-0.*
- Wished his mother a "Happy Birthday".

Chairman Dozier recessed the Board for its dinner break and announced it would reconvene at 6:00 p.m. to conduct the scheduled public hearings.

#### **Commissioner Dailey:**

- Thanked all County employees for their hard work during the incredible rain event of the past 12 hours.

**Commissioner Sauls:**

- No Issues.

**Commissioner Maddox:**

- *Commissioner Maddox moved, duly seconded by Commissioner Lindley, to direct staff to bring back an agenda item on a funding request from Whole Child Leon for up to \$40,000, look at matching City's amount of funding, and the agenda item should include more details on how the \$40,000 would be spent. The motion carried 6-0 (Commissioner Proctor absent).*

**Commissioner Desloge:**

- No Issues.

**Vice-Chairman Lindley:**

- No Issues.

**Chairman Dozier:**

- On behalf of Chairman Dozier: *Commissioner Dailey moved, duly seconded by Commissioner Lindley, to present a Proclamation designating November 2014 as Pancreatic Cancer Awareness Month, to be presented at the October 28<sup>th</sup> meeting. The motion carried 6-0 (Commissioner Proctor absent).*
- Expressed her support of the Volunteer Fire Departments' Roundup and requested EMS staff help with the event in the future, i.e., more trucks, ambulance.
- Announced that she is meeting with FSU President Thrasher and will mention the Board Retreat in hopes that he would attend.

**Receipt and File:**

- Capital Region Community Development District – Notice of FY 15 Public Meetings and a District Map
- Capital Region Community Development District – Record of Proceedings for the July 10, 2014 Regular Meeting and Workshop Meeting
- Capital Region Community Development District – Record of Proceedings for the August 14, 2014 Regular Meeting and August 19, 2014 Continued Meeting

**Adjourn:**

There being no further business to come before the Board, the meeting was adjourned at 6:20 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

November 18, 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 November 18, 2014 and Pre-Approval of Payment of Bills and Vouchers for the Period of November 19 through December 8, 2014

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/Division Review:</b>	Alan Rosenzweig, Deputy County Administrator
<b>Lead Staff/Project Team:</b>	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 November 18, 2014, and pre-approve the payment of bills and vouchers for the period of November 19 through December 8, 2014.

### **Report and Discussion**

This agenda item requests Board approval of the payment of bills and vouchers submitted for approval November 18, 2014 and pre-approval of payment of bills and vouchers for the period of November 19 through December 8, 2014. The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the November 18, 2014, the morning of Monday, November 17, 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 the fourth Tuesday in November and the first Tuesday in December, it is advisable for the Board to pre-approve payment of the County's bills for November 19 through December 8, 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 November 18, 2014, and pre-approve the payment of bills and vouchers for the period of November 19 through December 8, 2014.
2. Do not approve the payment of bills and vouchers submitted for November 18, 2014, and do not pre-approve the payment of bills and vouchers for the period of November 19 through December 8, 2014.
3. Board direction.

#### **Recommendation:**

Option #1.

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #3**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #3

November 18, 2014

**To:** Honorable Chairman and Members of the Board  
**From:** Vincent S. Long, County Administrator   
**Title:** Approval of FY 2014 Year End Budget Adjustments

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator, Scott Ross, Director, Office of Financial Stewardship
<b>Lead Staff/ Project Team:</b>	Felisa Barnes, Principal Management & Budget Analyst Office of Management and Budget

**Fiscal Impact:**

This item has a fiscal impact. This item provides necessary year-end budget adjustments for FY 2014.

**Staff Recommendation:**

Option # 1: Approve the Resolution and associated Budget Amendment Request for FY 2014 year-end budget adjustments (Attachment #1).

## **Report and Discussion**

### **Background:**

Annually, the Office of Management and Budget brings before the Board final year-end budget adjustments necessary to realign budgeted funds to meet expenditure obligations for the fiscal year.

### **Analysis:**

The FY 2014 year-end budget adjustments are necessary to balance the accounts for the end-of-the-year, provide clarification regarding the County's financial reporting, or to realign funding to appropriate accounts. The following number sequence corresponds with the number sequence in the attached budget amendment request.

1. Realign \$1,000,000 in fund balance from the Fine and Forfeiture Fund to the General Fund. This adjustment moves funds from a designated special revenue fund where the fund balance would be determined as assigned in the Fine and Forfeiture Fund in the County's financial statement as required by General Accounting Standards Bulletin 54. Moving these assets to the general fund allows the fund to be classified as unrestricted. Leaving the funds in the Fine and Forfeiture Fund could cause confusion to bond rating agencies regarding the County's unrestricted assets, possibly affecting the County's current stable AA bond rating.
2. Realigning \$277,412 from Debt Series Bond 2005 Fund to Debt Series Bond 2014 Fund for interest payment associated with the refinancing of the non-taxable portion of the Capital Improvement Revenue Bond, Series 2005.
3. Appropriating an additional \$8,936 in Adult Drug Abuse program to cover additional expenses associated with the substance treatment program.
4. Transferring the remaining \$549,752 balance for completed EMS Facility Building capital project funding to the Emergency Medical Services Fund.
5. Appropriating \$155,000 in Solid Waste fund balance and realigning \$551,604 to offset final expenses incurred at the Transfer Station and the Solid Waste Management Facility. The County's external auditors requested an additional payment of \$350,200 to ensure all payments from the Transfer Station were in the correct fiscal year.
6. Appropriating the remaining fund balance (\$52,971) in the Radio Communication Systems Fund to cover actual expenses associated with 800 MHz System maintenance; and transferring \$60,000 from the General Fund to the Radio Communication Systems Fund to offset the revenue shortfall.
7. Appropriating an additional \$3,942 in SHIP 2012-2015 grant funding.
8. Appropriating \$17,776 in SHIP 2013-2016 grant funding.
9. Appropriating \$31,754 for the FDLE EMS grant.

10. Appropriating an additional \$58,875 for the Lanier St./Horace Rd. Slope grant (\$18,975 from Natural Resources Conservation Service; \$40,000 County's share that includes an additional \$20,882 required to complete the project). Additional funding needs are the result of costs increases due to unforeseen subsoil conditions that required additional work by the design engineer and a foundation inspection on the home adjacent to the Lanier site to ensure no damage resulted from the construction activity. This adjustment also realigns \$74,395 in the Appropriated Grant Revenue Account.

**Options:**

1. Approve the Resolution and associated Budget Amendment Request for FY 2014 year-end budget adjustments.
2. Do not approve Resolution and associated Budget Amendment Request for FY 2014 year-end budget adjustments.
3. Board Direction.

**Recommendation:**

Option # 1

**Attachments:**

1. Resolution and Budget Amendment Request for FY 2014 Year End Budget Adjustments

**FISCAL YEAR 2014/2015  
BUDGET AMENDMENT REQUEST**

No: BAB14038  
Date: 10/16/2014

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 11/18/2014

County Administrator

Deputy County Administrator

\_\_\_\_\_  
Vincent S. Long

\_\_\_\_\_  
Alan Rosenzweig

#  
1

**Request Detail:  
Revenues**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
110	000	399900	000	Appropriated Fund Balance	1,040,033	1,000,000	2,040,033

Subtotal:

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
110	950	591001	581	Transfer To Fund 001		1,000,000	1,000,000

Subtotal:

**Revenues**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
001	950	381110	000	Transfer From Fund 110	-	1,000,000	1,000,000

Subtotal:

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
001	990	59918	599	Reserve for Fund Balance	-	1,000,000	1,000,000

Subtotal:

2

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
220	958	57200	582	Interest	1,879,406	(277,412)	1,601,994
220	950	591222	581	Transfer To Fund 222	-	277,412	277,412

Subtotal:

**Revenues**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
222	950	381220	000	Transfer From Fund 220	-	277,412	277,412

Subtotal:

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
222	979	57200	582	Interest	-	277,412	277,412

Subtotal:

3

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
116	000	399900	000	Appropriated Fund Balance	-	8,936	8,936

Subtotal:

**Revenues**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
116	800	53400	562	Other Contractual Services	48,450	8,936	57,386

Subtotal:

<b>4</b>					<b><u>Expenditures</u></b>		
<b>Account Information</b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
				Emergency Medical Services Facility			
305	096008	56200	526	Building	934,368	(549,752)	384,616
305	950	591135	581	Transfer To Fund 135	-	549,752	549,752
<b>Subtotal:</b>						-	
<b><u>Revenues</u></b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Account Information</b>							
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
135	950	381305	000	Transfer From Fund 305	-	549,752	549,752

<b>5</b>					<b><u>Revenues</u></b>		
<b>Account Information</b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
401	000	399900	000	Appropriated Fund Balance	992,141	155,000	1,147,141
<b>Subtotal:</b>							
<b><u>Expenditures</u></b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Account Information</b>							
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
401	441	53400	534	Other Contractual Services	4,355,535	557,412	4,912,947
401	442	54900	534	Other Current Charges & Obligations	5,275	149,192	154,467
401	437	54900	534	Other Current Charges & Obligations	195,000	(53,042)	141,958
401	443	53400	534	Other Contractual Services	268,794	(87,000)	181,794
401	471	53400	534	Other Contractual Services	20,700	(20,000)	700
401	471	54600	534	Repairs and Maintenance	8,500	(7,895)	605
401	471	54601	534	Vehicle Repair	7,620	(5,241)	2,379
401	471	55210	534	Fuel & Oil	28,435	(28,200)	235
401	471	54800	534	Promotional Activities	39,325	(39,325)	-
401	036008	56482	534	SW Technology Enhancement	72,471	(3,000)	69,471
401	036032	53400	534	Other Contractual Services	307,171	(307,171)	-
401	036040	56400	534	Machinery & Equipment	11,000	(730)	10,270
<b>Subtotal:</b>						155,000	

<b>6</b>					<b><u>Expenditures</u></b>		
<b>Account Information</b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
001	150	54600	519	Repairs and Maintenance	1,174,271	(60,000)	1,114,271
001	950	591131	581	Transfer To Fund 131	650,000	60,000	710,000
<b>Subtotal:</b>							
<b><u>Revenues</u></b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Account Information</b>							
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
131	950	381001	000	Transfer From Fund 001	650,000	60,000	710,000
131	000	399900	000	Appropriated Fund Balance	99,217	52,971	152,188
<b>Subtotal:</b>							
<b><u>Expenditures</u></b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Account Information</b>							
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
131	529	54900	519	Other Current Charges	474,300	30,744	505,044
131	990	59918	599	Reserve for Fund Balance	-	60,000	60,000
<b>Subtotal:</b>							

<b>7</b>					<b><u>Revenues</u></b>		
<b>Account Information</b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
124	932044	345100	000	SHIP (2012-2015) - DOC Stamp Rev	24,173	3,842	28,015
<b>Subtotal:</b>							
<b><u>Expenditures</u></b>					<b>Current Budget</b>	<b>Change</b>	<b>Adjusted Budget</b>
<b>Account Information</b>							
<b>Fund</b>	<b>Org</b>	<b>Acct</b>	<b>Prog</b>	<b>Title</b>			
124	932044	585000	554	Housing Rehabilitation	24,173	3,842	28,015
<b>Subtotal:</b>							

<b>8</b>					<b><u>Revenues</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
124	932045	345100	000	SHIP (2013-2016) - DOC Stamp Rev	37,174	17,776	54,950
					<b>Subtotal:</b>		
					<b><u>Expenditures</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
124	932045	585000	554	Housing Rehabilitation	37,174	17,776	54,950
					<b>Subtotal:</b>		

<b>9</b>					<b><u>Revenues</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
125	961080	331209	000	FDLE EMS Grant	254,552	31,754	286,306
					<b>Subtotal:</b>		
					<b><u>Expenditures</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
125	961080	56400	526	Machinery & Equipment	254,552	31,754	286,306
					<b>Subtotal:</b>		

<b>10</b>					<b><u>Expenditures</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
				Capital Grant Match Program			
305	096019	56300	559	Improvements Other Than Buildings	81,205	(40,000)	41,205
305	950	591125	581	Transfer To Fund 125	-	40,000	40,000
					<b>Subtotal:</b>		
					<b><u>Revenues</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
125	916027	381305	000	Transfer From Fund 305	74,395	40,000	114,395
125	916027	381305	000	Transfer From Fund 305	74,395	(74,395)	-
125	916027	399900	000	Lanier St/Horace Rd Slope Grant Appropriated Fund Balance	-	74,395	74,395
125	916027	331412	000	Lanier St/Horace Rd Slope Grant NRCS Slope Stabilization	80,025	18,975	99,000
					<b>Subtotal:</b>		
					<b><u>Expenditures</u></b>		
Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
125	916027	56300	581	Lanier St/Horace Rd Slope Grant Improvements Other Than Buildings	154,420	58,975	213,395
					<b>Subtotal:</b>		

**Purpose of Request:**

**1)** This year end budget adjustment realigns \$1,500,000 in fund balance from Fine and Forfeiture Fund to the General Fund, transferring funding from a special fund (110) with restricted use to an unrestricted fund (001) for general use. **2)** This budget adjustment also realigns \$277,412 from Debt Series Bond 2005 Fund to Debt Series Bond 2014 for interest payments associated with the 2014 refinancing of the Capital Improvement Revenue Bond **3)** \$8,936 to cover additional expenses for the Adult Drug Abuse Program. **4)** Transfers \$549,752, the balance of the funding for the EMS Facility Building Project, from fund Capital Improvement Fund back to Emergency Medical Services Fund . **5)** In Solid Waste, this adjustment appropriates \$138,000 in fund balance and realigns an additional \$552,263 from Solid Waste Rural Waste, Hazardous Waste, and Recycling to cover the budget shortfall in Transfer Station and Solid Waste Management. This shortfall is largely due to the external auditors requesting all transaction for a fiscal year to be recorded in year occurred regardless of the number of payments recorded. **6)** In Radio Communication Systems is adjustment appropriates the remaining fund balance (\$52,971) to cover additional expenses, and transfers \$60,000 from the general fund (001) to cover a revenue shortfall. **7-9)** This adjustment also budgets additional grant funding for the following grants: \$3,942 and \$17,776 for the SHIP (2012-2015) and 2013-2016) grants; and \$31,754 for the FDLE EMS Grant. **10)** For the the Lanier St/Horace Rd Slope Grant, this adjustment realigns \$74,395 in revenue from Fund 305 Transfer account to the Appropriated Fund Balance account (*revenue account correction*); realizes an additional \$18,975 from the NRCS (Organization's share) and transfers an additional \$40,000 (\$19,118 County share plus and additional \$20,882) to complete the project. Additional funding needs are the result of costs increases due to unforeseen subsoil conditions that required additional work by the Design Engineer and a foundation inspection on the home adjacent to the Lanier site to ensure no damage resulted from the construction activity.

**Group/Program Director**

\_\_\_\_\_  
**Senior Analyst**

\_\_\_\_\_  
**Scott Ross, Director, Office of Financial Stewardship**

**Approved By:**

**Resolution**

**Motion**

**Administrator**

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #4**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #4

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Acceptance of a Conservation Easement from Summit Holdings VIII, LLC for the Beech Ridge Trail Extension Project

---

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

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Approve and accept for recording a Conservation Easement from Summit Holdings VIII, LLC for the Beech Ridge Trail Extension project (Attachment #1).

## **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 constructing the Bannerman Road roundabout in conjunction with its design and permit activities for the Beech Ridge Trail Extension.

The grantor is preserving wetland, wetland buffer, significant slopes, and floodplain consistent with requirements and conditions of the Environmental Management Act. The Conservation Easement is required as part of the Environmental Management Permit process. The Conservation Easement areas are located along the south side of Kinhega Drive, near the future Beech Ridge Trail and Kinhega Drive intersection (Attachment #2). The preserved areas total 1.62 acres.

### **Analysis:**

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 Conservation Easement does not create any County maintenance responsibility or any other County responsibility for the Conservation Easements. The property owners still own and protect the land as appropriate under conditions of the proposed Easement.

### **Options:**

1. Approve and accept for recording a Conservation Easement from Summit Holdings VIII, LLC for the Beech Ridge Trail Extension project.
2. Do not approve and do not accept for recording a Conservation Easement from Summit Holdings VIII, LLC for the Beech Ridge Trail Extension project.
3. Board direction.

### **Recommendation:**

Option #1

### **Attachments:**

1. Conservation Easement Agreement
2. Specific Location Map

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 1st day of October, 2014, by Summit Holdings VIII, LLC, whose mailing address is 2073 Summit Lake Drive - Suite 155 Tallahassee, Florida 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 for 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, activities allowed in this easement are as follows:

- a. The Grantor reserves the right to perform such activities as are authorized by the

- Leon County Environmental Management Permit (LEM14-00028);
- b. The Grantor, and its successors and assigns, shall be permitted to perform the activities set forth in the *Conservation Easement Vegetation Management Plan for the Beech Ridge Trail Extension* approved as part of LEM14-00028 and maintained in the records of Leon County Department of Development Support and Environmental Management, and as amended from time to time; and
  - c. Removal or pruning of hazardous, diseased or insect infested trees may be permitted upon prior approval from the Leon County Department of Development Support and Environmental Management. However, if the tree(s) presents an imminent danger, it may be removed immediately. Photos should be taken to document the condition of the tree prior to removal.
  - d. Maintenance work is allowed within the edges of the conservation easement by Leon County Public Works for maintenance of public stormwater infrastructure.

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 whosoever 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.

GRANTOR

Summit Holdings VIII, LLC  
(Name of Corporation Typewritten)

  
(Signature of Officer or Agent)

Claude Walker, Manager  
(Print Name and Title of Officer or Agent)

WITNESSES:



**GRAPHIC SCALE**



1 inch = 50 ft.

**Moore Bass**

C O N S U L T I N G  
TALLAHASSEE DESTIN ATLANTA  
www.moorebass.com

**SKETCH OF DESCRIPTION**

SECTION 15, 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
O.R.	OFFICIAL RECORDS
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST
(D)	DEED INFORMATION



SOUTHERLY BOUNDARY OF  
KILLEARN LAKES, UNIT NO. 1,  
PLAT BOOK 6, PAGE 26,  
LEON COUNTY, FLORIDA

CONSERVATION  
EASEMENT #1  
0.03 AC.±

POINT OF BEGINNING

N 21° 28' 16" E  
45.49'

N 72° 48' 16" W  
27.60'

(D) = O.R. BOOK 4459,  
PAGE 2003

N 43° 31' 21" W 4.08'

N 51° 10' 04" W 36.63'

CONSERVATION  
EASEMENT #3

N 21° 28' 16" E  
45.49'

S 28° 14' 45" E 86.75'

N 89° 32' W 660.0' (D)

S 00° 28' W 660.0' (D)

N 00° 28' E 324.20' (D)

N 52° 53' W 1381.40' (D)

S 37° 07' W 260.0' (D)

N 14° 30' W 391.0' (D)

WEST 628.98' (D)

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

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA

CONSERVATION  
EASEMENT #2

**LEGAL DESCRIPTION:**

A portion of the lands described in O.R. Book 4459, page 2003 of the public records of Leon County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida; thence WEST along the North boundary of said Section 22, 628.98 feet; thence N 14° 30' W, 391.0 feet; thence S 37° 07' W, 260.0 feet; thence N 52° 53' W, 1381.40 feet to the East boundary of the West Half of the Southwest Quarter of Section 15, Township 2 North, Range 1 East, Leon County, Florida; thence N 00° 28' E along said East boundary, 324.20 feet to the Northeast corner of said West Half; thence N 89° 32' W along the North boundary of the Southwest Quarter of said Southeast Quarter of Section 15, 660.0 feet to the West boundary of said Southwest Quarter of the Southeast Quarter of Section 15; thence S 00° 28' W along said West boundary, 660.0 feet to the Southerly boundary of Killearn Lakes, Unit 1, a map or plat as recorded in Plat Book 6, page 26 of the aforesaid records, and the Northernmost corner of said lands described in O.R. Book 4459, page 2003; thence S 28° 14' 45" E along the Northeasterly boundary of said lands, 86.75 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue S 28° 14' 45" E along said Northeasterly boundary, 86.75 feet; thence N 51° 10' 04" W, 36.63 feet; thence N 72° 48' 16" W, 27.60 feet; thence N 43° 31' 21" W, 4.08 feet; thence N 21° 28' 16" E, 45.49 feet to the POINT OF BEGINNING. Containing 0.03 acres, more or less.

**GENERAL NOTES:**

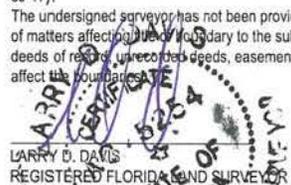
1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON THE DEED BEARING OF SOUTH 28° 14' 45" EAST ALONG THE NORTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED IN O.R. BOOK 4459, PAGE 2003 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR 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.

**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 the boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

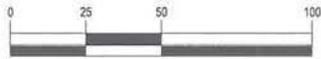
LARRY D. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR NO. 5254



© Moore Bass Consulting UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.	The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project, and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.		13 013	554 064-SK-CONSERV.dwg
	MOORE BASS CONSULTING, INC. 805 N. GARDEN STREET TALLAHASSEE, FL 32303 (850) 222-9678 CERTIFICATE OF AUTHORIZATION No. 00007245	CLIENT NAME BANNERMAN III	PROJECT NAME BANNERMAN III TRAIL	CONTRACT # 554 064
			DATE 2014.09.11	PAGE # A1T
				DRAWN BY A1T

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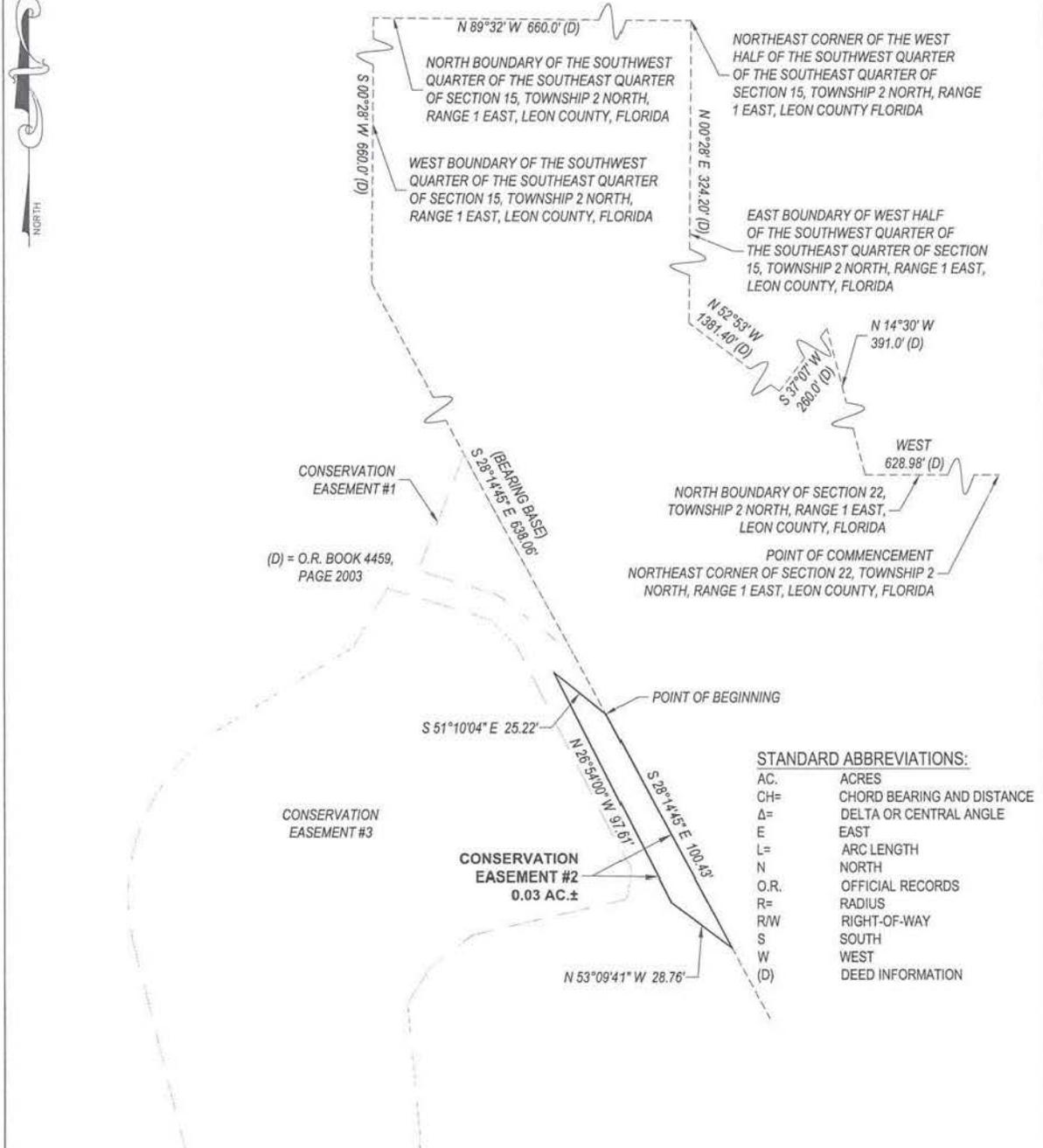
**GRAPHIC SCALE**



1 inch = 50 ft.

**SKETCH OF DESCRIPTION**

SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



**STANDARD ABBREVIATIONS:**

AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
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R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST
(D)	DEED INFORMATION

**LEGAL DESCRIPTION:**

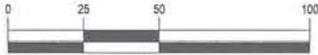
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COMMENCE at the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida; thence WEST along the North boundary of said Section 22, 628.98 feet; thence N 14° 30' W, 391.0 feet; thence S 37° 07' W, 260.0 feet; thence N 52° 53' W, 1381.40 feet to the East boundary of the West Half of the Southwest Quarter of Section 15, Township 2 North, Range 1 East, Leon County, Florida; thence N 00° 28' E along said East boundary, 324.20 feet to the Northeast corner of said West Half; thence N 89° 32' W along the North boundary of the Southwest Quarter of said Southeast Quarter of Section 15, 660.0 feet to the West boundary of said Southwest Quarter of the Southeast Quarter of Section 15; thence S 00° 28' W along said West boundary, 660.0 feet to the Southerly boundary of Killearn Lakes, Unit 1, a map or plat as recorded in Plat Book 6, page 26 of the aforesaid records, and the Northernmost corner of said lands described in O.R. Book 4459, page 2003; thence S 28° 14' 45" E along the Northeasterly boundary of said lands, 638.06 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue S 28° 14' 45" E along said Northeasterly boundary, 100.43 feet; thence N 53° 09' 41" W, 28.76 feet; thence N 26° 54' 00" W, 97.61 feet; thence S 51° 10' 04" E, 25.22 feet to the POINT OF BEGINNING. Containing 0.03 acres, more or less.

© Moore Bass Consulting <small>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</small>	The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	FILE #	13-013	554.064-SK-CONSERV.dwg
		CONTRACT #	554.064	ARCHIVE
		NOTEBOOK #		PAGE #
		DATE	2014.09.11	DRAWN BY
		SHEET TITLE	SKETCH OF DESCRIPTION	
MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-6678 <small>CERTIFICATE OF AUTHORIZATION No. 000027215</small>	CLIENT NAME BANNERMAN III	PROJECT NAME BEECH RIDGE TRAIL	SHEET # 2/5	

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**GRAPHIC SCALE**

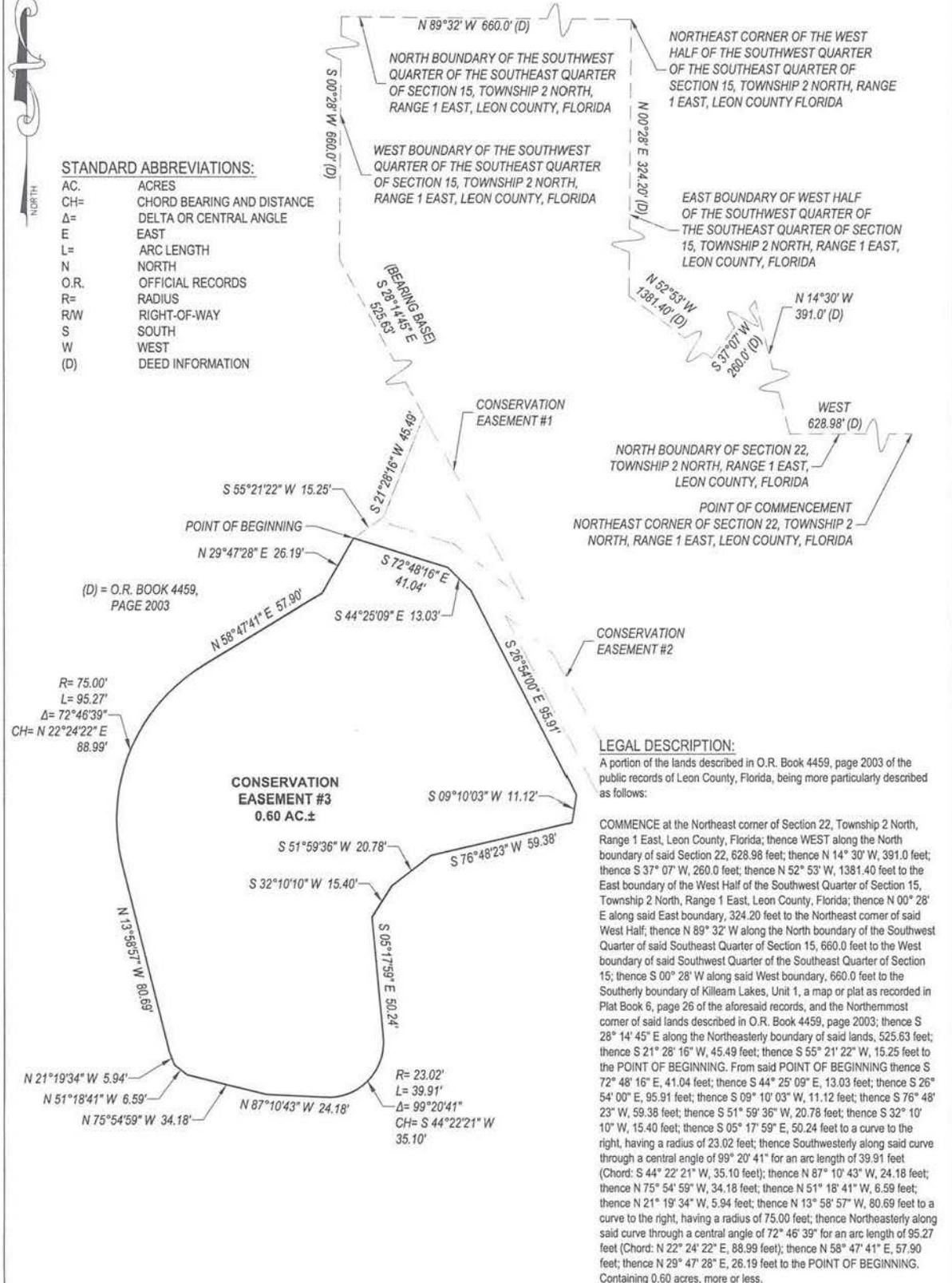


1 inch = 50 ft.



**SKETCH OF DESCRIPTION**

SECTIONS 15 & 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



**STANDARD ABBREVIATIONS:**

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<p>© Moore Bass Consulting</p> <p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</p>		<p>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p>		<p>FILE # 13-011 554-064-SK-CONSERV.dwg</p>
<p>MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (905) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245</p>		<p>CLIENT NAME BANNERMAN III</p>	<p>PROJECT NAME BANNERMAN III TRAIL</p>	<p>CONTRACT # 554.064 ARCHIVE</p>
<p>183 N. GADSDEN STREET TALLAHASSEE, FL 32303 (905) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245</p>		<p>DATE 2014.09.11</p>	<p>DRAWN BY</p>	<p>NOTEBOOK # PAGE #</p>
<p>C:\Projects\554_064\Workfiles\SURVEYSKETCHES\NorthSideOfBannermanIII554-064-SK-CONSERV.dwg, 3, atlabr, Sep 30, 2014 - 9:54:22am</p>		<p>SHEET TITLE</p>	<p>DATE 2014.09.11</p>	<p>AUT</p>

**GRAPHIC SCALE**



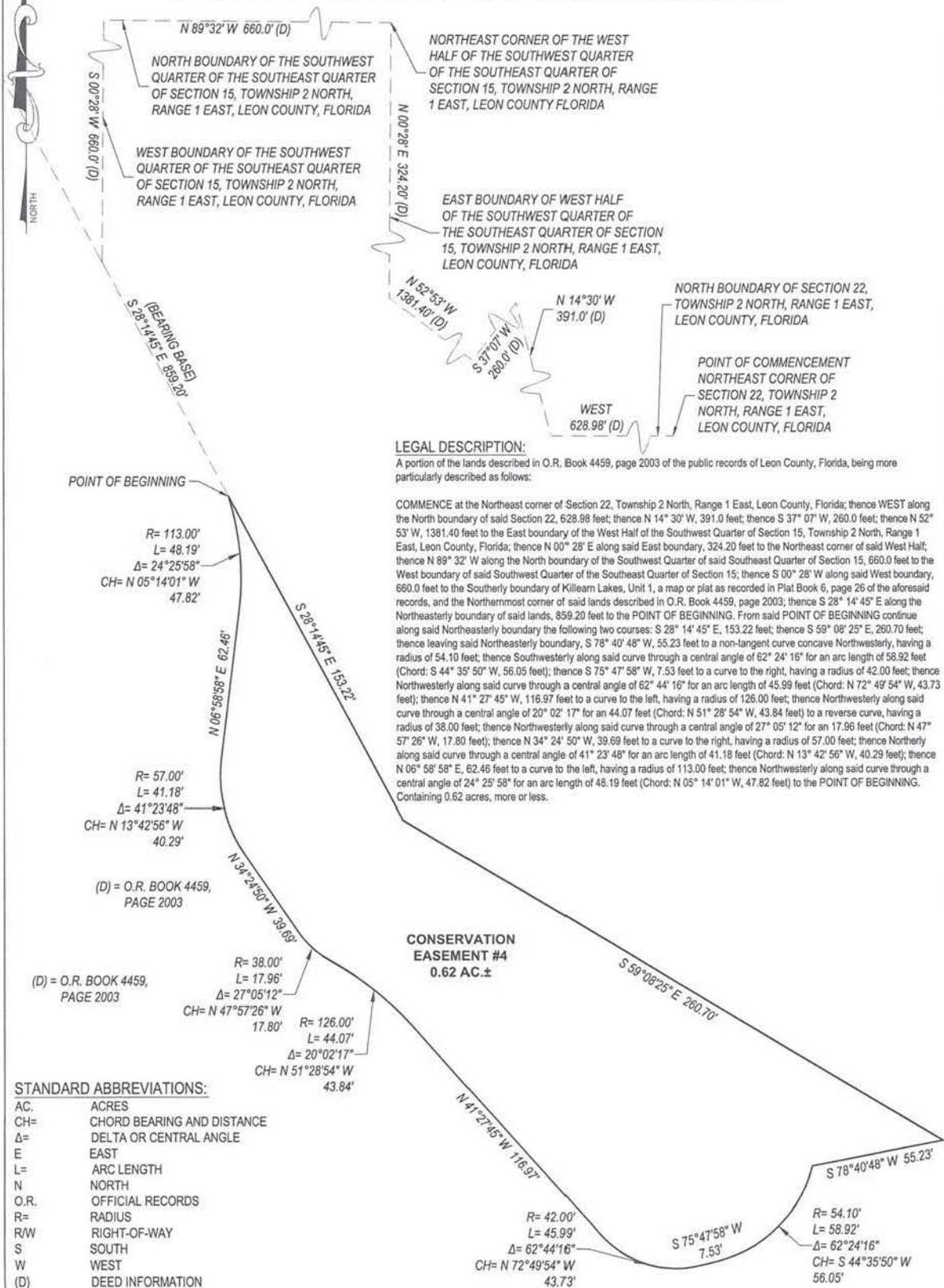
1 inch = 50 ft.

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**SKETCH OF DESCRIPTION**

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



NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA

WEST BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

EAST BOUNDARY OF WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

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

POINT OF COMMENCEMENT NORTHEAST CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

**LEGAL DESCRIPTION:**  
A portion of the lands described in O.R. Book 4459, page 2003 of the public records of Leon County, Florida, being more particularly described as follows:

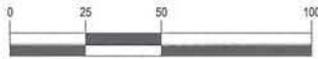
COMMENCE at the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida; thence WEST along the North boundary of said Section 22, 628.98 feet; thence N 14° 30' W, 391.0 feet; thence S 37° 07' W, 260.0 feet; thence N 52° 53' W, 1381.40 feet to the East boundary of the West Half of the Southwest Quarter of Section 15, Township 2 North, Range 1 East, Leon County, Florida; thence N 00° 28' E along said East boundary, 324.20 feet to the Northeast corner of said West Half; thence N 89° 32' W along the North boundary of the Southwest Quarter of said Southeast Quarter of Section 15, 660.0 feet to the West boundary of said Southwest Quarter of the Southeast Quarter of Section 15; thence S 00° 28' W along said West boundary, 660.0 feet to the Southerly boundary of Killiam Lakes, Unit 1, a map or plat as recorded in Plat Book 6, page 26 of the aforesaid records, and the Northernmost corner of said lands described in O.R. Book 4459, page 2003; thence S 28° 14' 45" E, 153.22 feet; thence S 28° 14' 45" E, 153.22 feet; thence S 59° 08' 25" E, 260.70 feet; thence leaving said Northeastly boundary, S 78° 40' 48" W, 55.23 feet to a non-tangent curve concave Northwesterly, having a radius of 54.10 feet; thence Southwesterly along said curve through a central angle of 62° 24' 16" for an arc length of 58.92 feet (Chord: S 44° 35' 50" W, 56.05 feet); thence S 75° 47' 58" W, 7.53 feet to a curve to the right, having a radius of 42.00 feet; thence Northwesterly along said curve through a central angle of 62° 44' 16" for an arc length of 45.99 feet (Chord: N 72° 49' 54" W, 43.73 feet); thence N 41° 27' 45" W, 116.97 feet to a curve to the left, having a radius of 126.00 feet; thence Northwesterly along said curve through a central angle of 20° 02' 17" for an arc length of 44.07 feet (Chord: N 51° 28' 54" W, 43.84 feet) to a reverse curve, having a radius of 38.00 feet; thence Northwesterly along said curve through a central angle of 27° 05' 12" for an arc length of 17.96 feet (Chord: N 47° 57' 26" W, 17.80 feet); thence N 34° 24' 50" W, 39.69 feet to a curve to the right, having a radius of 57.00 feet; thence Northerly along said curve through a central angle of 41° 23' 48" for an arc length of 41.18 feet (Chord: N 13° 42' 56" W, 40.29 feet); thence N 06° 58' 58" E, 62.46 feet to a curve to the left, having a radius of 113.00 feet; thence Northwesterly along said curve through a central angle of 24° 25' 58" for an arc length of 48.19 feet (Chord: N 05° 14' 01" W, 47.82 feet) to the POINT OF BEGINNING. Containing 0.62 acres, more or less.

- STANDARD ABBREVIATIONS:**
- AC. ACRES
  - CH= CHORD BEARING AND DISTANCE
  - Δ= DELTA OR CENTRAL ANGLE
  - E EAST
  - L= ARC LENGTH
  - N NORTH
  - O.R. OFFICIAL RECORDS
  - R= RADIUS
  - R/W RIGHT-OF-WAY
  - S SOUTH
  - W WEST
  - (D) DEED INFORMATION

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<p>MOORE BASS CONSULTING, INC.</p> <p>185 N. GADSDEN STREET</p> <p>TALLAHASSEE, FL 32303 (904) 222-5678</p> <p>CERTIFICATE OF AUTHORIZATION No. 00002745</p>	<p>CLIENT NAME BANNERMAN III</p>	<p>PROJECT NAME GREENWOOD TRAIL</p>	<p>SKETCH OF DESCRIPTION</p>	<p>DATE 2014.09.11</p>

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**GRAPHIC SCALE**

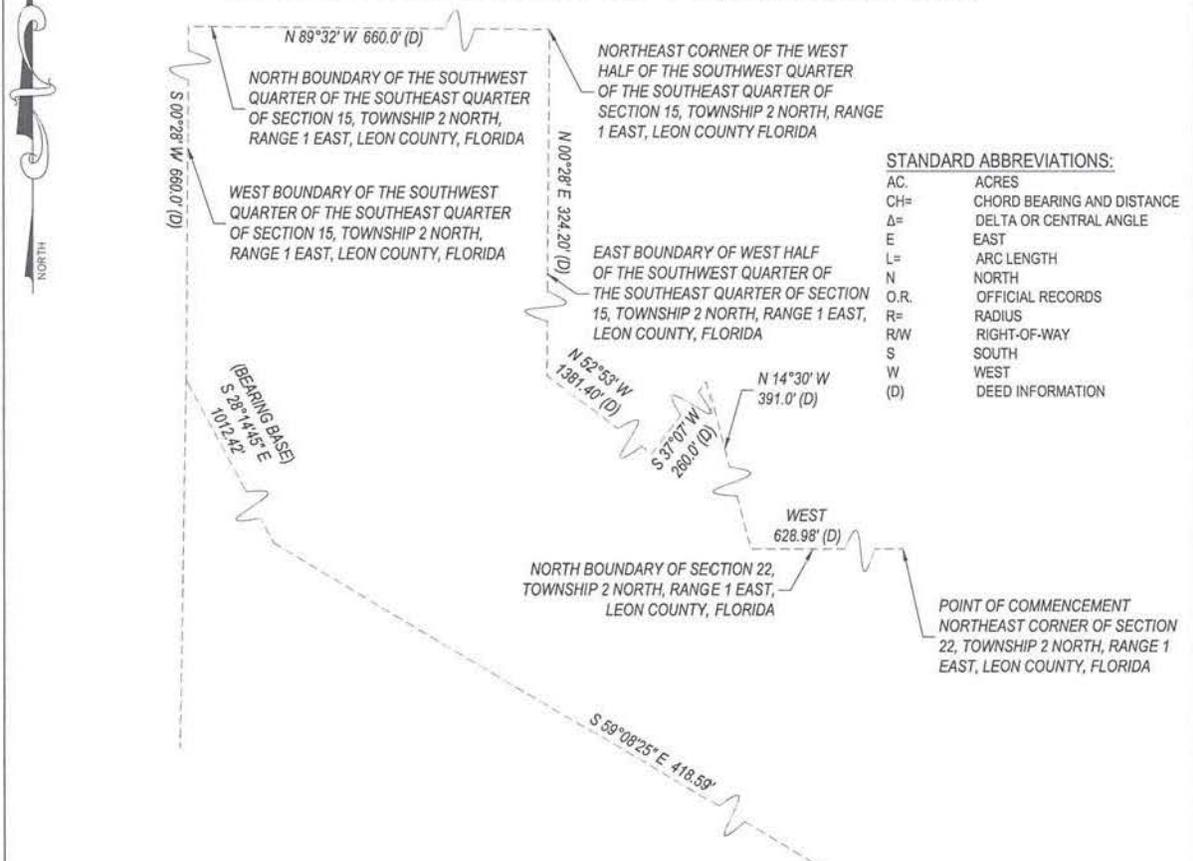


1 inch = 50 ft.



**SKETCH OF DESCRIPTION**

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



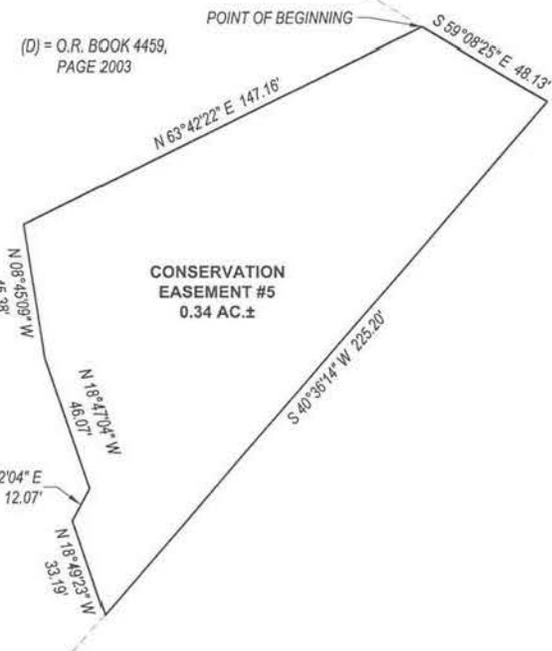
**STANDARD ABBREVIATIONS:**

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

**LEGAL DESCRIPTION:**

A portion of the lands described in O.R. Book 4459, page 2003 of the public records of Leon County, Florida, being more particularly described as follows:

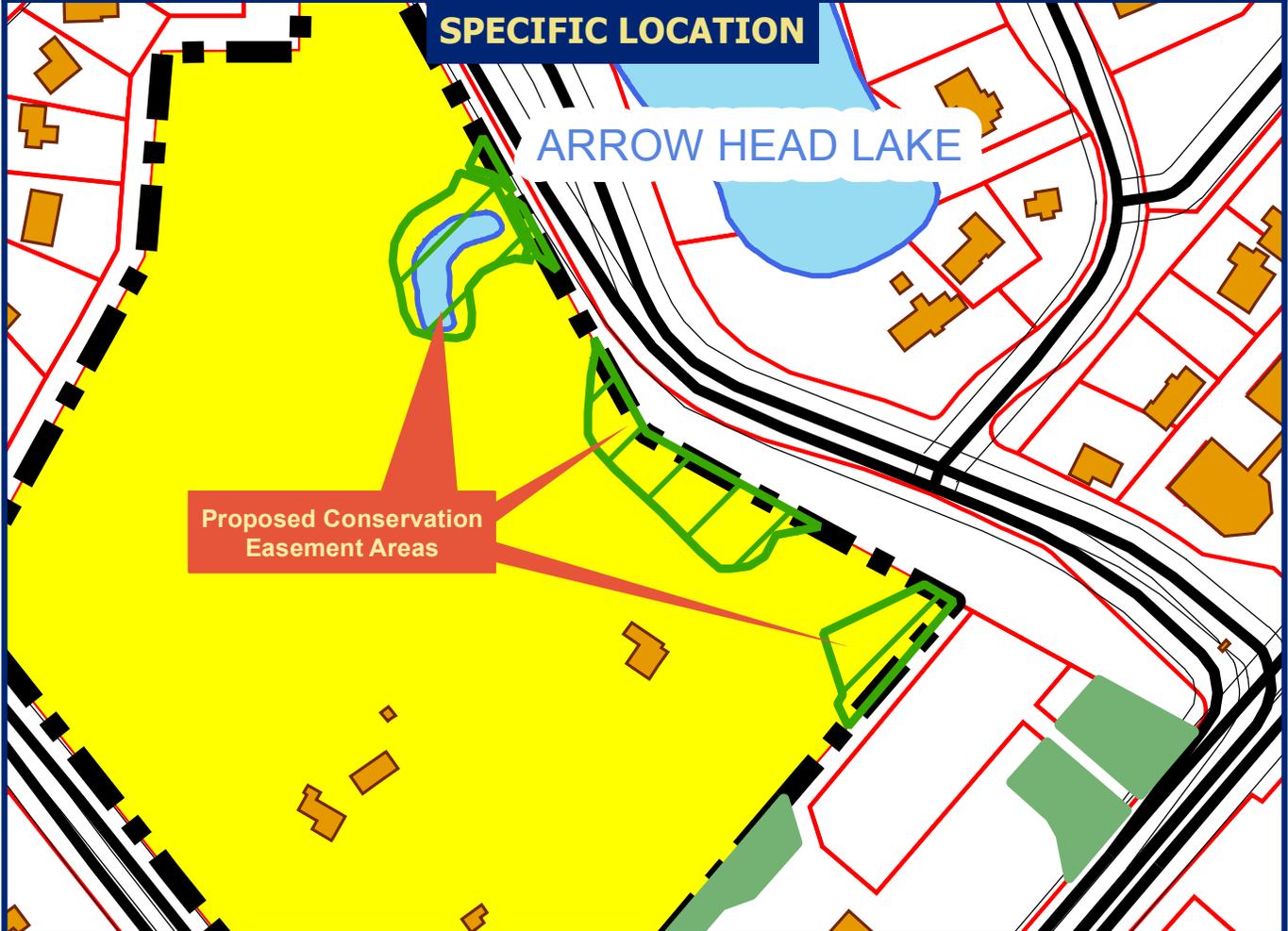
COMMENCE at the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida; thence WEST along the North boundary of said Section 22, 628.98 feet; thence N 14° 30' W, 391.0 feet; thence S 37° 07' W, 260.0 feet; thence N 52° 53' W, 1381.40 feet to the East boundary of the West Half of the Southwest Quarter of Section 15, Township 2 North, Range 1 East, Leon County, Florida; thence N 00° 28' E along said East boundary, 324.20 feet to the Northeast corner of said West Half; thence N 89° 32' W along the North boundary of the Southwest Quarter of said Southeast Quarter of Section 15, 660.0 feet to the West boundary of said Southwest Quarter of the Southeast Quarter of Section 15; thence S 00° 28' W along said West boundary, 660.0 feet to the Southerly boundary of Killlearn Lakes, Unit 1, a map or plat as recorded in Plat Book 6, page 26 of the aforesaid records, and the Northernmost corner of said lands described in O.R. Book 4459, page 2003; thence along the Northeastly boundary of said lands the following two courses: S 28° 14' 45" E, 1012.42 feet; thence S 59° 08' 25" E, 418.59 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue S 59° 08' 25" E along said Northeastly boundary, 48.13 feet to the Eastermost corner of said lands described in O.R. Book 4459, page 2003; thence S 40° 36' 14" W along the Southeasterly boundary of said lands, 225.20 feet; thence N 18° 49' 23" W, 33.19 feet; thence N 28° 32' 04" E, 12.07 feet; thence N 18° 47' 04" W, 46.07 feet; thence N 08° 45' 09" W, 45.38 feet; thence N 63° 42' 22" E, 147.16 feet to the POINT OF BEGINNING. Containing 0.34 acres, more or less.



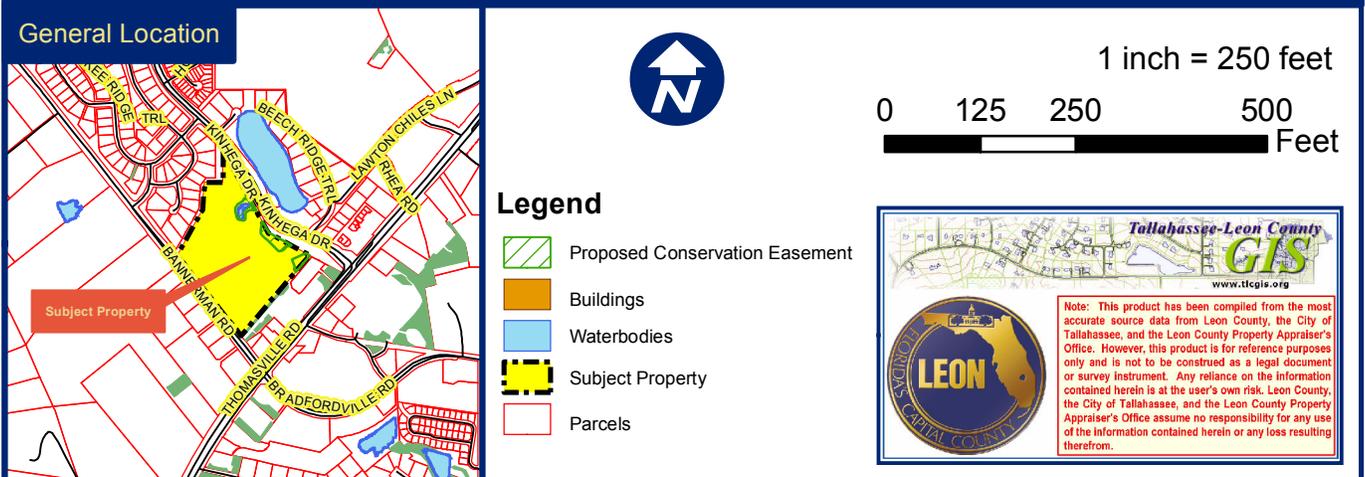
<p>© Moore Bass Consulting</p> <p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</p>	<p>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p>	FILE #	13-013	554 064-SK-CONSERV.dwg	
		CONTRACT #	554 064	ARCHIVE	
		NOTEBOOK #		PAGE #	
		DATE	2014.08.11	DRAWN BY	AJT
MOORE BASS CONSULTING, INC.	CLIENT NAME	PROJECT NAME	SHEET TITLE		
105 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-6678 CERTIFICATE OF AUTHORIZATION No. 00007245	BANNERMAN III	BEECH RIDGE TRAIL	SKETCH OF DESCRIPTION SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA		

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LEON COUNTY  
DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT  
PROPOSED CONSERVATION EASEMENT MAP



**Beech Ridge Trail Extension**



**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #5**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #5

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Herbert W. A. Thiele, Esq.   
County Attorney

**Title:** Consideration of Filing “Friend of Court” Brief in the Matter of *Florida Bankers Association v. State of Florida, et al*, Supreme Court Case No. SC14-1603 by the Leon County Energy Improvement District

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<b>County Attorney Review and Approval:</b>	Herbert W. A. Thiele County Attorney
<b>Lead Staff/ Project Team</b>	Herbert W. A. Thiele County Attorney

**Fiscal Impact:**

This item has an unknown fiscal impact to the County/Leon County Energy Improvement District (funding will come from the County Attorney’s Office existing budget).

**Staff Recommendation:**

Option #1: Direct the County Attorney’s Office to file a Motion for Leave and subsequent briefs seeking Friend of Court status in the Supreme Court of Florida in the matter of *Florida Bankers Association v. State of Florida, et al*, Case No. SC14-1603.

## Report and Discussion

### **Background:**

On April 22, 2010, the Leon County Energy Improvement District (“District”) was created under the powers granted to Leon County by the Florida Constitution and §125.01, Florida Statutes. The District has been the leader in Florida on several issues involving Property Assessed Clean Energy (“PACE”), one being the first to enact an ordinance (codified at Chapter 15 of the Leon County Code of Laws) allowing for residential and commercial energy efficient improvements to be made and guaranteed by a non-ad valorem assessment lien pursuant to the Florida PACE Act (§163.08, Florida Statutes).

The District was, however, involved in a significant legal battle with the Federal Housing and Finance Administration (Fannie Mae and Freddie Mac) (“FHFA”) with regard to the residential PACE improvements. The District filed a Declaratory Judgment action against FHFA due to its interference by advising, via letter, to lending companies stating that, by allowing its mortgagees to participate in residential PACE assessments it would open them to risk due to such assessments by gaining a “priority lien” over existing mortgages. Thereafter, the FHFA began a rulemaking process prohibiting such lending companies from allowing its mortgagees to participate in any residential PACE programs. The FHFA ultimately prevailed in the United States Court of Appeals for the 11<sup>th</sup> Circuit in said litigation thereby ending the LCEID’s residential PACE program.

After the protracted litigation with FHFA over the residential PACE programs, the District concentrated its effort on the commercial PACE program and, on February 24, 2012, the District adopted an amended ordinance addressing the implementation of such commercial element provisions. Thereafter, on October 23, 2012, the District began an RFP process for the third-party administration of its commercial PACE program. Ygrene Energy Fund Florida, LLC (“Ygrene”) was ultimately selected and a Third Party Administrator Agreement was negotiated and entered into by and between the District and Ygrene on September 11, 2013.

The next step in launching the District’s commercial PACE program was to provide funding for the commercial PACE program by pursuing a bond issue issuance not to exceed \$200,000,000. The District adopted the Resolution authorizing the issuance of the bonds on November 19, 2013 and a Complaint for Validation of Bonds Pursuant to Chapter 75, Florida Statutes was filed in the Second Judicial Circuit for Leon County, Florida on December 10, 2013.

On January 8, 2014, a Notice and Order to Show Cause was entered into by The Honorable Kevin Carroll, Circuit Judge, ordering publication of said Order in the *Tallahassee Democrat* pursuant to statute and scheduling the matter for hearing on March 10, 2014. Hearing was held on the scheduled date and, there being no appearance or an objection to the validation of the bond issuance by any party, Final Judgment was entered on said hearing date by Judge Carroll.

Unfortunately, on the last day of the 30-day appeal period, a Notice of Appeal to the Supreme Court was filed in the above matter by Appellant, Robert Reynolds, arguing three issues: whether the District proposing to issue the bonds has the authority to do so; whether the bonds are proposed for a valid public purpose; and, whether the issuance of the proposed bonds is legal. Briefs have been filed by all parties and the matter is scheduled for oral argument in February, 2015.

**Analysis:**

Being the leader on several issues regarding PACE, the District was approached by counsel for Renovate America seeking the District’s assistance in filing an Amicus Brief (Friend of the Court) in the matter of *Florida Bankers Association v. State of Florida, et al*, SC14-1603 (Attachment # 1). This matter was also initiated as bond validation proceeding by the Florida Development Corporation, a legislatively-created entity pursuant to §163.08, Florida Statutes, and which is not affiliated with the District or its bond validation proceeding. The Florida Development Corporation’s proposed bonds were to fund \$2.5 billion. Florida Bankers Association intervened in the bond validation, which the Circuit Court approved. However, now the Florida Bankers Association, is questioning the validity of the PACE Act, §163.08, Florida Statutes, by claiming it to be “facially unconstitutional under Art. I, §10 of the Florida Constitution as impairing an existing contract between homeowners and banks financing the homeowners’ residential mortgages.”<sup>1</sup> Appellees are arguing that Appellant is incorrect in its argument that the PACE Act being facially unconstitutional and that it does not impair existing mortgages and our Amicus Brief will support the position that the PACE Act is not unconstitutional.

**Options:**

1. Direct the County Attorney’s Office to file a Motion for Leave and subsequent briefs seeking Friend of Court status in the Supreme Court of Florida in the matter of *Florida Bankers Association v. State of Florida, et al*, Case No. SC14-1603.
2. Do not direct the County Attorney’s Office to file a Motion for Leave and subsequent briefs seeking Friend of Court status in the Supreme Court of Florida in the matter of *Florida Bankers Association v. State of Florida, et al*, Case No. SC14-1603.
3. Board direction.

**Recommendation:**

Option #1

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<sup>1</sup> Answer Brief of Appellee State Attorney, Tenth Judicial Circuit filed in the Supreme Court of Florida, 10/20/2014

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #6**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #6

November 18, 2014

To: Honorable Chairman and Members of the Board

From: Herbert W.A. Thiele, County Attorney 

Title: Request to Schedule the First and Only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Construction of Phase 1 B of the Bannerman Road Widening Project for December 9, 2014 at 6:00 p.m.

---

County Administrator Review and Approval	Vincent S. Long, County Administrator
County Attorney Review and Approval:	Herbert W.A. Thiele, County Attorney
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works & Community Development
Lead Staff/ Project Team:	Laura M. Youmans, Assistant County Attorney Kathy Burke, P.E., Director of Engineering Services

**Fiscal Impact:**

This item has a fiscal impact and is funded in the FY 2015 budget.

**Staff Recommendation:**

Option #1: Schedule the first and only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Phase 1 of the Bannerman Road Widening Project on December 9, 2014 at 6:00 p.m.

## **Report and Discussion**

### **Background:**

Effective February 5, 2014, Leon County entered into a Development Agreement with the owners of the property on the north and south sides of Bannerman Road, west of its intersection with Thomasville Road (“Developer”). The purpose of the Development Agreement was to serve as a comprehensive framework for the development of the property by enumerating the property’s development entitlements and the responsibilities of the Developer.

The Development Agreement will result in the construction of a County-owned 17.8-acre passive park, community center, and regional stormwater facility located between Kinhega Drive and Bannerman Road, adjacent to the proposed Beech Ridge Trail. The Developer has agreed to move the Bradfordville School House, and donate additional land for the relocation of the schoolhouse to the proposed passive park. The County has agreed to convey the present site of the Bradfordville School House to the Developer in consideration of the proposed enhancements to the passive park, to allow for the consolidation of the County facilities, and to promote a more efficient design of the proposed commercial development.

In the Development Agreement, the County agreed to consider coordinating the project proposed for widening Bannerman Road with the Developer’s construction of roadways plan to support their development. To date, the County has taken significant steps towards the proposed widening of Bannerman Road. Actions include authorizing the project design and engineering for the Bannerman Corridor Study, convening the Bannerman Corridor Study Citizens Advisory Committee to make recommendations to the Board regarding preferred alternatives for the widening, accepting Preliminary Engineering Report and Corridor Study and approving the recommended preferred alternative for use in 30% design, and allocating concurrency payments towards the project.

County staff has reviewed the 30% plans and determined that an interim improvement project could be done to four-lane Bannerman Road from Thomasville Road to 900 feet west of Quail Commons (Phase 1 Bannerman Widening). This would improve .24 miles of the needed 1.5 miles of roadway between Thomasville Road and Tekesta Drive and allow for an additional four-lane section and provides that the transition four-lanes to two-lanes will occur well west of the proposed Beech Ridge Trail roundabout; thereby, significantly improving the operational capacity of the intersection through better lane utilization.

During the July 8, 2014, Board approved the first Public-Private Cooperation Agreement between the County and the Developer, authorizing the use funds programmed for the Bannerman Road widening project to complete the roundabout and the portion of the widening project associated with the area covered by the roundabout. This Agreement also established the responsibilities of the parties for the activities necessary to ascertain the possible benefit of a subsequent public-private partnership for the construction of the Phase 1 Bannerman Widening

Title: Request to Schedule the First and Only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Construction of Phase 1 of the Bannerman Road Widening Project for December 9, 2014 at 6:00 p.m.

November 18, 2014

Page 3

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Project. The first Public-Private Cooperation Agreement authorized the development of 60% plans for an interim improvement that would widen Bannerman Road to four lanes beginning at the new roundabout and terminating 900 feet west of Quail Common Drive. The proposed widening will address community concerns regarding existing congestion on Bannerman due to commercial activity. The ability to construct the widening project in partnership with the Developer will eliminate the need for right of way acquisition by providing land in the Bannerman Crossing site for the stormwater ponds necessary to treat the widened roadway to Bradfordville Standards.

During the Board's public hearings on the Development Agreement, the Board directed staff and the Developer to investigate construction of a roundabout at the intersection of Bannerman Road and Beech Ridge Trail instead of the proposed signalized intersection. An analysis of a roundabout at this intersection indicated that construction of a roundabout versus a signalized intersection would have the significant benefits over a signalized intersection. Staff and the Developer identified additional efficiencies that could be gained by constructing the roundabout in coordination with construction of the Developer's project, including the ability to construct a bypass road to allow continuous traffic movement on Bannerman Road throughout construction.

The Board authorized the appropriation of significant benefit funds towards the widening of Bannerman Road. The significant benefit dollars, plus funds currently available in the Bannerman PD&E Corridor Study Capital Project, would provide sufficient funding to start the Phase 1 Bannerman Widening Project. With the allocation of gas tax revenue in the 2015 FY budget, this project is fully funded.

**Analysis:**

During the 2013 legislative session, the Florida Legislature adopted section 336.71, Fla. Stat. (2013), entitled "Public-private cooperation in construction of county roads." This legislation authorizes the use of public-private partnerships for purposes of county road projects, and permits counties to receive or solicit proposals and enter into agreements with private entities to construct, extend, or improve a county road. This provision was part of a larger bill adopted to create an alternative procurement process and requirements for public-private partnerships to facilitate the construction of public-purpose projects (Florida Staff Analysis, H.B. 85, 5/14/2013).

To enter into a public-private partnership to construct a county facility, the statute requires that the Board hold a public hearing to determine whether the proposed partnership is in the best interest of the public. To enter into public-private cooperation agreement, the Board must determine that:

- County funds will only be used for those portions of the project that will be part of the county road system;
- The agreement has adequate safeguards to ensure that additional costs or unreasonable service disruptions are not realized by the traveling public and citizens of the state;

Title: Request to Schedule the First and Only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Construction of Phase 1 of the Bannerman Road Widening Project for December 9, 2014 at 6:00 p.m.

November 18, 2014

Page 4

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- The partnership would result in a financial benefit to the public by completing the subject project at a cost to the public significantly lower than if the project were constructed by the county using the normal procurement process.

As provided at the Commission at the July 8 Public Hearing, the first agreement also established the responsibilities of the parties for the activities necessary to ascertain the possible benefit of a subsequent public-private partnership for the construction of the Phase 1 Bannerman Widening Project. In order to enter into another public-private cooperation agreement with the Developer, staff is currently conducting a cost/benefit analysis of proceeding with the Bannerman Road Interim four laning project as a public-private cooperation project pursuant to Section 336.71 Fla. Stat. (2013), and anticipates completing the public benefit analysis for consideration during a public hearing at the Board's regularly scheduled meeting of December 9, 2014. A proposed public-private cooperation agreement would be provided for the Board's consideration in conjunction with the analysis of the public benefits.

**Options:**

1. Schedule the first and only Public Hearing to Consider the Public Benefits and Enter into a Public-Private Cooperation Agreement for the Phase 1 of the Bannerman Road Widening Project on December 9, 2014 at 6:00 p.m.
2. Do not schedule a first and only public hearing to consider the public benefits and do not enter into a public-private cooperation agreement for the construction of Phase 1 of the Bannerman Road Widening Project.
3. Board direction.

**Recommendation:**

Option #1

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #7**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #7

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Acceptance of Status Report Regarding Sector Planning for the Area Surrounding Veterans' Affairs Outpatient Clinic

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wayne Tedder, Planning, Land Management, and Community Enhancement (PLACE)
<b>Lead Staff/ Project Team:</b>	Cherie Bryant, Planning Manager Russell Snyder, Land Use Division Manager Mary Jean Yarbrough, Senior Planner

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Accept the status report regarding sector planning for the area surrounding Veterans' Affairs Outpatient Clinic.

## **Report and Discussion**

### **Background:**

The Veterans Affairs Outpatient Clinic Land Use Study (Attachment #1) has been prepared in response to FY 2014 Strategic Initiative to implement strategies that assist local veterans, more specifically to support sector planning for the area surrounding the Veterans Affairs outpatient clinic.

This agenda item is essential to the following FY 2014 Strategic Initiative that the Board approved at the January 21, 2014 meeting:

- Support sector planning for the area surrounding Veterans' Affairs outpatient clinic.

This particular Strategic Initiative aligns with the Board's Strategic Priorities – Economy and Quality of Life:

- Integrate infrastructure, transportation, redevelopment opportunities and community planning to create the sense of place which attracts talent (EC1 - 2012).
- Support the preservation of strong neighborhoods through appropriate community planning, land use regulations, and high quality provision of services (Q6 - 2012)
- Further create connectedness and livability through supporting human scale infrastructure and development, including: enhancing our multimodal districts (Q7 - 2012)

### **Analysis**

#### *Methodology*

The study area encompasses the 32-acre VA Outpatient Clinic site and all adjoining properties within a ½-mile radius of the site. The Land Use Study evaluates several factors including a trends analysis to determine if opportunities exist to create an area around the VA Outpatient Clinic that could potentially provide veterans with additional services and alternative modes of transportation to access those services.

The second step was evaluating the future land use map (FLUM), zoning, and existing land use designations to determine if there are any barriers and/or opportunities in support of the properties within the study area (Attachment #1 Maps #2, 4, and 5). The third step was analyzing availability of vacant land within the study area (and the ownership), as well as whether the current zoning of vacant property provides barriers and/or opportunities for land uses that are customarily located in proximity to VA Outpatient Clinics (Attachment #1 Map #7).

#### *Land Use Analysis*

Several different factors were evaluated within the study area to determine if opportunities exist to create an area around the VA Outpatient Clinic that could potentially provide veterans with additional services and alternative modes of transportation to access those services. The factors included the following: future land use, the Southeast Sector Plan (SESP), zoning, existing land use, vacant land, mobility, surrounding amenities/services, and a trends analysis. Detailed information pertaining to the analysis of each of the factors (Attachment #1, pages 4-7).

Findings

Staff has determined, based primarily on the trends analysis, that hotels, restaurants, medical offices/laboratories, assisted living facilities, and medical retail are potential services that could be utilized by the patients, their families, and/or employees of the clinic. After completing an evaluation to see if any of the identified services were in the surrounding areas, staff determined that none of the services were located within a ½-mile distance.

Additionally, staff has determined that a great deal of connectivity promoting alternative transportation already exists within the study area. However, additional connectivity will occur as sidewalks and bike lanes are included with the construction of new roads as the area is developed.

Summary

Based on the trends analysis, staff supports uses such as hotels, restaurants, medical offices/laboratories, and medical retail within ½ mile of the new clinic. While staff did not find any cases of assisted living facilities (ALF) locating near clinics in other cities, there has been local interest in constructing one near this clinic. Staff believes this arrangement could be mutually beneficial to both facilities.

While these are market decisions typically made by private interests, staff reviewed the existing regulations to ensure conditions are supportive of these uses. Staff does not recommend amending the future land use map, the zoning map, or the Land Development Code, as there is adequate vacant acreage with appropriate zoning to accommodate the potential services identified herein for future development. In addition, staff recommends no alternative transportation improvements since the study area has a high level of connectivity that includes sidewalks, bike lanes, and a greenway shared use path. Finally, staff finds no need to create a sector plan for the area because the VA Outpatient clinic and the surrounding areas are already governed by the Southeast Sector Plan that was adopted as part of the Tallahassee-Leon County Comprehensive Plan.

Staff also provided a copy of the report to the Economic Development Council. The EDC did not have any issues with the recommendations.

**Options:**

1. Accept the status report regarding sector planning for the area surrounding Veterans' Affairs Outpatient Clinic.
2. Do not accept the status report regarding sector planning for the area surrounding Veterans' Affairs Outpatient Clinic.
3. Board direction.

**Recommendation:**

Option # 1

Attachment:

1. Veterans' Affairs Outpatient Clinic Land Use Study

**VETERANS' AFFAIRS OUTPATIENT CLINIC  
LAND USE STUDY  
(BCC Strategic Initiative No. EC1, Q6, Q7)**



**Tallahassee-Leon County Planning Department  
September 2014**

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### **Attachment 1: Approved VA Outpatient Clinic Site Plan**

#### **Maps**

**Map #1: Study Area**

**Map #2: Future Land Use**

**Map #3: English Planned Unit Development Concept Plan**

**Map #4: Zoning**

**Map #5: Existing Land Use**

**Map #6: Mobility**

**Map #7: Vacant Land**

**Map #8: Surrounding Amenities/Services**

**Map #9: Geographic Opportunities for Services**

## INTRODUCTION

### PURPOSE OF THE STUDY

This Veterans Affairs Outpatient Clinic (VA Outpatient Clinic) land use study has been prepared in response to Board of County Commissioners FY 2014 Strategic Initiative No. EC1, Q6, Q7 to implement strategies that assist local veterans, more specifically to support sector planning for the area surrounding the Veterans Affairs Outpatient Clinic. The study evaluates several factors to determine if opportunities exist to create an area around the VA Outpatient Clinic that could potentially provide veterans with additional services and alternative modes of transportation to access those services.

### METHODOLOGY OF ANALYSIS

The study area encompasses the 32-acre VA Outpatient Clinic site (approved on July 9, 2012, Attachment #1) and all adjoining properties within a ½ mile radius of the site (Map #1). The study area analysis consisted of four steps. The first step was creating maps with a ¼ - and a ½-mile radius boundary drawn around the perimeter of the VA Outpatient Clinic parcel. Then, individual maps were created reflecting future land use map designations, zoning, existing land uses, vacant lands, and mobility or the availability of alternative transportation (sidewalks, bike lanes, and transit). The ¼ - and ½-mile radius were utilized because those distances are considered comfortable walking distances between two destinations, which support alternative transportation.

The second step was evaluating the future land use map (FLUM), zoning, and existing land use designations to determine if there are any barriers and/or opportunities in support of the properties within the study area (Maps #2, 4, and 5). The third step was analyzing availability of vacant land within the study area (and the ownership), as well as whether the current zoning of vacant property provides barriers and/or opportunities for land uses that are customarily located in proximity to VA Outpatient Clinics (Map #7).

Lastly, an analysis was conducted to evaluate twenty-five other communities across the country (with VA Outpatient Clinics) of similar size as Leon County to determine if there were patterns of development (services) locating near the clinics.

## LAND USE ANALYSIS

### STUDY AREA

As previously mentioned, the study area encompasses the 32-acre VA Outpatient Clinic site and all adjoining properties within a ½ -mile radius of the site (Map #1). Several different factors were evaluated within the study area, including future land use, the Southeast Sector Plan (SESP), zoning, existing land use, vacant land, mobility, surrounding amenities/services, and trends.

### FUTURE LAND USE

The VA Outpatient Clinic site has a future land use map (FLUM) designation of Planned Development, as do the adjoining properties surrounding the site (Map #2). The Planned Development FLUM is intended to be used on large land holdings that will be developed with a mix of land uses that result in a greater internal capture of automotive trips. The Planned Development FLUM also requires the approval of a master plan, which shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, open space), the location and densities/intensities of those uses, the activities permitted within each land use and a set of development guidelines. Additionally, the master plan shall address major transportation improvements and shall promote alternative modes of transportation.

After the master plan is approved, the Planned Development FLUM category requires that a Planned Unit Development (PUD) be approved prior to development that is consistent with the Planned Development FLUM and the master plan. The master plan that was approved for the VA Outpatient Clinic site is the Southeast Sector Plan and will be discussed in the next section. The zoning of the VA Outpatient Clinic is the English Property Planned Unit Development and will be discussed in the Zoning section of this report.

The remaining surrounding properties located in the ½ -mile radius have a FLUM designation of Residential Preservation (north of the site), Urban Residential (north and northeast of the site), Activity Center (east of the site near Capital Circle SE) and Governmental Operation (one parcel located east of the site).

### SOUTHEAST SECTOR PLAN

The Southeast Sector Plan was adopted in 1996 as part of the Tallahassee-Leon County Comprehensive Plan and serves as the required Planned Development master plan for all properties owned by Colin English (approximately 1,061 acres) and the St. Joe Company (approximately 3,322 acres known as Southwood). The SESP requires that developments have a mix of four uses that comply with design standards and promote compact commercial development, walk-to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. Additionally, alternative transportation (walking, biking, and transit) is given the same priority as vehicular transportation. Sidewalks, bike lanes, greenway connections, and the extension of transit routes to approved developments are all requirements of the SESP.

The VA Outpatient Clinic and all the adjoining properties within the English Property Planned Unit Development are located within the boundaries of the SESP. The properties directly south of the English Property PUD zoned Critical Planning Area (CPA) are also located within the boundaries of the SESP. As part of the approval process, the English PUD was required to meet the criteria of the SESP and by doing so has established a mixed-use project that includes a set of design standards and promotes alternative transportation by providing a complete sidewalk system connecting the building to the street. Additionally, a transit stop is to be installed at the Blair Stone entrance to the site.

### **ZONING**

The 32-acre VA Outpatient Clinic site is zoned English Property PUD. The English Property PUD is comprised of 245 acres and is a mixed-use development containing four (4) land use components: 1) medium density residential, 2) neighborhood village center, 3) mixed use office/commercial, and 4) open space (Map #3).

North of the site is a large pocket of residential zoning (Residential Preservation-1, Residential Preservation-2, Multi-family Residential-1 and Blair Stone Forest PUD) and a large amount of property zoned Open Space (Hilaman Park) (Map #4). The property located south of the site is zoned English PUD and CPA. Land zoned CPA is required by the Comprehensive Plan to rezone to PUD before it can be developed. The property located west of the site is zoned English PUD and properties east of the site are zoned residential (Residential-5, Residential-4, Residential-3 and Multifamily Residential-1) and Activity Center.

### **EXISTING LAND USE**

The surrounding existing development is comprised of residential (single family detached and attached, two-family and multi-family) structures to the north of the site. The property located to the south, west, and east of the site is vacant (Map #5). There is also a large park (Hilaman) located north of the site and a large area of government owned open space located east of the site.

The following table shows areas surrounding the VA Outpatient Clinic with zoning, future land use, and existing land use designations.

Veterans' Affairs Outpatient Clinic Land Use Study

Surrounding Zoning, Future Land Use, and Existing Land Use				
Area	Zoning	Future Land Use	Existing Use	Comments
Subject Parcel	English PUD	Planned Development	Future VA Outpatient Clinic	Clinic is under construction
North	English PUD/Blair Stone Forest PUD/RP-2/MR-1	Planned Development/Urban Residential/Residential Preservation	Single family, Two-family, and Multi-family residential, Park	Blair Stone Forest Subdivision, Apalachee Ridge Subdivision, Lehigh Subdivision, Winewood South, Hilaman Park
South	English PUD/CPA	Planned Development	Vacant	Vacant
East	English PUD/R-3/R-4, R-5/MR-1	Planned Development/Urban Residential	Single family/Vacant/Open Space	N/A
West	English PUD	Planned Development	Vacant	Vacant English PUD property

**MOBILITY**

Currently, sidewalks exist on both sides of Orange Avenue, Blair Stone Road and most of Paul Russell Road. Bicycle lanes are also located on both sides of Orange Avenue, on the segment of Blair Stone Road that is south of Orange Avenue and on most of Paul Russell Road. Additionally, a proposed greenway shared use path is located on property located within the English PUD and will provide a connection from Orange Avenue to Blair Stone Road and ultimately to Tram Road and Capital Circle SW (Map #6). The greenway connection provides an alternative transportation opportunity for bikers, hikers, equestrians, and other non-motorized users and is a requirement of the Southeast Sector Plan. The existing transit routes are located both inside and outside the study area, but the potential for increased alternative transportation options will occur when the transit route is extended to serve the VA Outpatient Clinic in 2016.

**VACANT LAND**

There are approximately 213 acres of vacant land zoned English Property PUD surrounding the VA Outpatient Clinic (Map #7). The property zoned CPA and located directly south of the PUD comprises approximately 143 acres. The remaining vacant land (approximately 99 acres) is primarily zoned for residential use with approximately 5 acres zoned for commercial use (Activity Center). It should be noted that 89% of the vacant land is owned by one individual.

**SURROUNDING AMENITIES/SERVICES**

The nearest amenities/services (restaurants and a drug store) to the VA Outpatient Clinic are over a half-mile away and are located southeast of the clinic on the west and east side of Capital Circle SE (Map #8). The nearest hotels are over one mile away and are located on or near Apalachee Parkway.

**NATIONAL TRENDS**

Staff conducted an analysis to evaluate twenty-five other communities across the country (with VA Outpatient Clinics) and that are of similar size as Leon County. The purpose was to determine if there are trends in certain types of development (services) locating near the clinics. Several of the clinics had one or more of the following land uses located within ½ mile or closer; hotels, restaurants, medical offices/laboratories and medical retail.

## FINDINGS & RECOMMENDATION

### FINDINGS

#### **Potential Services**

Based on the trends analysis, staff is recommending that hotels, restaurants, medical offices/laboratories, and medical retail locate within ½ mile of the new clinic. While staff did not find any cases of assisted living facilities (ALF) locating near clinics, there has been local interest in constructing one near the clinic.

After completing an evaluation to see if any of the identified services were in the surrounding areas, staff determined that none of the services were located within a ½ mile distance. As reflected on the Surrounding Amenities/Services map (Map #7), the nearest hotels are located over one mile away and would require vehicular transportation to utilize. The clinic will operate as a regional facility and could attract patients and their families from long distances and providing them with a hotel within walking distance could be a desirable amenity.

The nearest restaurants are also over ½ mile away. The clinic is expected to serve an average of 838 patients and their families daily and will employ over 300. The approved building permit for the VA Outpatient Clinic indicates that only a 400-square foot café will be provided for food services. A few restaurants located within walking distance could provide needed food services for the patients, their families, and employees of the clinic.

Additionally, there are no medical offices/laboratories or medical retail located near the clinic. Having medical offices/laboratories within walking distance of the clinic would provide other essential medical services to veterans. Drug store/medical retail could also assist patients and ALF residents who require prescriptions and other medical supplies. A CVS drug store is over a ½ mile away from the clinic, which is not considered easily walkable because the distance is too great and it is located on the opposite side of a major arterial, Capital Circle SE.

Lastly, staff recommends that an assisted living facility be located near the clinic. As veterans age, moving into an assisted living facility that is near the clinic could be desirable and convenient.

#### **Geographic Opportunities for Potential Services**

Staff has determined (based primarily on the trends analysis) that hotels, restaurants, medical offices/laboratories, assisted living facilities, and medical retail are potential services that could be utilized by the patients, their families, and/or employees of the clinic. The property surrounding the clinic site is zoned English PUD and is currently vacant and development ready. Approximately 56 acres of the PUD allows all recommended uses (Map #9). Additionally, there is a small amount of vacant land (5.4 acres) zoned Activity Center located near Capital Circle SE that also allows the five uses.

Approximately 143 acres of vacant property zoned CPA is located directly south of the English PUD. As mentioned under the Future Land Use section, property zoned CPA (with a Planned

Development (PD) future land use designation) is required to rezone to PUD before development approvals can be granted. The PUD is required to meet the PD future land use category requirements, which include having four different types of uses such as commercial, office, residential, open space, etc. Therefore, the five recommended services would likely be allowed in a future PUD.

### **Mobility/Alternative Transportation Improvements**

As discussed under the Mobility section, a great deal of connectivity promoting alternative transportation already exists within the study area. However, additional connectivity will occur as sidewalks and bike lanes are included with the construction of new roads as the English PUD site is developed. The same level of connectivity will also be required in the future PUD(s) and development located on the property south of the English PUD. The existing transit routes are currently located outside the study area, but increased alternative transportation options will occur when the transit route is extended to serve the VA Outpatient Clinic currently scheduled for 2016. As part of site plan approval, the VA Outpatient Clinic has committed to constructing a transit shelter at the Blair Stone Road entrance to the site.

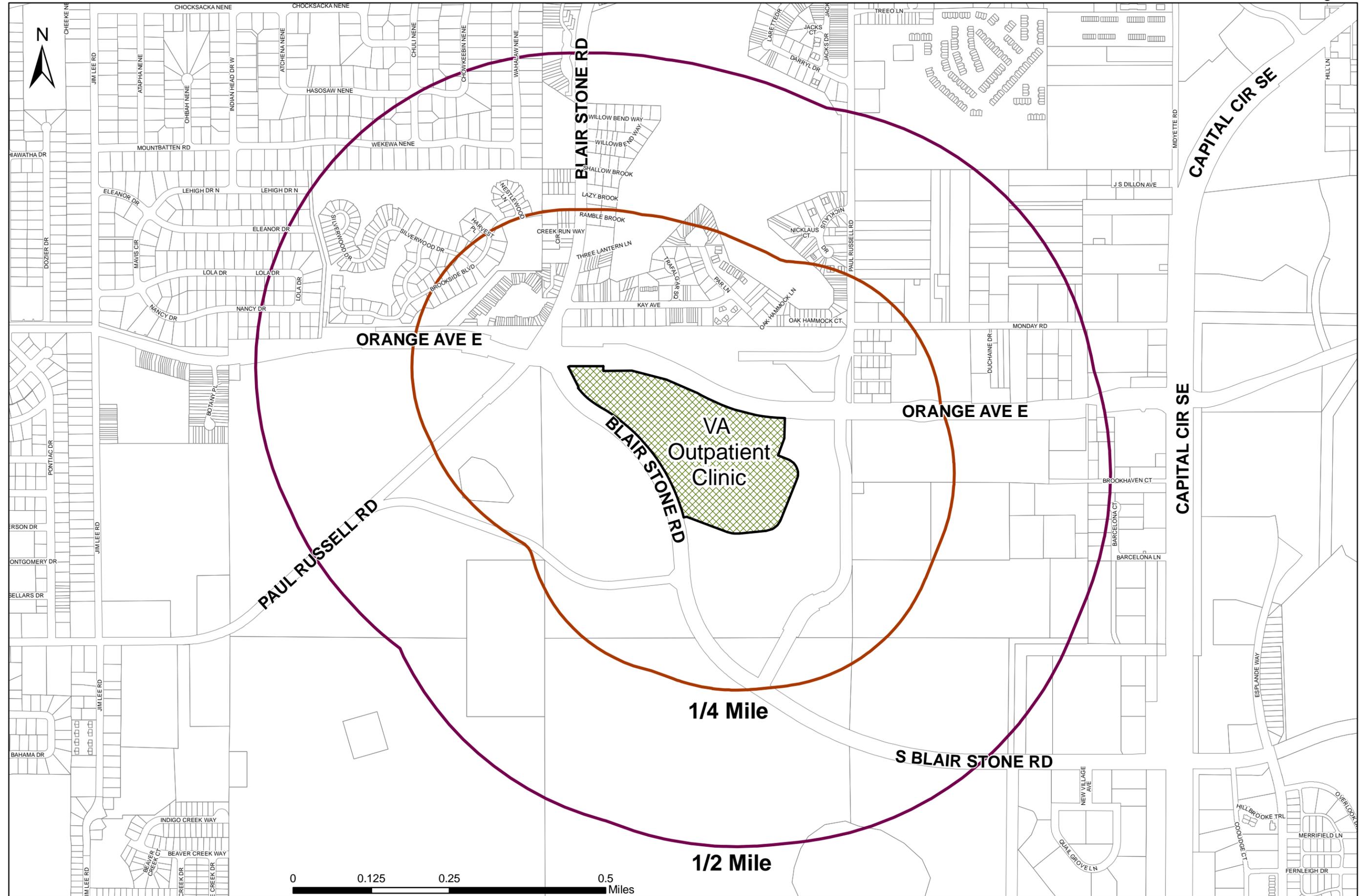
### **RECOMMENDATION**

Staff finds no need to amend either the future land use map, the zoning map, or the Land Development Code as there is adequate vacant acreage with appropriate zoning to accommodate the potential services identified herein for future development. Also, staff recommends no alternative transportation improvements since the study area has a high level of connectivity that includes sidewalks, bike lanes, and a greenway shared use path. Additional connectivity will occur with new development, including sidewalks and bike lanes on all new roads constructed in the English PUD. This will also be a requirement of any future PUD(s) and development of the property located south of the English PUD. Currently, StarMetro does not serve the site, but intends to expand its route in 2016 to serve the clinic, thereby increasing alternative transportation options to the area. Finally, staff finds no need to create a sector plan for the area because the VA Outpatient clinic and the surrounding areas are already governed by the Southeast Sector Plan that was adopted as part of the Tallahassee-Leon County Comprehensive Plan.



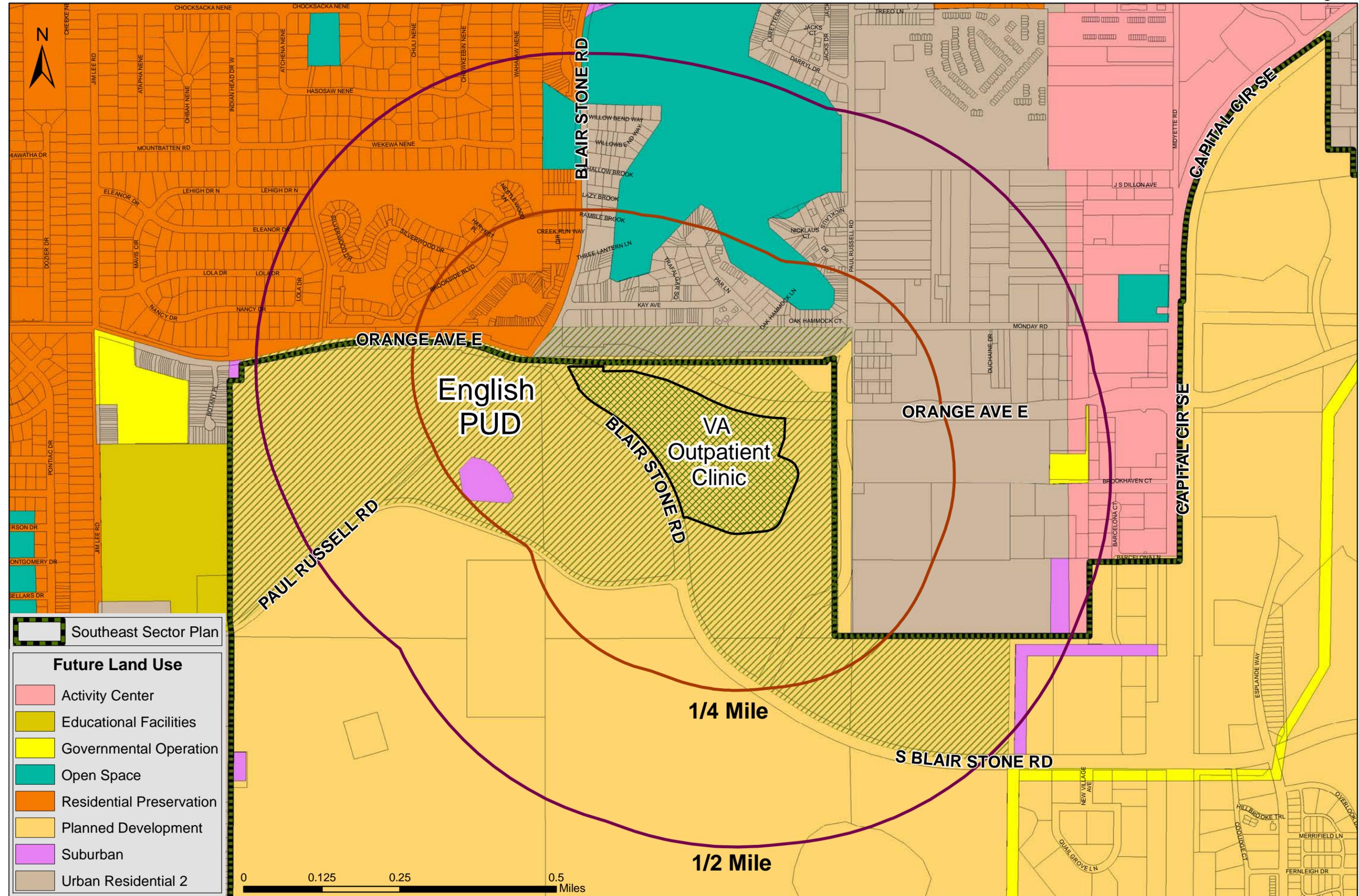
Map Created: June 16, 2014

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# Map #1: Study Area

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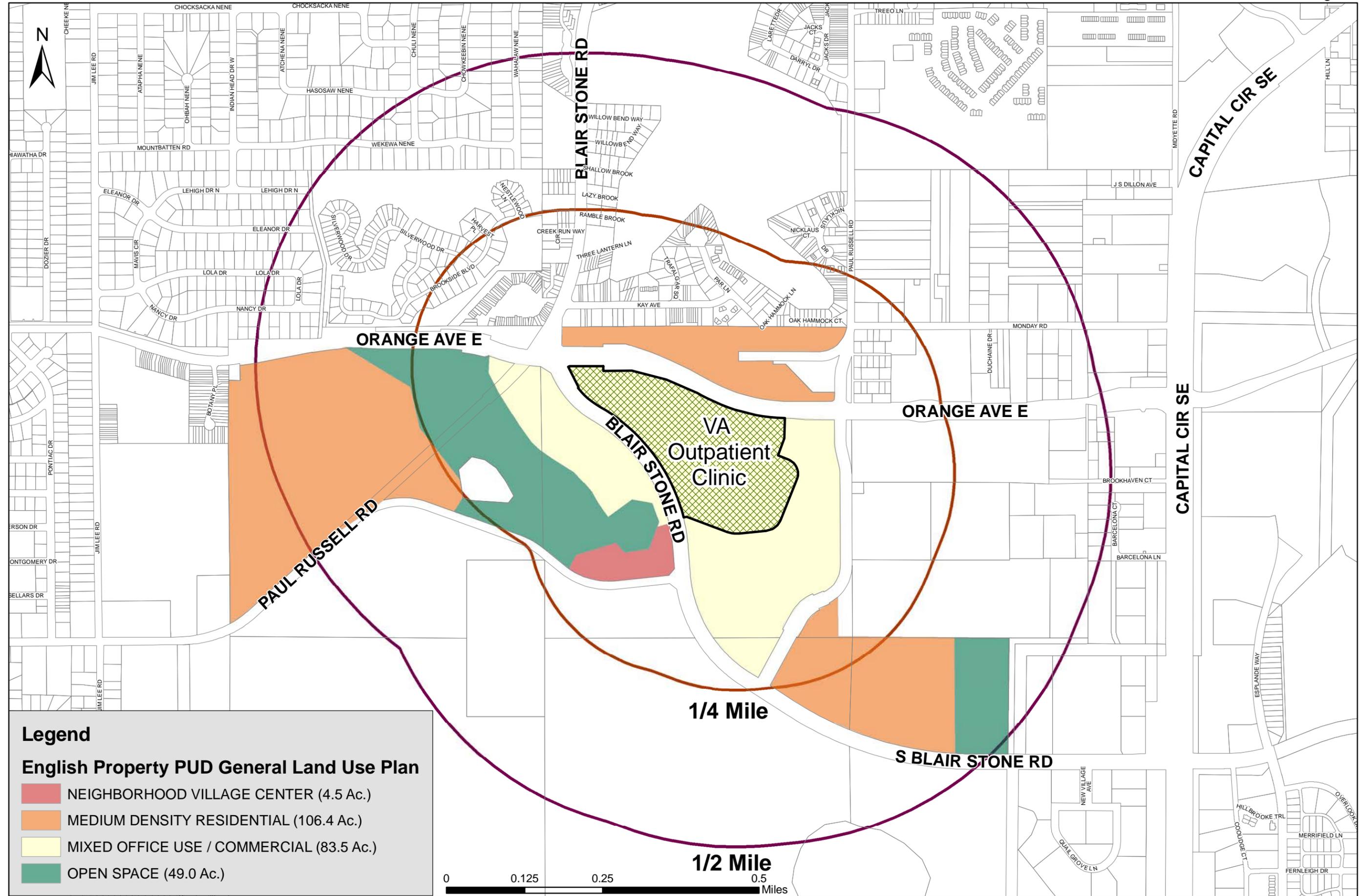


**Map #2: Future Land Use**



Map Created: June 16, 2014

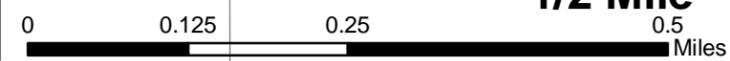
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**Legend**

**English Property PUD General Land Use Plan**

<span style="color: red;">■</span>	NEIGHBORHOOD VILLAGE CENTER (4.5 Ac.)
<span style="color: orange;">■</span>	MEDIUM DENSITY RESIDENTIAL (106.4 Ac.)
<span style="color: yellow;">■</span>	MIXED OFFICE USE / COMMERCIAL (83.5 Ac.)
<span style="color: green;">■</span>	OPEN SPACE (49.0 Ac.)

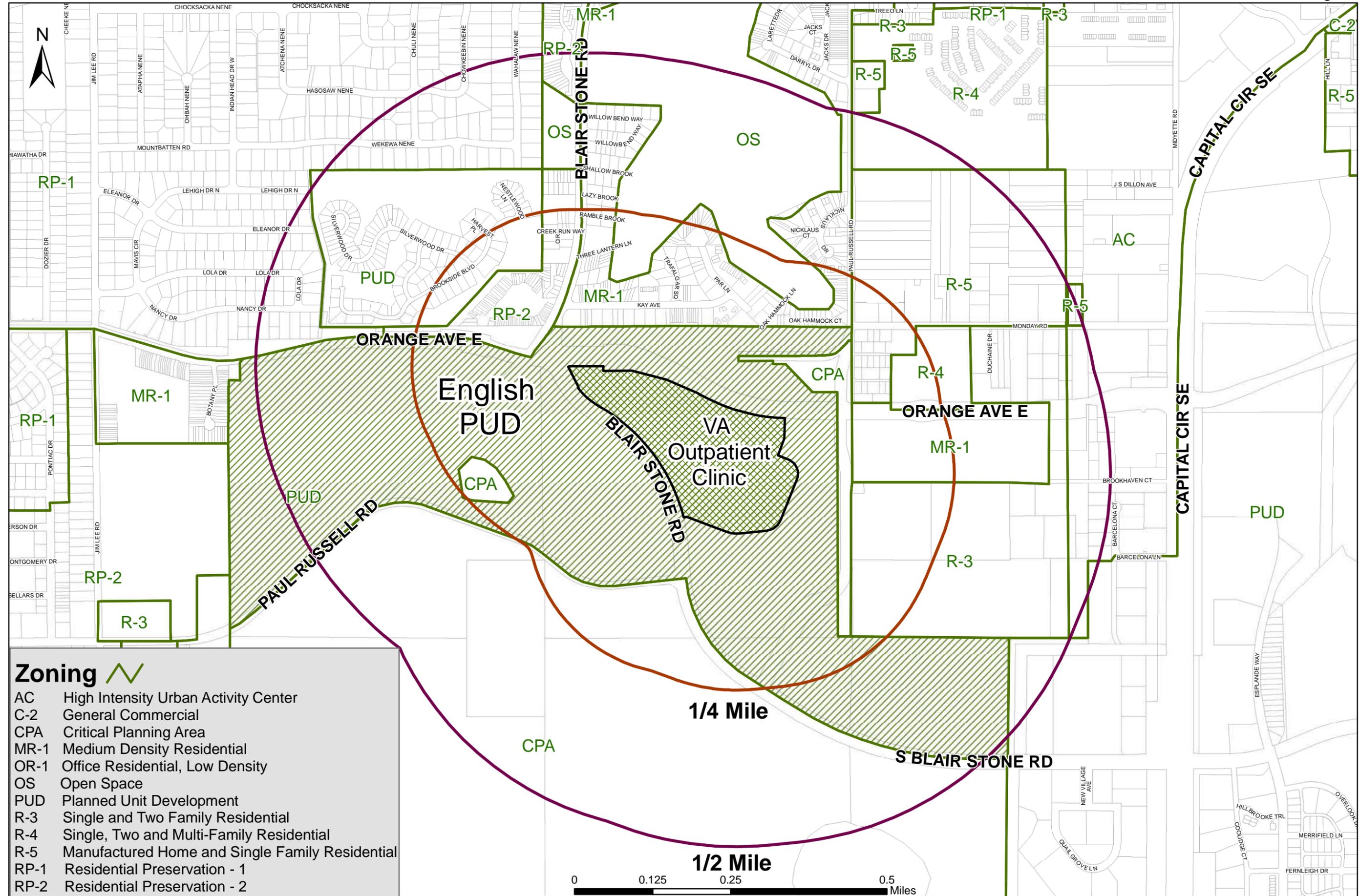


**Map #3: English PUD Concept Plan**



Map Created: June 16, 2014

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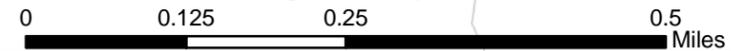


**Zoning**

- AC High Intensity Urban Activity Center
- C-2 General Commercial
- CPA Critical Planning Area
- MR-1 Medium Density Residential
- OR-1 Office Residential, Low Density
- OS Open Space
- PUD Planned Unit Development
- R-3 Single and Two Family Residential
- R-4 Single, Two and Multi-Family Residential
- R-5 Manufactured Home and Single Family Residential
- RP-1 Residential Preservation - 1
- RP-2 Residential Preservation - 2

1/4 Mile

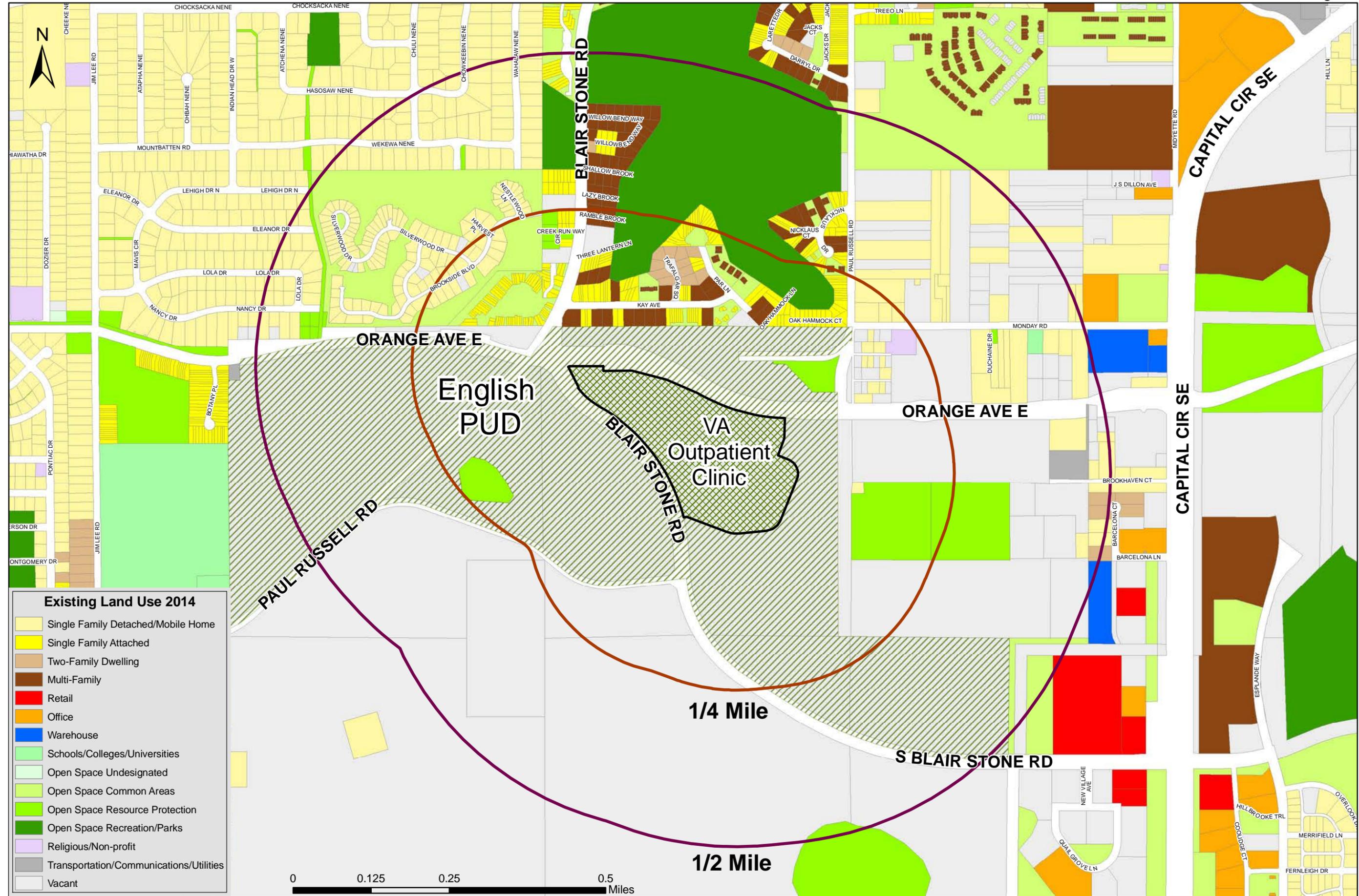
1/2 Mile



**Map #4: Zoning**



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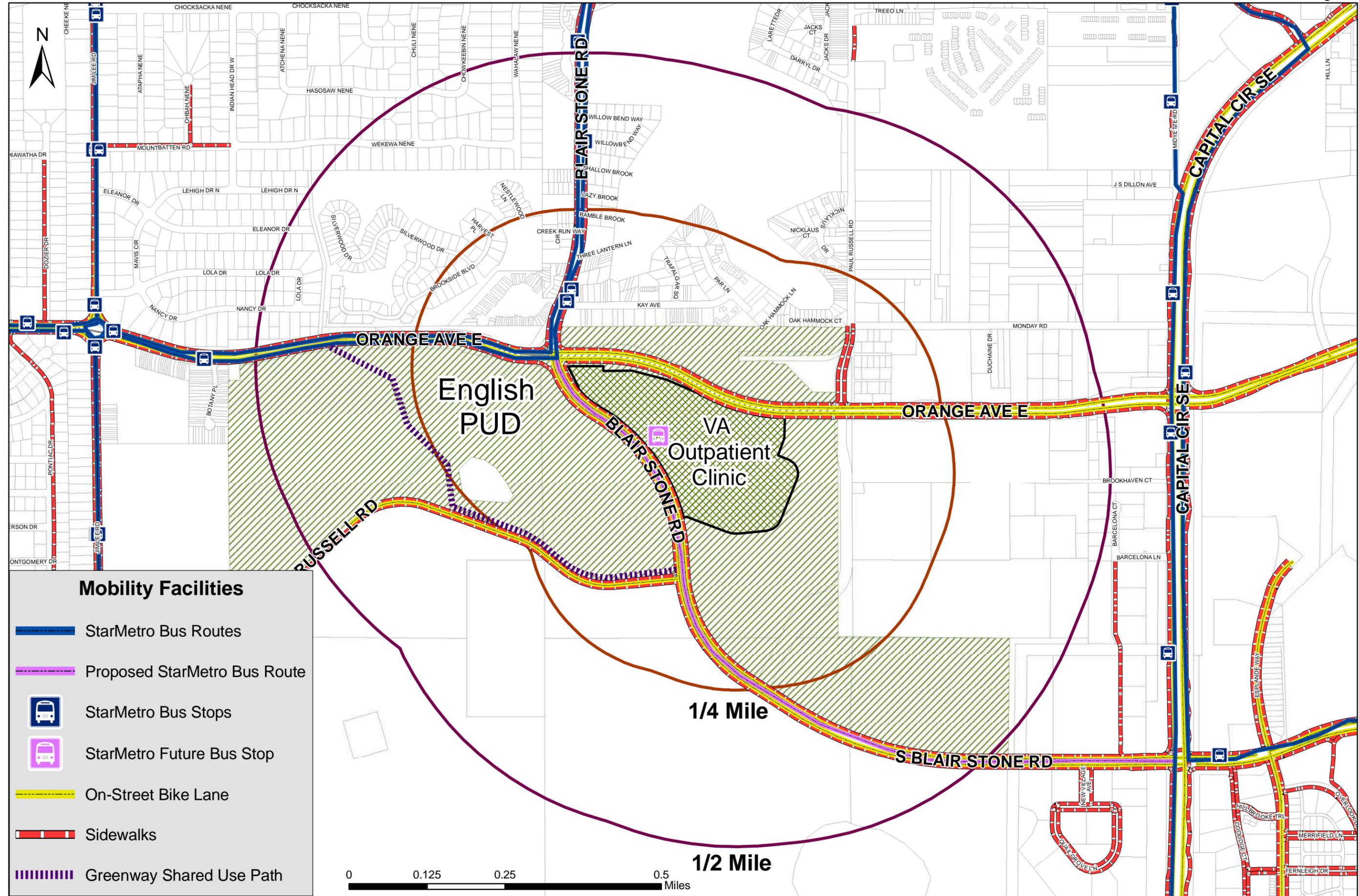


**Existing Land Use 2014**

- Single Family Detached/Mobile Home
- Single Family Attached
- Two-Family Dwelling
- Multi-Family
- Retail
- Office
- Warehouse
- Schools/Colleges/Universities
- Open Space Undesignated
- Open Space Common Areas
- Open Space Resource Protection
- Open Space Recreation/Parks
- Religious/Non-profit
- Transportation/Communications/Utilities
- Vacant

**Map #5: Existing Land Use**

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**Mobility Facilities**

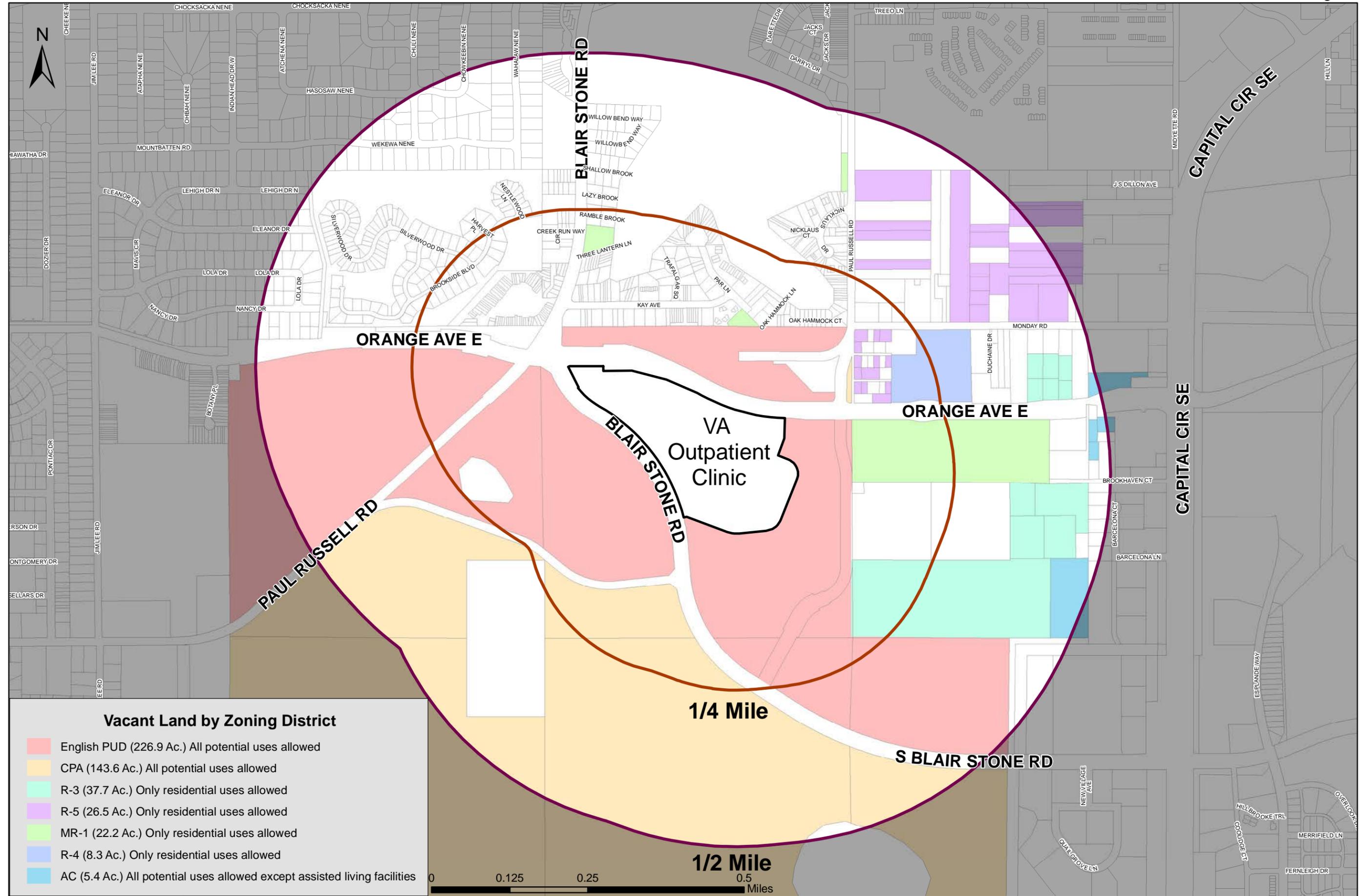
- StarMetro Bus Routes
- Proposed StarMetro Bus Route
- StarMetro Bus Stops
- StarMetro Future Bus Stop
- On-Street Bike Lane
- Sidewalks
- Greenway Shared Use Path



**Map #6: Mobility**



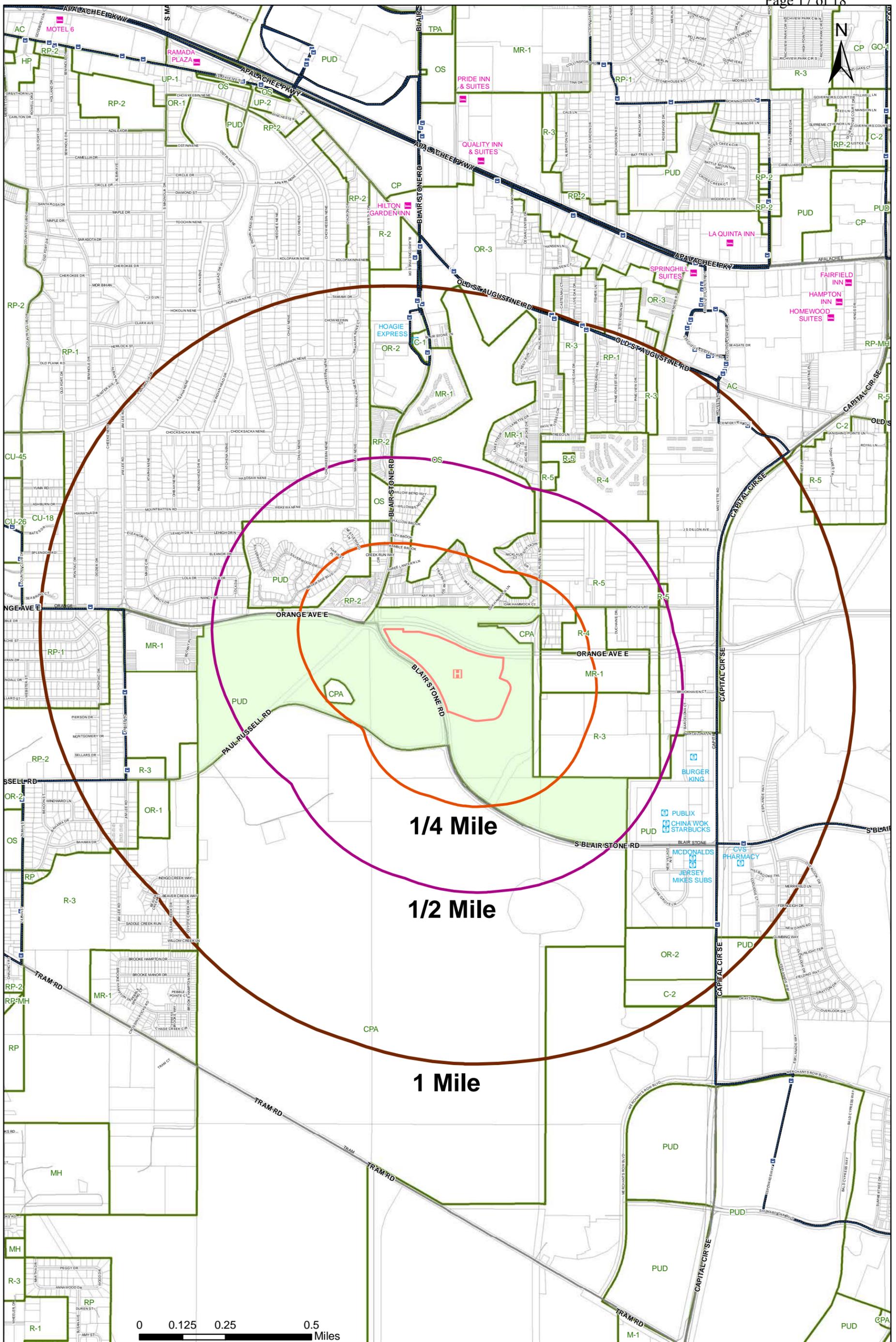
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Vacant Land by Zoning District	
<span style="color: red;">■</span>	English PUD (226.9 Ac.) All potential uses allowed
<span style="color: orange;">■</span>	CPA (143.6 Ac.) All potential uses allowed
<span style="color: cyan;">■</span>	R-3 (37.7 Ac.) Only residential uses allowed
<span style="color: purple;">■</span>	R-5 (26.5 Ac.) Only residential uses allowed
<span style="color: lightgreen;">■</span>	MR-1 (22.2 Ac.) Only residential uses allowed
<span style="color: lightblue;">■</span>	R-4 (8.3 Ac.) Only residential uses allowed
<span style="color: blue;">■</span>	AC (5.4 Ac.) All potential uses allowed except assisted living facilities



**Map #7: Vacant Land**



Map #8: Surrounding Amenities/Services

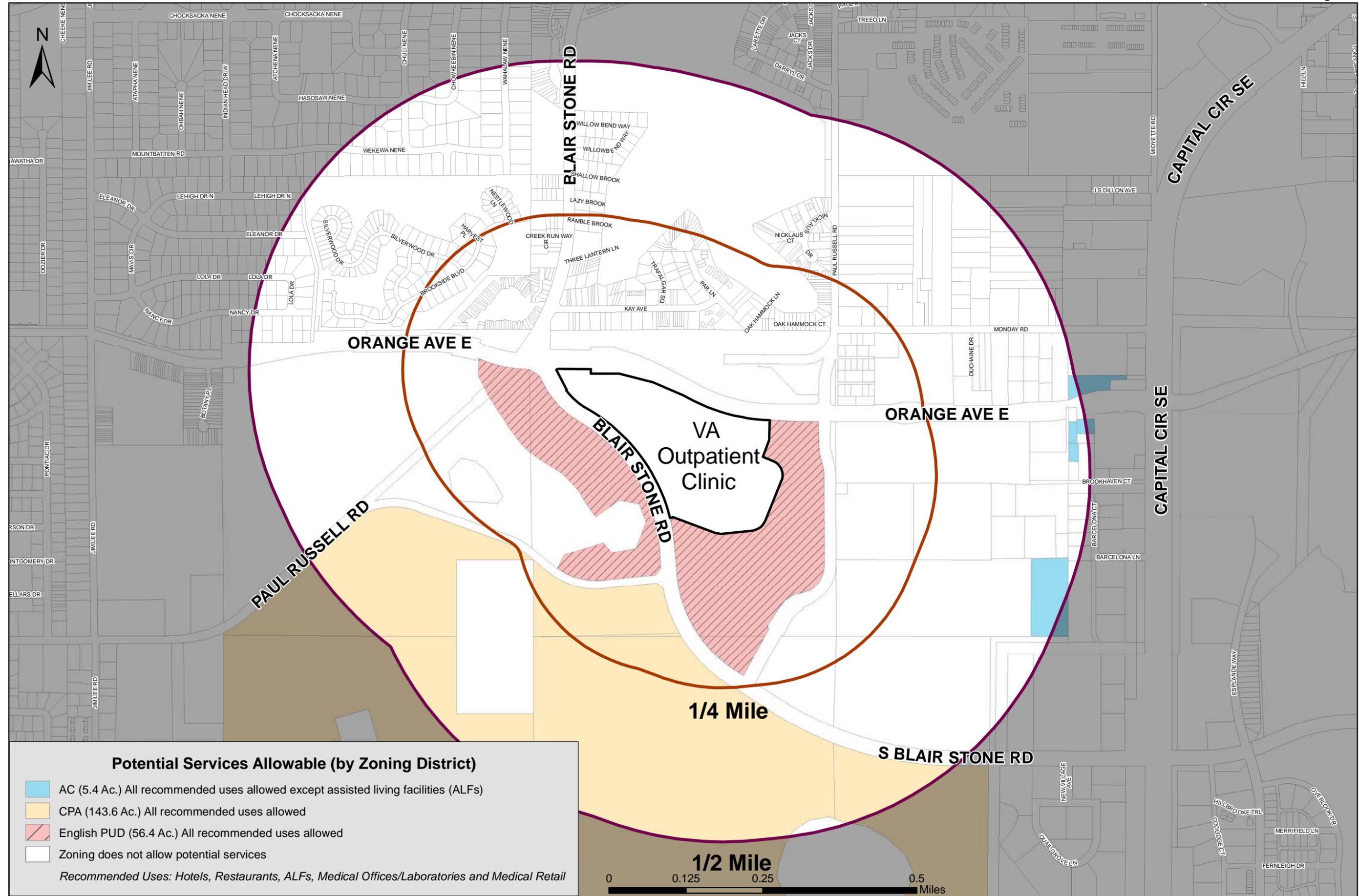
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Map #9: Geographic Opportunities for Services

**Potential Services Allowable (by Zoning District)**

- AC (5.4 Ac.) All recommended uses allowed except assisted living facilities (ALFs)
- CPA (143.6 Ac.) All recommended uses allowed
- English PUD (56.4 Ac.) All recommended uses allowed
- Zoning does not allow potential services

*Recommended Uses: Hotels, Restaurants, ALFs, Medical Offices/Laboratories and Medical Retail*

1/2 Mile



**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #8**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #8

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Acceptance of the Status Report on Bond Community Health Center and Neighborhood Medical Center

---

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Ken Morris, Assistant County Administrator Eryn D. Calabro, Director, Office of Human Services and Community Partnerships
<b>Lead Staff/ Project Team:</b>	Rosemary F. Evans, Financial Compliance Manager

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Accept status report on Bond Community Health Center and Neighborhood Medical Center.

## **Report and Discussion**

### **Background:**

At the October 14, 2014 Commission meeting, the Board renewed its Primary Healthcare Program contracts for FY 2014/15 and approved a letter of agreement with the Agency for Health Care Administration (AHCA) for the Alternative Low Income Pool (LIP) award. During the consideration of this matter, the Board reiterated its support for Medicaid expansion and sought information on how the County could maximize its resources to meet the healthcare needs of the community.

At the subsequent Commission meeting on October 28, 2014, the Board renewed its trauma center contract with Tallahassee Memorial HealthCare, Inc. (TMH) and approved the letter of agreement with AHCA for the FY 2014/15 Alternative LIP award. A portion of Bond Community Health Center (Bond) and Neighborhood Medical Center's (NMC) funding allocation will be used for the LIP award. This arrangement allows for additional funds to be drawn down for the benefit of the community.

Given the focus on these two providers over the past year and the changes with regard to their federal funding, the Board requested an update on the status of Bond and NMC and directed staff to prepare a budget discussion item regarding the County's overall healthcare funding for consideration early in next year's budget process. The Board has been actively engaged in primary healthcare issues over the past year including the examination of the Affordable Care Act's impact to the County's CareNet Program detailed in the Mercer Study, a space analysis for NMC, conducted primary healthcare workshops in March and May of 2014, hosted a Community Day of Dialogue to Improve Health in April, and advocated for the Legislature to expand Medicaid. Throughout this process, staff has been coordinating with the local CareNet agencies and has provided the Board regular updates, status reports, budget discussion items. Further, staff will present the FY 2013/14 Primary Healthcare Program Annual Report at the December 9<sup>th</sup> Commission meeting under General Business to provide the Board an additional opportunity to review primary healthcare related issues.

This Primary Healthcare Program aligns with the Board's Strategic Priority Quality of Life:

- "Maintain and further develop programs and partnerships necessary to support and promote a healthier community, including: access to health care and community-based human services" (Q3).

### **Analysis:**

The Primary Healthcare Program is designed to serve those Leon County residents who fall into a coverage gap for health insurance. These are people whose income is at or below 100% of the Federal Poverty Level (FPL) and do not meet Florida's eligibility guidelines for Medicaid. The majority of this population is able-bodied working adults in low-wage jobs that do not offer insurance benefits. In order to qualify for subsidies on the Federal Health Insurance Marketplace, a person must make between 100% and 400% of the FPL. Those falling below this have no access to health insurance if they do not qualify for Medicaid, which mainly serves children, disabled adults, and some parents of qualified children. This is the population the Mercer study indicated the County should be assisting through the Primary Healthcare Program.

In recent years, the State of Florida's has been reluctant to accept federal incentives to expand the Medicaid Program, which would provide greater access to healthcare and continuity of care for County residents. To support the targeted population, the County annually contracts with NMC and Bond for the provision of primary healthcare services. In addition, both organizations draw down AHCA LIP funding using Intergovernmental Transfers (IGTs).

The provision of healthcare services is changing for those who participate in the County's Primary Healthcare Program. At the April 3, 2014, Day of Dialogue meeting hosted by the County, Neighborhood Medical Center (NMC) and Bond Community Health Center (Bond) each stated that their organizations were individually planning for transitions as NMC's Federally Qualified Health Center (FQHC) designation had just been announced. A byproduct from the Day of Dialogue is the diabetes partnership agreement between Bond, NMC, and FAMU, which has been executed and is in progress. Bond and NMC have also been working collaboratively on an STD screenings project with the Leon County Health Department.

Although Bond lost its status as an FQHC, it was deemed an FQHC Look-Alike on October 1, 2014. This means its patients will continue to have the benefit of reduced cost medications. It also affords Bond the continued enhanced Medicare/Medicaid reimbursement rates. It puts Bond in a favorable position with Health Resources and Services Administration (HRSA) and other agencies as Bond competes for additional funding. Bond recently underwent an FQHC Look-Alike site visit from HRSA in the summer of 2014, and is on a three-year designation cycle.

Staff has worked with the CareNet agencies to help ensure the funding shifts taking place for these clinics do not adversely affect the vulnerable populations seeking services from these providers. Staff reached out to NMC and Bond for updated information on each organization's transition. Their responses are provided below. NMC provided the following information on its current efforts:

- In coordination with the County and other stakeholders, NMC expanded its healthcare services during its transition to an FQHC, which began April 1, 2014. The Notice of Award specified NMC had 90-120 days from the award issue date of March 28, 2014 to become fully operational. While maintaining its main location in the Lincoln Neighborhood Center on Brevard Street, NMC has expanded to include locations in the Smith-Williams Center on Pasco Street, the Leon County Health Department on Orange Avenue, the TMH Transition Center, a Havana, FL clinic, and in the Gadsden County Schools. These locations have significantly expanded NMC's reach into the community, in addition to expanded transportation services for patients who need help getting to appointments. It is also preparing for a site visit from HRSA scheduled for January 27-29, 2015. The purpose of the site visit is to assess compliance with each program requirement, as well as to review progress on clinical and financial performance and identify best practices established by the health center.
- Dr. Sharron Foster is the new medical director at NMC. Other staffing includes primary medical providers, behavioral health, pharmacy, outreach workers, health education, and case management staff. FAMU School of Pharmacy operates the pharmacy as a clinical training site and Florida State University College of Medicine utilizes the center for

training of medical students. In addition, social work, nutrition, health education, and nursing students from both institutions receive training and provide care at the center. In addition to Leon County, other partners committed to this effort include Leon County Health Department, City of Tallahassee, United Way of the Big Bend, Big Bend Homeless Coalition, Tallahassee Memorial HealthCare, and Capital Regional Medical Center.

- NMC applied for Ryan White HIV/AIDS funding from HRSA to provide comprehensive HIV services as mandated by the grant. Those services will include primary care, dental services, social and mental health services. They will collaborate and coordinate services with the Part B funded agency Big Bend Cares as well as any other agency to ensure that comprehensive care is provided.
- NMC applied for HRSA New Access Point funding to serve four census tracts in zip codes 32304 and 32310 to meet the needs of the approximately 7,500 residents living below 200% of the Federal Poverty Level in these areas. These residents could receive services at NMC's newest location on Orange Avenue within the Leon County Health Department's facility.
- NMC has also expanded its services to include dental care at its Havana, FL clinic. Transportation for Leon County residents is available for patients needing dental services.
- A preliminary review of patient visits for FY 2013-2014 finds that NMC will meet its contractual obligations with Leon County (the Annual Report will be presented to the Board on Tuesday, December 9, 2014). NMC is on track to meet the first quarter of FY 2014-2015 requirements.
- County staff conducted a monitoring at NMC in June 2014. NMC was found to be in compliance on all patient care and eligibility criteria.
- NMC is planning a variety of outreach events with its community partners in 2015 to celebrate its 40th anniversary.

Bond internally worked on its transition from FQHC to FQHC Look-Alike and provided the following information on its current efforts:

- As of October 29, 2014, Dr. Temple O. Robinson was named interim Chief Executive Officer.
- Bond continues to provide HIV/AIDS services, including Ryan White Part C and D. Presently, Bond is in communication with HRSA regarding the recent service area competition application. Bond cannot confirm the status of its Ryan White Part C application at this time. Bond has sufficient dedicated funding for serving uninsured persons living with HIV/AIDS. Patients' access to expensive HIV medications at a reduced cost through Bond's pharmacy and the State's AIDS Drug Assistance Program (ADAP) will not change.

- Bond has partnered with several community pharmacies to improve access to discounted medications for those patients who may not live in the vicinity of the main site where its pharmacy is housed. This is accomplished through Bond Pharmacy's ability to contract with local pharmacies for patients to receive HRSA's 340b discounted drug pricing at a pharmacy closer to their residence than Bond's main location. This increases patient compliance with medication regimens and avoids frequent costly trips to Bond to pick up medications for patients.
- Bond has applied for a New Access Point through HRSA, which will restore FQHC status if successful. The notice of award will be announced in February 2015.
- County staff conducted a monitoring at Bond in June 2014. Bond was found to be in compliance on all patient care and eligibility criteria.
- Preliminary review of patient visits and associated documentation for FY 2013-2014 projects that Bond will meet its contractual obligations with Leon County (the Annual Report will be presented to the Board on Tuesday, December 9, 2014). In addition, Bond is on track to meet the first quarter of FY 2014-2015 requirements.

The FY 2013/14 Primary Healthcare Program Annual Report that will be provided to the Board on Tuesday, December 9, 2014 will include an overview of the Primary Healthcare Program and its funding, the services provided by the agencies, the status of maternal and child health, and an update on the Community Health Coordinating Committee. Based on the Board's previous direction, staff will prepare a budget discussion item regarding the County's overall healthcare funding for consideration early in next year's budget process.

Should the Board desire additional time to discuss Bond, NMC, the County's Primary Healthcare Program, a workshop could be scheduled for Tuesday, December 9, 2014 from 1:00 to 3:00. The workshop could include a presentation on the Primary Healthcare Program Annual Report (currently anticipated to go on General Business later that evening) and the participation of the CareNet providers and other stakeholders on the status of healthcare services in Leon County.

**Options:**

1. Accept status report on Bond Community Health Center and Neighborhood Medical Center.
2. Schedule a Workshop on the Primary Healthcare Program for Tuesday, December 9, 2014 from 1:00-3:00 p.m.
3. Board direction.

**Recommendation:**

Option #1

**Leon County  
Board of County Commissioners**

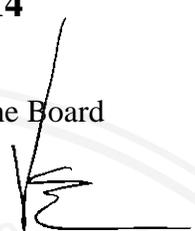
**Notes for Agenda Item #9**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #9

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title** Approval of FY 14/15 Insurance Coverages

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

**Fiscal Impact:**

This item has a direct fiscal impact to the County. The overall cost of insurance premiums (exclusive of health) for FY 14/15 will be \$1,574,394. This is a \$75,672 decrease from the FY 13/14 expiring coverage. Funds are included in the FY 14/15 budget to support this anticipated expenditure.

**Staff Recommendation:**

- Option #1: Authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation, and General Liability as follows:
- Excess Workers' Compensation: Florida Municipal Insurance Trust: \$152,792
  - General Liability (including Public Official, Employment Practices Liability & Auto) One Beacon: \$439,023
  - Medical Malpractice: Admiral Ins. Company: \$11,022
  - Property Insurance: Zurich: \$766,410
  - As the provider for General Liability, authorize Brown & Brown to place pollution, accidental death and dismemberment, and aviation liability coverages.

## **Report and Discussion**

### **Background:**

On October 11, 2011, the Board approved the award of broker services for Leon County, through a Request for Proposals (RFP) process, to Brown and Brown of Florida, Inc. The contract period is from October 1, 2011 through September 30, 2014, with two optional one-year renewal periods. The County exercised the first one-year renewal period effective October 1, 2014. The RFP process allowed the County's existing brokers and other qualified brokers the opportunity to provide quotes for the County's insurance needs. To ensure that all approaches remained available to the County, the County reserved the right to place coverage outside of the broker services agreement with trusts, pools, etc. that do not require broker services.

### **Analysis:**

The County purchases three main lines of insurance (property, general liability, and excess workers' compensation) and then a series of smaller coverages. Brown and Brown is annually required to obtain quotes from the County's current carriers for property and general liability (Zurich and OneBeacon, respectively) and at least two additional quotes (or proof of effort) for each line of coverage from A.M. Best "A+" XV rated carriers to ensure competitive pricing (Attachment #1).

The benefits to the County in utilizing this approach are: 1) to save the County money through the competitive procurement of services, and 2) to validate the current level of insurance and agent/broker services are in the best interest of the County. The County's current coverages expire December 15, 2014.

*Property Insurance:* Property insurance quotes are limited to Zurich as a dedicated (non-shared), 100% total insured value product. Multiple carriers were approached, but all declined to quote, based on the current Zurich pricing, terms and conditions. None of the carriers are able to offer a program with the full limits (current total insured value for the County is \$350,590,457) at a rate comparable to Zurich. Zurich is offering a reduced rate of \$766,410 or a reduction of approximately 4% for FY 14/15.

*General Liability:* General liability quotes were obtained from the incumbent carrier (OneBeacon), AIG and Preferred Governmental Insurance Trust (PGIT) with a minimum \$3,000,000 aggregate loss limit (the limits of coverage for the policy period). The quotes were to include General Liability, Public Official Liability (including coverage for the newly approved Tactical Medical Program, which is the SWAT responder status for EMTs) and Automobile Liability, either packaged together or as separate line items.

OneBeacon's quote included all the desired coverages while maintaining the current deductibles for each coverage. Neither AIG or PGIT would provide coverage for the Tactical Medical Program. Additionally, both AIG and PGIT required increasing the County's deductible for Professional Liability from the current deductible of \$10,000 to \$100,000. This exposes the County to an additional \$90,000 per claim.

*Workers' Compensation:* The Florida Municipal Insurance Trust, working in conjunction with the Florida Association of Counties Trust (FACT), was contacted directly by the County for purposes of soliciting a quote for Excess Workers' Compensation (Attachment #2). FACT declined to provide coverage quotes for additional coverages (Property or General Liability).

The County maintains a self-insured retention of \$500,000 per claim for Workers' Compensation and Excess insurance is triggered only when an individual claim exceeds this retention. As required by the broker services agreement, carriers in addition to the current carrier, were approached; but again, all declined to quote, based on the current pricing from the Florida Municipal Insurance Trust. Excess Workers' Compensation quote was provided outside the broker services agreement through the Florida Municipal Insurance Trust at a reduced rate of \$152,792 or a reduction of approximately 18%.

Table #1 provides a summary of the expiring and recommended renewing coverages with corresponding premiums.

**Table #1: Comparison of Expiring Insurance Coverages and Recommended Renewing Coverages with Corresponding Premiums Provided by Broker of Record**

Coverage Type	FY 13/14 Expiring Coverage Cost	FY 14/15 Renewing Coverage Cost
<b>Property</b>	\$796,088	\$766,410
<b>General Liability</b>	\$444,618	\$439,022*
<b>Public Official</b>	Included in GL	Included in GL
<b>Med/Malpractice</b>	\$11,021	\$11,022
<b>Auto</b>	Included in GL	Included in GL
<b>Excess Workers' Comp</b>	\$185,294	\$152,792
<b>Third Party Admin.</b>	\$55,875	\$55,875
<b>Pollution</b>	\$45,418	\$46,053
<b>AD&amp;D</b>	\$310	\$2,000
<b>AD&amp;D – Law Enforcement</b>	\$18,672	\$16,699
<b>Aviation</b>	\$47,257	\$35,752
<b>Crime</b>	\$5,514	5,769
<b>Broker Fee</b>	\$39,999	\$39,999
<b>Total</b>	<b>\$1,650,066</b>	<b>\$1,571,394</b>

\*includes coverage for the Medical Tactical Program

As reflected in the Table #1, the total insurance costs for insurance renewals are approximately 4.5% (\$75,672) lower than for FY 13/14. The premium decrease is primarily a function of decreased cost for Property Insurance and Excess Workers' Compensation which is driven by the County's rate of accidents and injuries. It is important to note that the General Liability coverage includes \$7,075 for the additional coverage of the EMS Medical Tactical Program.

**Options:**

1. Authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation, and General Liability as follows:
  - Excess Workers' Compensation - Florida Municipal Insurance Trust: \$152,792
  - General Liability (including Public Official, Employment Practices Liability & Auto) One Beacon: \$439,023
  - Medical Malpractice: Admiral Ins. Company: \$11,022
  - Property Insurance: Zurich: \$766,410
  - As the provider for General Liability, authorize Brown & Brown to place pollution, accidental death and dismemberment, and aviation liability coverages.
2. Do not authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation and General Liability as specified in Option 1.
3. Board direction.

**Recommendation:**

Option #1

**Attachment:**

1. Quotation Summary and Spreadsheet Provided by Brown & Brown
2. Quotation Summary by Florida Municipal Insurance Trust

# LEON COUNTY BOARD OF COUNTY COMMISSIONERS

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## INSURANCE PROPOSAL

*Effective: 12/15/2014 to 12/15/2015*

**Presented By:**

Steve Farmer  
Senior Vice President  
Sales Team Leader

Denise Gordon, AIC, ACSR  
Account Manager

Marie Blom, CPSR  
Claims Analyst



## Leon County Board of County Commissioners

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*This proposal contains only a general description of the coverage(s) and does not constitute a policy/contract. For complete policy information, including exclusions, limitations, and conditions, refer to the policy document. A specimen copy is available upon request. In the event of any differences between the policy and this summary, the policy will control*

**Leon County Board of County Commissioners**

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**Zurich American Insurance Company**

**PROPOSED PROPERTY COVERAGE**

*Client ultimately chooses value insured*

**Description of Property:**

**Limits of Coverage:**

Scheduled Building & Contents	\$ 351,065,971
Flood Limit – Per Occurrence & Aggregate	See Schedule

**Coinsurance & Valuation:**

Building & Personal Property – No Coinsurance  
Replacement Cost Coverage  
Agreed Value Coverage – Suspends the coinsurance clause. Coinsurance may be reinstated if the company does not receive the new Statement of Values.

**Deductible:**

Named Windstorm & Hail:	
Per Occurrence, Per Building	See Schedule
Flood	See Schedule
Transit Deductible Per Occurrence	\$ 5,000
Contractor's Equipment Per Occurrence	\$ 5,000
Specified Equipment Per Occurrence	\$ 5,000
Rental Reimbursement and Continuing Expenses	24 Hour Waiting Period
All Other Perils Per Occurrence	\$ 25,000

**NOTE:**

Detached walls, fences, free-standing property improvements such as athletic equipment, windscreens, light poles, or signs are not covered unless specifically scheduled on the policy.

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**Leon County Board of County Commissioners**

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**Zurich American Insurance Company**

**PROPOSED PROPERTY COVERAGE (Continued)**

*Client ultimately chooses value insured*

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Real And Personal Property Coverage Form  
Additional Coverages Form  
Accounts Receivable Coverage Form (Revenue Loss)  
Fine Arts Coverage Form  
Original Information Property Coverage Form (Valuable Papers)  
Transit Coverage Form  
Contractor's Equipment Coverage Form  
Flood Coverage  
Common Policy Conditions  
Commercial Property Coverage Part General Provisions  
Commercial Property Conditions  
Commercial Property Definitions  
Real And Personal Property Coverage Form  
Additional Coverages Form  
Accounts Receivable Coverage Form (Revenue Loss)  
Fine Arts Coverage Form  
Original Information Property Coverage Form (Valuable Papers)  
Transit Coverage Form  
Contractor's Equipment Coverage Form  
Flood Exclusion--Amended Definition (Bought Back; Flood Coverage Form)  
Named Storm--Direct Damage Deductible  
Personal Property Redefined--Contractors  
Enabling Endorsement  
Loss Payable Provisions  
Florida Changes - Legal Action Against Us  
Florida – Cancellation And Nonrenewal  
Florida Changes  
Commercial Property And Casualty Risk Management Plans – Florida  
Earthquake Exclusion

## Leon County Board of County Commissioners

### PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES

LOC #	DESCRIPTION OF OCCUPANCY	ADDRESS	BUILDING REPLACEMENT VALUE	CONTENTS REPLACEMENT VALUE	EDP EQUIPMENT REPLACEMENT VALUE	FLOOD LIMIT	FLOOD DEDUCTIBLE	NAMED STORM - DIRECT DAMAGE DEDUCTIBLE	\$2M A/R	\$2M V/P	\$100K FINE ARTS
001	Main Library	200 W. Park Ave.	\$15,955,900	\$9,177,893	\$413,424	\$5,000,000	\$25,000	\$1,277,400		X	X
002	Library - Fort Braden	16327 Blountstown Hwy.	\$661,610	\$532,324	\$49,814	\$1,245,000	\$25,000	\$62,200		X	X
003	Cedar Hill Park Boat Landing Lake Immonia	461 Cedar Hill Landing Rd	\$7,592	\$0	\$0	\$8,000	\$1,000,000	\$12,500			
004	Crowder Landing Lake Jackson	1300 Crowder Road	\$6,300	\$0	\$0	\$7,000	\$25,000	\$12,500			
005	Fairground - Geddis House	400-600 Paul Russell Rd.	\$34,850	\$0	\$0	\$35,000	\$25,000	\$12,500			
006	Fairground - Swine Barn	400-600 Paul Russell Rd.	\$256,478	\$0	\$0	\$257,000	\$25,000	\$12,500			
007	Ft. Braden Community Center	16387 Blountstown Highway	\$1,021,100	\$20,000	\$0	\$1,042,000	\$25,000	\$12,500			
008	LCSO - Dorm A	2825 Municipal Way	\$307,100	\$0	\$0	\$308,000	\$25,000	\$12,500			
009	LCSO - Dorm B	2825 Municipal Way	\$307,100	\$0	\$0	\$308,000	\$25,000	\$12,500			
010	LCSO - Dorm C	2825 Municipal Way	\$307,100	\$0	\$0	\$308,000	\$25,000	\$12,500			
011	LCSO - Dorm D	2825 Municipal Way	\$307,100	\$0	\$0	\$308,000	\$25,000	\$12,500			
012	Miccosukee Community Center	13887 Moccasin Gap Rd	\$226,080	\$35,300	\$0	\$262,000	\$25,000	\$12,500			
013	Mosquito Control Trailer Now called "Drug & Alcohol Testing Program"	501 S. Appleyard Dr.	\$81,945	\$10,000	\$2,800	\$95,000	\$25,000	\$12,500			
014	Operations - Ash Rd Hay Barn	Ash Road	\$40,279	\$2,000	\$0	\$43,000	\$25,000	\$12,500			
015	Operation - Hay Barn	2280 Miccosukee Rd.	\$11,275	\$1,000	\$0	\$13,000	\$1,000,000	\$12,500			
016	SW Hazardous Waste Warehouse Now used as "Recycling Bldg."	7550 Apalachee Pkwy.	\$95,400	\$56,700	\$0	\$153,000	\$25,000	\$12,500			
017	Wainwright Landing Lake Talquin	4135 Wainwright Road	\$13,137	\$0	\$0	\$14,000	\$1,000,000	\$12,500			
018	Courthouse	301 S. Monroe Street	\$81,747,840	\$5,123,600	\$3,403,340	\$5,000,000	\$25,000	\$4,513,800	X	X	X
019	Fairground Restroom	400-600 Paul Russell Rd.	\$134,380	\$0	\$0	\$135,000	\$25,000	\$12,500			
020	Fairground Restrooms	400-600 Paul Russell Rd.	\$131,180	\$0	\$0	\$132,000	\$25,000	\$12,500			
021	Agricultural Center	615 Paul Russell Rd.	\$1,070,910	\$250,300	\$51,340	\$1,373,000	\$25,000	\$68,700			

## Leon County Board of County Commissioners

### PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES

LOC #	DESCRIPTION OF OCCUPANCY	ADDRESS	BUILDING REPLACEMENT VALUE	CONTENTS REPLACEMENT VALUE	EDP EQUIPMENT REPLACEMENT VALUE	FLOOD LIMIT	FLOOD DEDUCTIBLE	NAMED STORM - DIRECT DAMAGE DEDUCTIBLE	\$2M A/R	\$2M V/P	\$100K FINE ARTS
022	Coe's Landing	1200 Coe's Landing Rd.	\$71,910	\$0	\$0	\$72,000	\$25,000	\$12,500			
023	Fairground - Admin Building	400-600 Paul Russell Rd.	\$170,800	\$0	\$0	\$171,000	\$25,000	\$12,500			
024	Fairground - Food Booths	400-600 Paul Russell Rd.	\$295,300	\$0	\$0	\$296,000	\$25,000	\$14,800			
025	Fairground - Info. Booth	400-600 Paul Russell Rd.	\$31,775	\$0	\$0	\$32,000	\$25,000	\$12,500			
026	Fleet Management Building	2288 Miccosukee Rd.	\$1,836,960	\$492,200	\$10,644	\$2,340,000	\$25,000	\$117,000			
027	Halls Landing - Hwy 20E Lake Talquin	2997 Luther Hall Road	\$92,940	\$0	\$0	\$93,000	\$1,000,000	\$12,500			
028	Health Department	2965 Municipal Way	\$2,334,640	\$391,300	\$143,800	\$2,870,000	\$25,000	\$143,500	X	X	
029	Public Works Center	2280 Miccosukee Rd.	\$2,766,560	\$625,200	\$211,452	\$1,000,000	\$1,000,000	\$1,820,200		X	
030	Purchasing Warehouse	2288 Miccosukee Rd.	\$539,410	\$412,000	\$22,877	\$975,000	\$25,000	\$48,800		X	
031	Sunset Landing Lake Jackson	4800 Jackson Cove Road	\$62,850	\$0	\$0	\$63,000	\$1,000,000	\$12,500			
032	SW Landfill Site & Buildings	7550 Apalachee Pkwy.	\$1,016,000	\$98,400	\$33,524	\$1,148,000	\$25,000	\$57,400	X		
033	Williams Landing Lake Talquin	951 Williams Landing Road	\$67,040	\$0	\$0	\$68,000	\$1,000,000	\$12,500			
034	LCSO - Sheriff's Dept.	2825 Municipal Way	\$5,825,630	\$1,502,700	\$149,400	\$5,000,000	\$25,000	\$373,900		X	
035	LCSO - Jail	531 Appleyard Drive	\$70,219,240	\$5,475,600	\$678,000	\$5,000,000	\$25,000	\$3,818,700		X	
036	Amtrak Station	918 Railroad Avenue	\$1,359,170	\$147,300	\$54,602	\$1,562,000	\$25,000	\$78,100		X	X
038	Community Services Bldi Inc Mosquito Control & Pre-trial Release	501 Appleyard Dr.	\$657,740	\$252,400	\$78,510	\$989,000	\$25,000	\$49,500		X	
039	Fac. Mgt. Offices & Storage	1907-A S. Monroe St.	\$536,383	\$283,284	\$71,764	\$892,000	\$25,000	\$44,600		X	
040	Growth Management (Storage)	3401 W. Tharpe Street	\$1,750,554	\$89,234	\$0	\$1,840,000	\$25,000	\$92,000			
041	LCSO - Boot Camp	2829 Municipal Way	\$1,744,340	\$146,600	\$0	\$1,891,000	\$25,000	\$94,600			
042	Library - BL Perry - Including Bookmobile/Library Collection	2817 S. Adams St.	\$2,057,771	\$1,637,507	\$86,304	\$2,307,000	\$25,000	\$165,400		X	
043	Mosquito Control - Shop	501 S. Appleyard Dr.	\$585,730	\$40,000	\$0	\$625,730	\$25,000	\$46,100			
044	Roberts & Stevens Clinic	1515 Old Bainbridge Rd.	\$2,542,157	\$484,300	\$8,340	\$3,035,000	\$25,000	\$151,800	X	X	
045	Southside Health Clinic	872 W. Orange Ave.	\$2,305,690	\$407,700	\$16,680	\$2,731,000	\$25,000	\$136,600	X	X	

## Leon County Board of County Commissioners

### PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES

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046	Tax Collector - Blountstown	870-1 Blountstown Highway	\$0	\$21,626	\$8,800	\$31,000	\$25,000	\$12,500	X	X	
047	Tax Collector - Cross creek	1210 G. Capital Circle S.E.	\$0	\$8,803	\$13,950	\$23,000	\$25,000	\$12,500	X	X	
049	Tourist Development Center	106 E. Jefferson Street	\$901,880	\$15,000	\$46,300	\$964,000	\$25,000	\$48,200			X
050	Traffic Court	1920 Thomasville Road	\$3,870,498	\$536,400	\$13,427	\$4,421,000	\$25,000	\$221,100	X	X	
051	Fac. Mgt. Shop (MVI)	1907 South Monroe Street	\$1,265,290	\$735,000	\$9,113	\$2,010,000	\$25,000	\$100,500			
052	Fairground - Cattle Barn	400-600 Paul Russell Rd.	\$480,220	\$0	\$0	\$481,000	\$25,000	\$24,100			
053	Fairground - Goat Barn	400-600 Paul Russell Rd.	\$256,478	\$0	\$0	\$257,000	\$25,000	\$12,900			
054	Fairground - Petting Zoo	400-600 Paul Russell Rd.	\$256,478	\$0	\$0	\$257,000	\$25,000	\$12,900			
055	Fairground - Building # 3	400-600 Paul Russell Rd.	\$256,478	\$0	\$0	\$257,000	\$25,000	\$12,900			
056	Fairground - Building # 1	400-600 Paul Russell Rd.	\$251,370	\$0	\$0	\$252,000	\$25,000	\$12,600			
057	Fairground - Building # 2	400-600 Paul Russell Rd.	\$335,440	\$0	\$0	\$336,000	\$25,000	\$16,800			
058	Fairground - Building # 4	400-600 Paul Russell Rd.	\$287,950	\$0	\$0	\$288,000	\$25,000	\$14,400			
059	Fairground - Building # 6	400-600 Paul Russell Rd.	\$256,478	\$0	\$0	\$257,000	\$25,000	\$12,900			
060	Heliport	3274 SW Capital Cir.	\$301,850	\$18,200	\$6,781	\$327,000	\$25,000	\$16,400			
061	Library - Lake Jackson	3840 North Monroe St.	\$0	\$1,784,205	\$49,052	\$1,834,000	\$25,000	\$91,700		X	
062	Library - Northeast	5513 Thomasville Rd.	\$3,066,862	\$2,145,299	\$54,610	\$5,000,000	\$25,000	\$263,400		X	X
063	SW Blount Roll-Off	21250 Blount St. 32310	\$25,799	\$3,560	\$0	\$30,000	\$25,000	\$12,500			
064	SW Ft Braden Roll-Off	2485 Joe Thomas Rd. 32310	\$46,198	\$585	\$0	\$47,000	\$25,000	\$12,500			
065	SW Miccosukee Roll-Off	711 Miccosukee Rd. 32308	\$59,555	\$10,584	\$0	\$71,000	\$25,000	\$12,500			
066	Sw Woodville Roll-Off	2485 Henry Jones, Woodville	\$46,156	\$12,625	\$0	\$59,000	\$25,000	\$12,500			
067	Library - Parkway Crosscreek Shopping Center	1210 Capital Circle	VACATED	LEASED	PROPERTY	-					
068	Transfer Building #1 - Office Building	4900 Gum Rd	\$161,460	\$53,800	\$26,886	\$243,000	\$25,000	\$12,500	X		

## Leon County Board of County Commissioners

### PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES

LOC #	DESCRIPTION OF OCCUPANCY	ADDRESS	BUILDING REPLACEMENT VALUE	CONTENTS REPLACEMENT VALUE	EDP EQUIPMENT REPLACEMENT VALUE	FLOOD LIMIT	FLOOD DEDUCTIBLE	NAMED STORM - DIRECT DAMAGE DEDUCTIBLE	\$2M A/R	\$2M V/P	\$100K FINE ARTS
069	Transfer Building #2 - Scale House	4900 Gum Rd	\$26,610	\$9,800	\$4,253	\$41,000	\$25,000	\$12,500	X		
070	Transfer Building #3 - Storage Building	4900 Gum Rd	\$64,525	\$43,100	\$0	\$108,000	\$25,000	\$12,500			
071	Transfer Building #4 - Transfer Station w/ Tipping Floor	4900 Gum Rd	\$1,509,940	\$200,600	\$0	\$1,711,000	\$25,000	\$85,600			
072	Bank of America Building	315 S Calhoun St	\$18,461,060	\$3,904,900	\$644,287	\$5,000,000	\$25,000	\$1,150,600	X	X	
073	Stoneler Park	5225 Stoneler Road	\$0	\$3,013	\$0	\$4,000	\$1,000,000	\$12,500			
074	EMS Bdg - Office	2290 Miccosukee Road	\$80,500	\$0	\$0	\$80,500	\$25,000	\$12,500	X		
075	BOA Building - Annex	311 S Calhoun St	\$1,220,600	\$30,500	\$14,850	\$1,266,000	\$25,000	\$63,300	X	X	
076	Volunteer Fire Department Station #29	4245 Heatherwood Dr	\$40,000	\$0	\$0	\$40,000	\$25,000	\$12,500			
077	Volunteer Fire Department Station #30	6370 Williams Rd	\$40,000	\$0	\$0	\$40,000	\$25,000	\$12,500			
078	Volunteer Fire Department Station #32	11829 Blountstown Hwy	\$40,000	\$0	\$0	\$40,000	\$1,000,000	\$12,500			
079	Volunteer Fire Department Station #31	6525 Smith Creek Rd	\$40,000	\$0	\$0	\$40,000	\$1,000,000	\$12,500			
080	Chaires Community Center	4768 Chaires Cross Road Also See Loc #95	\$191,650	\$35,300	\$0	\$227,000	\$1,000,000	\$12,500			
081	Old Bainbridge House, Pavillion	6024 Old Bainbridge Road	\$217,957	\$0	\$0	\$218,000	\$25,000	\$12,500			
082	Amtrak Warehouse	918 Railroad Avenue	\$588,460	\$4,000	\$8,000	\$601,000	\$25,000	\$30,100		X	X
083	Amtrak Dental Clinic	912 Railroad Ave	\$614,230	\$236,300	\$5,340	\$856,000	\$25,000	\$42,800		X	X
084	Woodville Park Lighted Ball Fields	1492 J. Lewis Hall, Sr Lane (7575 Old Woodville Road)	\$0	\$1,750,000	\$0	\$1,750,000	\$25,000	\$87,500			
085	Woodville Park Playground	1492 J. Lewis Hall, Sr Lane (7575 Old Woodville Road)	\$0	\$120,000	\$0	\$120,000	\$25,000	\$12,500			

## Leon County Board of County Commissioners

### PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES

LOC #	DESCRIPTION OF OCCUPANCY	ADDRESS	BUILDING REPLACEMENT VALUE	CONTENTS REPLACEMENT VALUE	EDP EQUIPMENT REPLACEMENT VALUE	FLOOD LIMIT	FLOOD DEDUCTIBLE	NAMED STORM - DIRECT DAMAGE DEDUCTIBLE	\$2M A/R	\$2M V/P	\$100K FINE ARTS
086	Woodville Park Concession/Restrooms	1492 J. Lewis Hall, Sr Lane (7575 Old Woodville Road)	\$101,170	\$11,200	\$0	\$113,000	\$25,000	\$12,500			
087	Renaissance Center	453 North Macomb St.	\$0	\$391,586	\$353,962	\$746,000	\$25,000	\$37,300	X	X	
088	Bradfordville Comm. Center	3439 Bannerman Road	\$96,200	\$19,000	\$0	\$116,000	\$25,000	\$12,500			
089	Woodville Community Center / Woodville Library Branch	8000 Old Woodville Highway	\$1,194,820	\$39,085	\$7,830	\$1,242,000	\$25,000	\$62,100			
090	Ft. Braden Park - Concession	15100 Blountstown Highway	\$159,730	\$15,500	\$0	\$176,000	\$25,000	\$12,500			
091	Miccosukee Park - Concession	15011 Cromartie Road	\$159,730	\$15,500	\$0	\$176,000	\$25,000	\$12,500			
092	Canopy Oaks - Concession	3250 Point View Drive	\$40,000	\$0	\$0	\$40,000	\$25,000	\$12,500			
093	Chaires Park - Concession	4768 Chaires Crossroad Also see Loc #81	\$159,740	\$15,000	\$0	\$175,000	\$1,000,000	\$12,500			
094	Huntington Oaks Plaza	3840 North Monroe Street	\$5,520,000	\$0	\$0	\$5,000,000	\$25,000	\$276,000			
095	Miccosukee Comfort Station	5848 Miccosukee Rd	\$167,355	\$5,000	\$0	\$173,000	\$25,000	\$12,500			
096	Christine Maples parcel	4830 Fred George Rd	\$144,455	\$0	\$0	\$145,000	\$25,000	\$12,500			
097	Jim Maples parcel	3043 Capital Cir NW	\$184,867	\$0	\$0	\$185,000	\$25,000	\$12,500			
098	Fairground - Restroom	400-600 Paul Russell Rd.	\$238,330	\$0	\$0	\$239,000	\$25,000	\$12,500			
099	LCSO - Evidence Warehouse (old heliport)	2825 Municipal Way	\$110,690	\$52,500	\$0	\$164,000	\$25,000	\$12,500			
100	Tax Collector Office	3477 South Monroe	\$0	\$100,000	\$5,098	\$106,000	\$25,000	\$12,500	X	X	
102	Public Works Center Bldg #2 - Crew Truck Bays	2280 Miccosukee Rd.	\$351,628	\$25,000	\$0	\$377,000	\$1,000,000	\$18,900			
103	Public Works Center Bldg #3 - Towed Equipment	2280 Miccosukee Rd.	\$351,628	\$25,000	\$0	\$377,000	\$1,000,000	\$18,900			
104	Public Works Center Bldg #4 - Crew Truck Bays	2280 Miccosukee Rd.	\$806,621	\$50,000	\$0	\$857,000	\$1,000,000	\$42,900			
105	Public Works Center Bldg #5	2280 Miccosukee Rd.	\$199,940	\$25,000	\$0	\$225,000	\$1,000,000	\$12,500			

Leon County Board of County Commissioners

**PROPOSED SCHEUDLE OF LOCATIONS AND PROPERTY VALUES**

LOC #	DESCRIPTION OF OCCUPANCY	ADDRESS	BUILDING REPLACEMENT VALUE	CONTENTS REPLACEMENT VALUE	EDP EQUIPMENT REPLACEMENT VALUE	FLOOD LIMIT	FLOOD DEDUCTIBLE	NAMED STORM - DIRECT DAMAGE DEDUCTIBLE	\$2M A/R	\$2M V/P	\$100K FINE ARTS
106	Public Works Center Bldg #6 - Restrooms	2280 Miccosukee Rd.	\$99,970	\$5,000	\$0	\$105,000	\$1,000,000	\$12,500			
107	Public Works Center Bldg #9 - Parks & Rec	2280 Miccosukee Rd.	\$273,590	\$25,000	\$0	\$299,000	\$1,000,000	\$15,000			
108	Public Works Center Bldg #10 - Shed	2280 Miccosukee Rd.	\$316,677	\$25,000	\$0	\$342,000	\$1,000,000	\$17,100			
109	Apalachee Park Restrooms	7550 Apalachee Pkwy.	\$405,000	\$0	\$0	\$405,000	\$25,000	\$20,300			
110	Admin Building "Pensacola Care"	455 Appleyard Drive	\$5,122,264	Leased Out	\$0	\$5,000,000	\$25,000	\$256,200			
110	Building B	455 Appleyard Drive	INCLUDED								
110	Building C	455 Appleyard Drive	INCLUDED								
110	Building D	455 Appleyard Drive	INCLUDED								
110	Building E	455 Appleyard Drive	INCLUDED								
111	Eastside Library	1583 Pedrick Rd	\$3,800,000	\$608,075	\$72,212	\$4,481,000	\$25,000	\$224,100			
112	Supervisor of Elections	2990 Apalachee Parkway		\$1,798,262	\$267,463	\$2,066,000	\$25,000	\$103,300			
113	Leon County Tax Collector	1276 Metropolitan Blvd Ste 401	\$0	\$100,000	\$0	\$100,000	\$25,000	\$12,500			
114	Public Safety Complex - Main Bldg	911-A Easterwood Dr	\$26,323,211	\$2,752,530	\$11,436,374	\$5,000,000	\$25,000	\$2,025,606			
115	Public Safety Complex - EMS Ops Center	911-B Easterwood Dr	\$3,671,332	\$27,803	\$115,519	\$3,815,000	\$25,000	\$190,733			
116	Bradfordville Temp Community Center	6668 Thomasville Rd, Suite 14	\$0	\$50,000	\$0	\$50,000	\$25,000	\$12,500			
	Total Scheduled Values		\$286,856,166	\$45,559,083	\$18,650,722						
	<b>GRAND TOTAL</b>			<b>\$351,065,971</b>							

**Leon County Board of County Commissioners**

**Zurich American Insurance Company**

**PROPERTY COVERAGE (Continued)**

*Client ultimately chooses value insured*

**Additional Property Coverage:**

**Limits**

Consequential Loss		
Net Leasehold Interest	\$ 25,000	Per Premises
Tenant's Improvements and Betterments	\$ 250,000	Per Premises
Undamaged Stock	\$ 250,000	Per Premises
Contamination by a Refrigerant	\$ 25,000	Per Premises
Contractual Penalties – Business Income	\$ 25,000	Per Occurrence
Debris Removal		
Covered Property	Included	
Supplemental Limit	\$ 250,000	Per Occurrence
Uncovered Property	\$ 2,500	Per Occurrence
Deferred Payments	\$ 50,000	Per Occurrence
Electronic Vandalism		
Direct Damage	\$ 25,000	Annual Aggregate
Expediting Expense	\$ 25,000	Per Premises
Fairs or Exhibitions		
Personal Property	\$ 50,000	Per Occurrence
Fire Department Service Charge	\$ 250,000	Per Premises
Fire Protective Equipment Refills	Included	
Inflation Guard		
Real Property	4%	Annual
Personal Property	4%	Annual
Lock and Key Replacement	\$ 25,000	Per Premises
Microorganisms	\$ 25,000	Annual Aggregate
Newly Acquired Premises (Limits Apply Separately to Each Newly Acquired Premises)		
Real Property	\$ 1,000,000	For 180 Days
Personal Property	\$ 1,000,000	For 180 Days
Newly Acquired Property (Per Premises)		
Real Property	\$ 250,000	For 180 Days
Personal Property	\$ 250,000	For 180 Days
Off- Premises Service Interruption – Direct Damage	\$ 100,000	Per Premises
Outdoor Trees, Shrubs, Plants or Lawns	\$ 250,000	Per Premises
Per Tree, Shrub, Plant or Lawn	\$ 5,000	
Pollutant Clean Up and Removal- Land and Water	\$ 25,000	Annual Aggregate Per Premises
Preservation of Property	180 Days	
Professional Fees	\$ 25,000	Per Occurrence
Reported Unscheduled Premises		
Real Property	Not Covered	
Personal Property	Not Covered	
Reward Payments	\$ 25,000	Per Occurrence
Salespersons Samples	\$ 25,000	Per Occurrence
Spoilage – Equipment Breakdown	\$ 100,000	Per Premises
Theft Damage to Buildings	Included	
Unreported Premises		
Real Property	\$ 100,000	Per Unreported Premises
Personal Property	\$ 100,000	Per Unreported Premises

**Leon County Board of County Commissioners**

**Zurich American Insurance Company**

**PROPERTY COVERAGE (Continued)**

*Client ultimately chooses value insured*

**Inland Marine Coverage:**

Accounts Receivable (Revenue Loss)	\$ 250,000	Per Premises
Accounts Receivable (Revenue Loss) – Off Premises	\$ 250,000	Per Occurrence
Fine Arts	\$ 25,000	Per Premises
Fine Arts – Off Premises	\$ 25,000	Per Occurrence
Original Information Property	\$ 250,000	Per Premises
Original Information Property – Off Premises	\$ 250,000	Per Occurrence
Transit		
Personal Property	\$ 25,000	Per Occurrence

**Contractor’s Equipment Coverage**

Maximum Occurrence Limit	\$17,896,372	Per Occurrence
Scheduled Equipment	Per Schedule on File	
Unscheduled Equipment	\$ 100,000	Per Any One Item
	\$ 475,000	Per Occurrence

**Limit of Insurance**

**Additional Coverages:**

Contractor’s Employees Property	\$ 5,000	Per Any One Person
	\$ 25,000	Per Occurrence
<b>Contractor’s Equipment</b>		
Continuing Lease or Rental Payments	\$ 5,000	Per Any One Item
	\$ 25,000	Per Occurrence
Expediting Expense	\$ 25,000	Per Occurrence
Fire Department Service Charge	\$ 250,000	Per Occurrence
Pollutant Clean up – Land and Water	\$ 50,000	Annual Aggregate
Reimbursement and Continuing Expenses	\$ 1,000	Per Any One Day
	\$ 10,000	Per Occurrence
Newly Acquired Up To 180 Days	\$ 150,000	Per Any One Item
	\$ 250,000	Per Occurrence
Preservation of Property	\$ 1,000,000	Per Any One Item
	\$ 1,000,000	Per Occurrence
Temporary Forms, Shoring and Falsework	NOT COVERED	
Waterborne Equipment	NOT COVERED	

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
001	Communication Equipment		Unscheduled Items		\$50,000
002	Contractor's / Mobile Equipment		Unscheduled Items		\$100,000
136	Other Inland Marine		Unscheduled Items		\$25,000
137	Rented, Borrowed, Leased Equipment		Unscheduled Items		\$50,000
134	Emergency Serv Portable Equipment		Unscheduled Items		\$250,000
004	Contractor's / Mobile Equipment		2004 Olympian Generator	OLY00000PNAT00929	\$30,000
006	Contractor's / Mobile Equipment		2004 John Deere Backhoe	T0710GX928709	\$94,976
007	Contractor's / Mobile Equipment		Trantec Thermoplastic Trailer (Applies Plastic Painting to Roadways)		\$56,620
008	Contractor's / Mobile Equipment		2004 John Deere Loader	544J2590959	\$80,457
014	Contractor's / Mobile Equipment	1802	2004 Petersen Lightning Loader	0604-027	\$40,068
015	Contractor's / Mobile Equipment	435	1975 Bucyrs Dragline	134323	\$66,583
018	Contractor's / Mobile Equipment	752	1986 Mastercraft Forklift	1013	\$22,989
020	Contractor's / Mobile Equipment	826	1987 Rosco Slagspread	29772	\$51,663
023	Contractor's / Mobile Equipment	858	1989 Rivinius Basespread	6B89221	\$17,562
025	Contractor's / Mobile Equipment	973	1991 Caterpillar Trac/Scrap	5TF00518	\$199,264
026	Contractor's / Mobile Equipment	974	1991 Caterpillar Bulldozer	4RC04169	\$142,545
027	Contractor's / Mobile Equipment	982	1991 Ford Tractor	A930000	\$33,045
028	Contractor's / Mobile Equipment	995	1991 Caterpillar Bulldozer	2SB04108	\$161,080
029	Contractor's / Mobile Equipment	1063	1993 Bower Hay Blower	761092248	\$20,870
030	Contractor's / Mobile Equipment	1124	1993 Gilson Concrete Mixer	3300-1589	\$21,748
031	Contractor's / Mobile Equipment	1152	1995 John Deere Loader	DW544GB546838	\$84,204
036	Contractor's / Mobile Equipment	1318	1997 Vermeer Chipper	1VRC14139T1005710	\$19,268
039	Contractor's / Mobile Equipment	1370	1998 John Deere Backhoe	T0410EX851606	\$89,564
043	Contractor's / Mobile Equipment	1477	1999 Gilson Mixer	48993000841	\$30,000
044	Contractor's / Mobile Equipment	1484	1999 48" Forklift	PJ01A18PV	\$17,928
045	Contractor's / Mobile Equipment	1505	2000 John Deere 7810	RW7810C032319	\$75,760
046	Contractor's / Mobile Equipment	1540	2000 Bomag BW177D-3	1.01581E+11	\$70,175
047	Contractor's / Mobile Equipment	1544	2000 Mastercraft Forklift	4975A	\$36,765
051	Contractor's / Mobile Equipment	1573	2001 Godwin Pump	0025182-14	\$23,745
052	Contractor's / Mobile Equipment	1580	2001 Caterpillar Backhoe	BNK00895	\$68,046

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
054	Contractor's / Mobile Equipment	1602	2002 Massey Ferguson Tractor	K09117	\$27,600
055	Contractor's / Mobile Equipment	1603	2002 Massey Ferguson Tractor	K10098	\$23,200
056	Contractor's / Mobile Equipment	1635	2002 John Deere Motorgrader	DW770CX783945	\$146,135
057	Contractor's / Mobile Equipment	1646	2002 Howard Rotorvator	804302274	\$16,300
059	Contractor's / Mobile Equipment	1667	2002 John Deere Tractor	LV5320P236365	\$29,565
062	Contractor's / Mobile Equipment	1670	2002 Ver-Mac Message Boards	02081135RS	\$19,095
063	Contractor's / Mobile Equipment	1671	2002 Ver-Mac Message Boards	02081136RS	\$19,095
064	Contractor's / Mobile Equipment	1672	2002 Ver-Mac Message Boards	02081137RS	\$19,095
065	Contractor's / Mobile Equipment	1978	2002 Dynapac Roller	64221259	\$75,848
069	Contractor's / Mobile Equipment	1696	2003 John Deer Loader	DW644HX586652	\$174,800
071	Contractor's / Mobile Equipment	1724	2003 John Deere Skid Steer	T00270B922158	\$30,076
072	Contractor's / Mobile Equipment	1726	2003 Nissan Forklift	9G2691	\$16,040
074	Contractor's / Mobile Equipment	1740	2003 Thompson Pump	6TSC-203	\$26,343
075	Contractor's / Mobile Equipment	1741	2003 Thompson Pump	8TSC-019	\$32,820
081	Contractor's / Mobile Equipment	1832	2005 Caterpillar Hydraulic Excavator	BCZ01053	\$199,953
085	Contractor's / Mobile Equipment		Water Jet Flush Unit - Trailer Mounted Hydraulic Sewer Cleaner		\$24,640
089	Contractor's / Mobile Equipment	1849	2005 John Deere Tractor	L06415B404729	\$78,783
099	Contractor's / Mobile Equipment	1891	2005 Massey Ferguson Tractor	1138625	\$54,853
100	Contractor's / Mobile Equipment	1897	2005 John Deere Tractor	RW782ODO39374	\$97,230
101	Contractor's / Mobile Equipment	1901	2005 Rainbow Pump	14860	\$33,360
102	Contractor's / Mobile Equipment	1902	2005 Rainbow Pump	14861	\$33,360
111	Contractor's / Mobile Equipment	1924	2006 Caterpillar Motorgrader	CAT0012HAAMZ00986	\$175,967
112	Contractor's / Mobile Equipment	1925	2006 Caterpillar Motorgrader	CAT0012HAAMZ00987	\$175,967
113	Contractor's / Mobile Equipment	1931	A91 4x4 + Menzi Muck Walking Excavator	G036424	\$254,815
117	Contractor's / Mobile Equipment	1932	2006 John Deere Backhoe/Loader Model 410G		\$69,497
118	Contractor's / Mobile Equipment	1933	2006 Rosco Broom Sweeper Model RB48-4800		\$39,253
119	Contractor's / Mobile Equipment	1935	2007 Dynapac CP271 Rubber Tired Traffic Roller		\$111,000
120	Contractor's / Mobile Equipment	1936	2006 John Deere Excavator		\$249,055
125	Contractor's / Mobile Equipment	1946	2006 Athens Harrow		\$16,638
126	Contractor's / Mobile Equipment	1947	2006 Rhino Mower		\$17,950

**Leon County Board of County Commissioners**

**PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT**

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
128	Contractor's / Mobile Equipment		29 Traffic Signals @ \$5,500 each		\$159,500
130	Contractor's / Mobile Equipment		22 pairs of Shoulder Mounted Beacons @ \$6,000 pair		\$132,000
131	Contractor's / Mobile Equipment	1940	2006 John Deere Dump Truck (Not tagged & Not for Road use)	DW300DT606840	\$292,650
132	Contractor's / Mobile Equipment	1941	2006 John Deere Dump Truck (Not Tagged & Not for Road use)	DW300DT607629	\$292,650
139	Contractor's / Mobile Equipment	1952	2006 Caterpillar Vibratory Compactor	DF00586	\$165,573
141	Contractor's / Mobile Equipment	1954	2006 Bomag Asphalt Recycler	901A22301540	\$278,000
142	Contractor's / Mobile Equipment	1969	2006 Vermeer Chipper	1VRY131ZX61001464	\$37,688
143	Contractor's / Mobile Equipment	1966	2006 Caterpillar Loader	ZSA03959	\$55,073
143A	Contractor's / Mobile Equipment	1966A	2009 Caterpillar Brushcutter	8009092006	\$18,460
144	Contractor's / Mobile Equipment	1970	2006 Gradall Excavator	0210017929	\$219,939
146	Contractor's / Mobile Equipment	1971	2006 John Deere Backhoe/Loader	T0310GX962306	\$60,797
147	Contractor's / Mobile Equipment	1967	2006 Caterpillar Excavator	JJG00391	\$183,907
156	Contractor's / Mobile Equipment	2005	2007 Leeboy Asphalt Patcher/Maintainer	XXX	\$122,586
158	Contractor's / Mobile Equipment	2009	2008 Rainbow Pump #RBR6445D	15608	\$29,980
159	Contractor's / Mobile Equipment	2010	2007 Caterpillar Bulldozer S/N P0039689	DJY00166	\$215,757
163	Contractor's / Mobile Equipment	2015	2007 John Deere Tractor	LO6715D517532	\$42,894
164	Contractor's / Mobile Equipment	2023	2007 Massey Ferguson Tractor	R100018	\$44,112
165	Contractor's / Mobile Equipment	2020	2007 Bomag Compactor	101570581058	\$419,500
167	Contractor's / Mobile Equipment	2022	2007 Hardee Boom Mower	2035599	\$180,000
170	Contractor's / Mobile Equipment	2034	2007 John Deere Backhoe	LV0110T710033	\$36,725
171	Contractor's / Mobile Equipment	2036	2007 John Deere Loader	DW644JZ618007	\$168,260
172	Contractor's / Mobile Equipment	2035	2008 John Deere Loader	DW644JZ618204	\$165,076
177	Other Inland Marine	4031	2005 Club Car Carry-All 472	QH0602590551	\$22,262
178	Other Inland Marine	4032	2005 Club Car Carry-All 472	QH0602590552	\$22,261
179	Contractor's / Mobile Equipment	2062	2008 Leeboy Broom	48668	\$42,770
180	Contractor's / Mobile Equipment	2037	2008 Caterpillar Loader	K5K02044	\$214,732
181	Contractor's / Mobile Equipment	2066	2008 Massey Ferguson Tractor	T015016	\$45,000
183	Contractor's / Mobile Equipment	2079	2008 Trantrex Thermasplastic - Pavement Marker	1C9B1162781288331	\$45,450
184	Contractor's / Mobile Equipment	2080	2008 John Deere Backhoe	lv0110t711020	\$36,993
185	Contractor's / Mobile Equipment	2085	2008 John Deere Tractor	LV4320H520263	\$24,494

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
186	Contractor's / Mobile Equipment	2100	2009 Toro Mower	290000109	\$26,444
187	Contractor's / Mobile Equipment	2103	2009 John Deere Bulldozer	T0850JX174107	\$318,246
188	Contractor's / Mobile Equipment	2109	2009 Massey Ferguson Tractor	T144068	\$36,530
189	Contractor's / Mobile Equipment	2112	2010 Sweepster Sprayer	M20-3007	\$49,036
190	Contractor's / Mobile Equipment	2113	2009 Toro Chem Spray	290000135	\$23,067
191	Contractor's / Mobile Equipment	2117	2009 Tennant Sales Litter/Trash Collector	4300-3077	\$32,274
192	Contractor's / Mobile Equipment	2120	2009 Bobcat ATV - 4X4 Utility	A59Z13302	\$10,148
196	Contractor's / Mobile Equipment	2130	2009 Gradall Excavator - Hydraulic Excavator	000038	\$294,660
197	Contractor's / Mobile Equipment	2006	2007 Toro Groomer - Soft Field Groomer	08705-270000360	\$14,888
198	Contractor's / Mobile Equipment	2102	2006 Ver-Mac Message Boards - Traffic Control Devices	2S9US11195S132356	\$10,500
199	Contractor's / Mobile Equipment	2115	2009 Gravely Trailer - enclosed	16HGB18279H178093	\$8,337
200	Contractor's / Mobile Equipment	2116	2009 Bobcat ATV - 4X4 Utility	A59Y12047	\$10,148
201	Other Inland Marine	2132	2009 AMIDA LIGHTTOWER	RL409-1420	\$7,331
202	Contractor's / Mobile Equipment	2137	2009 Vermeer Chipper	1VRY131Z391002587	\$43,269
203	Contractor's / Mobile Equipment	2145	2010 Caterpillar Roller	24000835	\$38,596
204	Contractor's / Mobile Equipment	2138	2010 Bush Hog Mower	12-02922	\$14,220
206	Contractor's / Mobile Equipment	2152	2010 Scag Mower	D7501490	\$7,940
207	Contractor's / Mobile Equipment	2153	2010 Scag Mower	D7501511	\$7,940
208	Contractor's / Mobile Equipment	2154	2010 Caterpillar Forklift	ETB1451794	\$29,494
209	Contractor's / Mobile Equipment	2149	2010 Massey Ferguson Tractor	JUE51204	\$22,280
210	Contractor's / Mobile Equipment	2155	2010 Massey Ferguson Tractor	JUE51208	\$22,280
211	Contractor's / Mobile Equipment	4058	2010 Polaris R61 (mini-ambulance)	4XARF68A294742922	\$47,095
212	Contractor's / Mobile Equipment	2159	2010 Thermolaser Pave/Marker	569-6307	\$12,460
213	Contractor's / Mobile Equipment	2162	2010 Ferris Mower	2014094518	\$13,999
214	Contractor's / Mobile Equipment	2163	2010 SMC Message Boards	M561	\$13,950
215	Contractor's / Mobile Equipment	2164	2010 SMC Message Boards	M562	\$13,950
216	Contractor's / Mobile Equipment	2158	2010 Bobcat ATV - 4X4 Utility	A59Y12179	\$10,868
217	Contractor's / Mobile Equipment	2167	2010 Massey Ferguson Tractor	T162065	\$48,399
218	Contractor's / Mobile Equipment	2168	2010 Sand Pro Groomer (Softball Field Groomer)	310000338	\$14,892
219	Other Inland Marine		38 Accuvote Voting Machines	Various	\$237,893

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
220	Emergency Serv Portable Equipment		15 Zoll Medical Autopulse Boards	Various	\$164,925
221	Emergency Serv Portable Equipment		22 Stryker Bariatric Cots	Various	\$229,743
222	Emergency Serv Portable Equipment		17 Eagle Ventilators	Various	\$130,892
223	Other Inland Marine		83 Accuvote Voting Machines w/ Battery	Various	\$437,933
224	Emergency Serv Portable Equipment	32768	Medtronics Defib/Monitor Lifepak 12	38010050	\$17,307
225	Emergency Serv Portable Equipment	29128	Medtronics Defib/Monitor	31767839	\$18,810
226	Emergency Serv Portable Equipment	29129	Medtronics Defib/Monitor	31767840	\$18,810
227	Emergency Serv Portable Equipment	29131	Medtronics Defib/Monitor	31767837	\$18,810
228	Emergency Serv Portable Equipment	29132	Medtronics Defib/Monitor	31767836	\$18,810
229	Emergency Serv Portable Equipment	29133	Medtronics Defib/Monitor	31767841	\$18,810
230	Emergency Serv Portable Equipment	29134	Medtronics Defib/Monitor	31767838	\$18,810
231	Emergency Serv Portable Equipment	31274	Medtronics Defib/Monitor Lifepak 12	34969317	\$20,262
232	Emergency Serv Portable Equipment	29130	Medtronics Defib/Monitor	31767835	\$18,810
233	Emergency Serv Portable Equipment	32078	Lifepak Defib/Monitor Lifepak 12	37050599	\$18,551
234	Emergency Serv Portable Equipment	30490	Medtronic Lifepak 12 Defib/Monitor	33771139	\$18,982
235	Emergency Serv Portable Equipment	30491	Medtronic Lifepak 12 Defib/Monitor	33771140	\$18,982
236	Emergency Serv Portable Equipment	30492	Medtronic Lifepak 12 Defib/Monitor	33771141	\$18,982
237	Emergency Serv Portable Equipment	30493	Medtronic Lifepak 12 Defib/Monitor	33771142	\$18,982
238	Contractor's / Mobile Equipment	2177	2010 John Deere Tractor 100+ HP	L06430P636576	\$76,594
239	Contractor's / Mobile Equipment	2179	2010 Massey Ferguson Hay Baler	HU64403	\$12,000
240	Bookmobile Library Collection		Moved To Property Form Covered as Property in Transit 10-1-10		\$0
241	Contractor's / Mobile Equipment	442	2010 Bush Hog Mower Mdl 3715	12-02986	\$14,509
242	Contractor's / Mobile Equipment	432	2010 John Deere Riding Mower Model Z920AZTRAK	TC920AAG10076	\$8,138
243	Contractor's / Mobile Equipment	002	2010 Wanco Message Boards	5F12S1616A1001429	\$16,543
244	Contractor's / Mobile Equipment	443	2010 Caterpillar Forklift	AT3430164	\$25,360
245	Contractor's / Mobile Equipment	441	2010 John Deere Backhoe	1T0710JXLA0191854	\$127,600
246	Contractor's / Mobile Equipment	431	2010 John Deere Backhoe	1T0710JXCA0191762	\$121,100
247	Contractor's / Mobile Equipment	433	2010 John Deere Loader	1DW644KZTA0632438	\$201,800

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
248	Utility All Terrain Vehicle	436	2010 Kubota ATV	16311	\$16,098
249	Contractor's / Mobile Equipment	432	2011 Kuhn Mower	D7201	\$10,990
250	Contractor's / Mobile Equipment	433	2011 Caterpillar Skid Steer	MAS01968	\$80,726
251	Contractor's / Mobile Equipment	432	2011 Scag Mower	D7400689	\$9,128
252	Contractor's / Mobile Equipment	602	2011 Lift King Forklift	NL38908U090875U	\$58,154
253	Contractor's / Mobile Equipment	436	2011 Bobcat	AJNS11271	\$7,380
254	Contractor's / Mobile Equipment	432	2011 Kawasaki Transmule	JK1AFCR14BB508246	\$15,744
255	Contractor's / Mobile Equipment	432	2011 Massey Ferguson Tractor	BV31031	\$43,984
257	Contractor's / Mobile Equipment	432	2011 Massey Ferguson Tractor	BV37008	\$43,984
258	Contractor's / Mobile Equipment		2011 Club Car	SC1145246323	\$17,513
259	Contractor's / Mobile Equipment	2217	2011 CMS-T333 (Portable Message Board)	1A9BS3339B2228308	\$15,158
260	Contractor's / Mobile Equipment	2218	2012 CMS-T333 (Portable Message Board)	1A9BS3339B2228309	\$15,158
240	Contractor's / Mobile Equipment	2229	2011 Bomag Garbcompac	BC101570481012	\$440,950.00
241	Contractor's / Mobile Equipment	2230	2011 Gradall Excavator	000050	\$359,468.00
242	Contractor's / Mobile Equipment	2237	2011 John Deer Loader	1DW744KXJBE638929	\$301,100.00
243	Contractor's / Mobile Equipment	2238	2011 John Deer Loader	1DW477KXKBE641036	\$328,079.00
244	Contractor's / Mobile Equipment	2242	2012 Grasshopper Mower	6212445	\$12,615.30
245	Contractor's / Mobile Equipment	2231	2012 ExMark Mower	980142	\$5,359.00
246	Contractor's / Mobile Equipment	431	2012 Volvo Motor Grader	575155	\$179,035.00
247	Contractor's / Mobile Equipment	2256	2012 Bandit Chipper	2660	\$51,024.00
248	Contractor's / Mobile Equipment	2254	2012 BUSH HOG MOWER	12-10505	\$19,407.00
249	Contractor's / Mobile Equipment	2262	2012 Bush Hog Mower	1200561	\$14,300.00
250	Contractor's / Mobile Equipment	2263	2012 Grasshopper Mower	6215124	\$12,938.00
251	Contractor's / Mobile Equipment	2264	2012 Finn Hay Blower	MM3127	\$51,740.00
252	Contractor's / Mobile Equipment	2270	2012 Challenger Tractor	B-188013	\$145,580.00
253	Contractor's / Mobile Equipment	2278	2012 ExMark Mower	312634124	\$5,599.99
254	Contractor's / Mobile Equipment	2279	2012 ExMark Mower	312638586	\$5,599.99
255	Contractor's / Mobile Equipment	4077	2012 Electro Bubble	1G9BA4224CG411320	\$15,605.00
256	Contractor's / Mobile Equipment	4078	2012 Electro Bubble	1G9BA4228CG411319	\$13,100.00
257	Contractor's / Mobile Equipment	2287	2012 Challenger Tractor	C244031	\$148,462.00
258	Contractor's / Mobile Equipment	2271	2012 Superior Broom	813546	\$55,908.00

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
259	Contractor's / Mobile Equipment	2303	2013 MA OMNI BUSH HOG MOWER	84387	\$12,500.00
260	Contractor's / Mobile Equipment	2310	2013 Polaris Utility ATV	4XARC08GXDE78901	\$11,640.00
261	Contractor's / Mobile Equipment	2311	2013 Challenger Tractor MO	B328022	\$153,787.00
262	Contractor's / Mobile Equipment	2317	2013 Land Pride Drill Seeder	738387	\$14,500.00
263	Contractor's / Mobile Equipment	2316	2013 Grasshopper Mower	6311510	\$13,044.70
264	Contractor's / Mobile Equipment	2320	2013 John Deere Loader	1DW744KXCDE653130	\$318,100.00
265	Contractor's / Mobile Equipment	2323	2013 John Deere Tractor	1LV4720HTDY947020	\$48,028.70
266	Contractor's / Mobile Equipment	2321	2013 Polaris Ranger Utility ATV	4XARC08G7DE223524	\$11,640.00
267	Contractor's / Mobile Equipment	2324	2013 Bush Hog Mower	1200012	\$13,199.00
268	Emergency Serv Portable Equipment	35387	CAT Forklift	FN455504	\$38,278.00
269	Emergency Serv Portable Equipment	35107	Lifepak 15	41321325	\$26,362.00
270	Emergency Serv Portable Equipment	34792	COT, Stryker Power Pro	121140542	\$13,953.60
271	Emergency Serv Portable Equipment	34793	COT, Stryker Power Pro	121140543	\$13,953.60
272	Emergency Serv Portable Equipment	34794	COT, Stryker Power Pro	121140544	\$13,953.60
273	Other Inland Marine	34817	Server, IBM X360	SKQ8Z909	\$9,722.50
274	Other Inland Marine	34818	Server, IBM X360	SKQ8Z904	\$9,722.50
275	Emergency Serv Portable Equipment	35221	Lucas Chest Compression System	12200525	\$7,920.75
276	Emergency Serv Portable Equipment	35222	Lucas Chest Compression System	12200540	\$7,920.75
277	Emergency Serv Portable Equipment	35223	Lucas Chest Compression System	12200559	\$7,920.75
278	Emergency Serv Portable Equipment	35224	Lucas Chest Compression System	12200524	\$7,920.75
279	Emergency Serv Portable Equipment	35225	Lucas Chest Compression System	12200029	\$7,920.75
280	Emergency Serv Portable Equipment	35226	Lucas Chest Compression System	12200635	\$7,920.75
281	Emergency Serv Portable Equipment	35227	Lucas Chest Compression System	12200516	\$7,920.75
282	Emergency Serv Portable Equipment	35228	Lucas Chest Compression System	12200521	\$7,920.75
283	Emergency Serv Portable Equipment	35229	Lucas Chest Compression System	12200519	\$7,920.75
284	Emergency Serv Portable Equipment	35230	Lucas Chest Compression System	12200523	\$7,920.75
285	Emergency Serv Portable Equipment	35231	Lucas Chest Compression System		\$7,920.75
286	Emergency Serv Portable Equipment	35232	Lucas Chest Compression System		\$7,920.75

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
287	Emergency Serv Portable Equipment	35233	Lucas Chest Compression System		\$7,920.75
288	Emergency Serv Portable Equipment	35234	Lucas Chest Compression System		\$7,920.75
289	Emergency Serv Portable Equipment	35235	Lucas Chest Compression System		\$7,920.75
290	Emergency Serv Portable Equipment	35236	Lucas Chest Compression System		\$7,920.75
291	Emergency Serv Portable Equipment	35102	Rear Storage Cabinet		\$6,594.00
292	Emergency Serv Portable Equipment	35103	Rear Storage Cabinet		\$6,594.00
293	Other Inland Marine	35101	Sharp Aquos Interactive Board		\$6,495.00
294	Emergency Serv Portable Equipment	35104	Harris Mobile Radio		\$6,116.85
295	Emergency Serv Portable Equipment	35105	Harris Mobile Radio	A40201001727	\$6,116.85
296	Emergency Serv Portable Equipment	35106	Harris Mobile Radio	A40201001610	\$6,116.85
297	Contractor's / Mobile Equipment	2331	2013 Grasshopper Mower	6410447	\$13,044.70
298	Contractor's / Mobile Equipment	2334	2013 Superior Broom	814744	\$57,500.00
299	Contractor's / Mobile Equipment	2335	2013 Superior Broom	814745	\$57,500.00
300	Contractor's / Mobile Equipment	2338	2013 John Deere Tractor	1LV4320HKDH916249	\$32,998.96
302	Contractor's / Mobile Equipment	2342	2014 Look Trailer	53BLTEB28EU011331	\$6,130.00
303	Contractor's / Mobile Equipment	2343	2014 Volvo Const. Motor Grader	576131	\$191,874.00
304	Contractor's / Mobile Equipment	2344	2014 Volvo Const. Motor Grader	576137	\$191,874.00
305	Contractor's / Mobile Equipment	2346	2014 Bush Hog Bat Wing Mower	12-00014	\$13,399.00
306	Contractor's / Mobile Equipment	2347	2014 Bush Hog Bat Wing Mower	12-00015	\$13,399.00
307	Contractor's / Mobile Equipment	2348	2014 Scag Turf Tiger Mower 52"	K1400038	\$9,515.00
308	Contractor's / Mobile Equipment	2349	2014 Scag Turf Tiger Mower 52"	K1400051	\$9,515.00
309	Contractor's / Mobile Equipment	2350	2014 Scag Turf Tiger Mower 61"	K1900151	\$9,672.00
310	Contractor's / Mobile Equipment	2351	2014 Scag Turf Tiger Mower 61"	K1900154	\$9,672.00
311	Contractor's / Mobile Equipment	2345	2014 Volvo Const. Motor Grader	576138	\$191,874.00
312	Contractor's / Mobile Equipment	2354	2014 Wacker VIB Compactor	10320888	\$7,451.73
313	Contractor's / Mobile Equipment	2357	2014 Vermeer Chipper	1VRY131Z0E1004310	\$52,020.00
314	Other Inland Marine		Quantity 250 - Imagecast Evolution (ICE) Tabulator System		\$1,550,000.00
315	Other Inland Marine		Quantity 250 - Imagecast Evolution Plastic Ballot Box		\$250,000.00
316	Other Inland Marine		Quantity 500 - CF 8GB Memory Cards		\$50,000.00

## Leon County Board of County Commissioners

### PROPOSED SCHEDULE OF INLAND MARINE EQUIPMENT

ITEM #	EQUIPMENT TYPE	DEPT / LOC #	DESCRIPTION	SERIAL #	VALUE
317	Other Inland Marine		Quantity 20 - Pollworker Light		\$4,600.00
318	Other Inland Marine		Quantity 3 - Imagecast Central Canon Tabulator/Dell PC/Keyboard		\$125,000.00
319	Other Inland Marine		Quantity 2 - Dell Poweredge R320 Master EMS Server		\$13,600.00
320	Other Inland Marine		Quantity 2 - Dell Poweredge R320 Master EMS File Server		\$10,400.00
321	Other Inland Marine		Quantity 2 - Dell Poweredge R320 Routing and Remote Access Server		\$10,400.00
322	Other Inland Marine		Quantity 4 - CF Memory Card Reader/Writer		\$100.00
323	Other Inland Marine		Quantity 4 - Ibutton Reader/Writer		\$300.00
324	Other Inland Marine		Quantity 2 - Digi Connectport LTS 32		\$5,000.00
325	Contractor's / Mobile Equipment	2363	2014 John Deere Tractor	L06105M796405	\$78,991.80
326	Contractor's / Mobile Equipment	2366	2014 Massey Ferguson Tractor	D056046	\$65,273.00
327	Contractor's / Mobile Equipment	2368	2014 John Deere ATV	MO825GF080893	\$16,628.00
328	Contractor's / Mobile Equipment	2367	2014 Scag Turf Tiger Large Riding Mower	K1400167	\$9,515.22
329	Contractor's / Mobile Equipment	2369	Cement Tech Concrete Dispenser	3MCD153042DHT	\$77,030.00
330	Contractor's / Mobile Equipment	2371	2014 John Deere 4X4 Utility All Terrain Vehicle	1M0HPXGSKEM120851	\$9,716.00
			<b>Total Unscheduled Equipment</b>		<b>\$475,000</b>
			<b>Total Scheduled Equipment</b>		<b>\$17,421,372</b>
			<b>GRAND TOTAL</b>		<b>\$17,896,372</b>

**Leon County Board of County Commissioners**

**AGREED VALUE ENDORSEMENT IF APPLICABLE**

**Coverages Provided:** The insurance company agrees to waive the Coinsurance Clause, thus eliminating your potential penalty for buying an inadequate amount of insurance to meet the Coinsurance requirement.

**OR**

**CO-INSURANCE EXAMPLES IF APPLICABLE**

The co-insurance clause is found in almost every property policy. It states that the insurance company will not pay the full amount of any loss if the covered property is, for whatever reason, covered for less than the required insurable value at the time of loss. Required insurable value equals the value of the covered property at the time of loss multiplied by the coinsurance amount.

**Examples of Co-Insurance at 80%**

<u>Building Value</u>	<u>Insurance Carried</u>	<u>Loss</u>	<u>Insurance Pays</u>
1) \$100,000	\$100,000	\$60,000	\$60,000
2) \$100,000	\$ 80,000	\$60,000	\$60,000
3) \$100,000	\$ 70,000	\$60,000	\$52,500 *

\*  $\frac{\text{Did } (70,000)}{\text{Should } (80,000)} \times \text{Loss} = \frac{7}{8} \text{ Paid}$

**OR**

**Examples of Co-Insurance at 90%**

<u>Building Value</u>	<u>Insurance Carried</u>	<u>Loss</u>	<u>Insurance Pays</u>
1) \$100,000	\$100,000	\$60,000	\$60,000
2) \$100,000	\$ 90,000	\$60,000	\$60,000
3) \$100,000	\$ 80,000	\$60,000	\$53,333 *

\*  $\frac{\text{Did } (80,000)}{\text{Should } (90,000)} \times \text{Loss} = \frac{8}{9} \text{ Paid}$

**OR**

**Examples of Co-Insurance at 100%**

<u>Building Value</u>	<u>Insurance Carried</u>	<u>Loss</u>	<u>Insurance Pays</u>
1) \$100,000	\$100,000	\$60,000	\$60,000
2) \$100,000	\$ 70,000	\$60,000	\$42,000 *

\*  $\frac{\text{Did } (70,000)}{\text{Should } (100,000)} \times \text{Loss} = \frac{7}{10} \text{ Paid}$

**Leon County Board of County Commissioners**

**Travelers Casualty and Surety Company of America**

**PROPOSED CRIME COVERAGE**  
*Higher limits may be available upon request*

<b><u>Description of Coverage:</u></b>	<b><u>Limits</u></b>	<b><u>Single Loss Retention</u></b>
Employee Dishonesty - Blanket Form	\$ 1,000,000	\$ 10,000
Forgery or Alteration	\$ 100,000	\$ 2,500
Theft, Disappearance and Destruction		
Inside the Premises	\$ 100,000	\$ 2,500
Outside the Premises	\$ 100,000	\$ 2,500
Money Orders and Counterfeit Money	\$ 100,000	\$ 2,500
Computer Fraud	\$ 1,000,000	\$ 10,000
Funds Transfer Fraud	\$ 1,000,000	\$ 10,000
Personal Accounts Forgery or Alteration	\$ 100,000	\$ 0
Identity Fraud Expense Reimbursement	\$ 25,000	\$ 0
Claims Expense Reimbursement	\$ 5,000	\$ 0

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Commercial Crime – Discovery Form  
Removal of Short Rate Cancellation Endorsement  
Florida Changes Endorsement  
Government Entity Crime Endorsement

**Subject To:**

Please explain any protective controls in place to detect fraudulent computer usage by employees and outsiders.

**Other Coverages Available:**

Robbery and Safe Burglary  
Premises Burglary  
Extortion  
Premises Theft and Robbery Outside  
Lessees of Safe Deposit Boxes  
Securities Deposited with Others

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**Leon County Board of County Commissioners**

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**Atlantic Specialty Insurance Company (One Beacon)****PROPOSED LIABILITY COVERAGE***Higher limits may be available upon request*

Coverage will pay sums which the insured becomes legally liable to pay for damages because of bodily injury or property damage to which this insurance applies.

**Description of Coverage:****Commercial General Liability Limits:**

Each Occurrence	\$ 1,000,000
Personal Injury & Advertising Injury	\$ 1,000,000
Damage to Premises Rented to You	\$ 1,000,000
Health Care and Social Services Each Wrongful Act	\$ 1,000,000
Sexual Abuse Each Occurrence	\$ 1,000,000
Medical Expense	Not Covered
Aggregates	
All Other Coverage	\$ 3,000,000
Products/Completed Operations	\$ 3,000,000

<b>Deductible (Applies to Bodily Injury &amp; Property Damage)</b>	
<b>Each Occurrence, Offense or Wrongful Act</b>	<b>\$ 10,000</b>

**Professional Liability Limits:**

<b>Public Officials Errors &amp; Omissions</b>	
Each Wrongful Act	\$ 1,000,000
Aggregate	\$ 3,000,000
Deductible	\$ 25,000
Retroactive Date	12/15/2003

<b>Public Officials Employment Practices</b>	
Each Offense	\$ 1,000,000
Aggregate	\$ 3,000,000
Deductible	\$ 1,000
Retroactive Date	12/15/2003

<b>Public Officials Employee Benefits</b>	
Each Offense	\$ 1,000,000
Aggregate	\$ 3,000,000
Deductible	\$ 25,000
Retroactive Date	12/15/2003

<b>Law Enforcement Liability</b>	
<b>(Limited to Tactical Medical Program Only)</b>	
Each Wrongful Act	\$ 1,000,000
Aggregate	\$ 3,000,000
Deductible	\$ 25,000

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**Leon County Board of County Commissioners**

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**Atlantic Specialty Insurance Company (One Beacon)**

**PROPOSED LIABILITY COVERAGE** *(Continued)*

*Higher limits may be available upon request*

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Commercial General Liability – Occurrence Form  
Public Officials Liability – Claims Made Coverage Form  
Includes Errors & Omissions; Employment Practices; Employee Benefits  
Coverage for Structural Dam Failure is Not Included  
General Liability Medical Payments Exclusion  
Limitation of Coverage to Designated Premises or Operations  
Law Enforcement Liability applies and limited to EMS participation in the  
Tactical Medical Program  
All other Law Enforcement is covered elsewhere

**Leon County Board of County Commissioners**

**Atlantic Specialty Insurance Company (One Beacon)**

**PROPOSED AUTOMOBILE COVERAGE**

*Higher limits may be available upon request*

Coverage is provided for all sums the insured legally must pay as damages because of bodily injury or property damage to which this insurance applies caused by an accident and resulting from the ownership, maintenance or use of a covered auto.

<u>Limits of Liability:</u>	<u>Symbol</u>		
Bodily Injury & Property Damage	1	\$ 1,000,000 \$ 10,000	Combined Single Limit Deductible
Personal Injury Protection (Florida No-Fault)	5	Included	Each Person
Medical Payments		\$ 5,000	Each Person
Uninsured Motorists (Non-Stacked)		Excluded	Combined Single Limit
Automobile Physical Damage	10	Actual Cash Value (ACV)	
Comprehensive		\$ 1,000	Deductible
Collision		\$ 1,000	Deductible

**Forms, Endorsements, Exclusions include (but are not limited to):**

- Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier
- Business Auto Coverage Form
- Hired Auto Liability Included – Excess Basis
- Non-Owned Auto Liability Included
- Broad Form Endorsement
- Physical Damage Symbol 10 = Those autos you own and that meet the following requirements.
  - This includes autos you acquire after the policy begins.
  - 1. New Autos
  - 2. Autos which replace those you previously owned that had Physical Damage coverage
- Subject to Favorable Motor Vehicle Reports

**Rating Basis:**

Type of Vehicle	Unit Count
Trucks	305
Ambulances	31
Trailers	70
PPT (Non – Emergency)	7

Coverage only applies to vehicles that are owned/titled or leased in the corporate name, or business name in case of a partnership that is specifically listed. If a business owned vehicle is furnished for personal use, an extension of coverage form may be required for proper protection. Uninsured Motorists coverage is available up to the limit of liability. If the limit selected is less than the Bodily Injury and Property Damage limit, a signed selection/rejection form will be required.

**Leon County Board of County Commissioners**

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**Atlantic Specialty Insurance Company (One Beacon)**

**PROPOSED EXCESS LIABILITY COVERAGE**

*Higher limits may be available upon request*

**Excess Liability Limits:**

Each Occurrence	\$	2,000,000
Annual Aggregate	\$	2,000,000
<b>Self-Insured Retention:</b>	\$	<b>NIL</b>

**Required Underlying Insurance and Limits:**

Commercial General Liability	\$ 1,000,000	Each Occurrence
	\$ 1,000,000	Personal & Advertising Injury
	\$ 3,000,000	General Aggregate
	\$ 3,000,000	Products and Completed Operations Aggregate
Public Officials Errors & Omissions	\$ 1,000,000	Each Wrongful Act
	\$ 3,000,000	Aggregate
Public Officials Employment Practices	\$ 1,000,000	Each Wrongful Act
	\$ 3,000,000	Aggregate
Public Officials Employee Benefits	\$ 1,000,000	Each Wrongful Act
	\$ 3,000,000	Aggregate
Commercial Automobile Liability	\$ 1,000,000	Bodily Injury and Property Damage

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Excess Liability Coverage Form  
Follow Form Except  
Pollution  
Failure to Supply  
Sexual Abuse  
Uninsured / Underinsured Motorist

**Leon County Board of County Commissioners**

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**QBE Insurance Corporation**

**PROPOSED AIRCRAFT LIABILITY COVERAGE**

*Higher limits may be available upon request*

**Schedule of Aircrafts:**

<u>FAA #</u>	<u>Make &amp; Model</u>	<u># of Seats</u>	<u>Insured Hull Value</u>
N762LC	1995 Bell 206	4	\$ 800,000
N308LC	1995 Bell 206B III	4	\$ 800,000
N40MC	1970 Bell 206	4	\$ 200,000

**Deductible:**

Rotors Not in Motion:	NIL
Rotors in Motion/Including Ingestion:	1% of the Insured Value Each Loss/Each Engine

**Limits of Liability:**

Single Limit Bodily Injury, Including Passengers and Property Damage	\$ 1,000,000	Each Occurrence
Passenger Liability Limited to	\$ 100,000	Each Person
Medical Expenses – Including Crew	\$ 40,000	Each Occurrence
	\$ 10,000	Each Person

**Pilot Warranty:**

Any Pilot approved by the Named Insured's Chief Pilot or their designee

**Territory:**

Whilst the aircraft insured is in the United States of America, Canada or Mexico, the Bahamas and the Caribbean Islands or enroute between points therein.

**Purpose of Use:**

All Uses as Required by the Named Insured

**Regular Location of Aircraft:**

Tallahassee Regional Airport, Tallahassee, FL

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Aircraft Liability  
Physical Damage – Rotors in Motion and Rotors Not in Motion

**Leon County Board of County Commissioners**

**QBE Insurance Corporation**

**PROPOSED AIRCRAFT LIABILITY COVERAGE (Continued)**  
*Higher limits may be available upon request*

**Forms, Endorsements, Exclusions include (but are not limited to): (Continued)**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier		
Exclusions and Provisions:		
Asbestos Exclusion		
Cancellation Amendment		
Date Recognition exclusion		
Fellow Employee Exclusion		
Fungus Exclusion		
Mexico Warning		
Noise Pollution Exclusion		
Nuclear Risk Exclusion		
Radioactive Exclusion		
War Hijacking & Other Perils Exclusion		
<b>Broad Coverage Endorsement</b>		
Deletion of Air Worthiness Certificate Exclusion	Included	
Automatic Insurance for Increased Value	Included	
Baggage	\$ 10,000	
Hangar	\$ 500,000	
Definition of Premises	Included	
Emergency or Unexpected Landing	Up to 50% of Insured Value of Aircraft	
Extra Expense for Renting Substitute Aircraft	\$ 5,555	Per Day
	90	Days
Maximum	\$ 500,000	
Extra Expense for Temporary Replacement		
Aircraft parts	\$ 500,000	
Hangarkeepers Liability	\$ 500,000	NIL Deductible
Host Liquor Liability	\$ 1,000,000	
Mobile Equipment Liability	\$ 1,000,000	
Physical Damage to Spare Engines, Parts Avionics, etc.	\$ 500,000	NIL Deductible
Policy Territory	Worldwide	
Premises Medical Coverage	\$ 2,500	
Products Liability – Sale of Aircraft, Parts Food & Beverage	\$ 1,000,000	
Runway Foam	\$ 500,000	
Search & Rescue	\$ 500,000	
Trip Interruption Expense	\$ 5,000	Each Passenger
Unearned Premium Insurance	Included	
Airport Premises Liability	\$ 1,000,000	
Automatic Attachment Newly Acquired Aircraft	\$ 500,000	
Aviation Date Recognition with Limited Coverage	Included	
Contractual Liability	Included	
Fellow Employee Coverage Endorsement	Included	
Hurricane Protection Coverage	\$ 2,500	Per Aircraft
Knowledge of Occurrence	Included	

**Leon County Board of County Commissioners**

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**QBE Insurance Corporation**

**PROPOSED AIRCRAFT LIABILITY COVERAGE (Continued)**  
*Higher limits may be available upon request*

**Forms, Endorsements, Exclusions include (but are not limited to): (Continued)**

Mechanics Tools	\$ 50,000	NIL Deductible
NonOwned Aircraft Liability – up to 15 Seats	\$1,000,000/\$1,000,000	
NonOwned Aircraft Physical Damage	\$ 500,000	
On Premises Automobile Liability	Included	
Passenger Voluntary Settlements	\$ 250,000	
Profit Commission on Renewal	15% of 70% of the earned hull premium less any paid losses, expenses and reserves	

**Leon County Board of County Commissioners**

**National Union Fire Insurance Company of Pittsburgh, PA (AIG)**

**PROPOSED ACCIDENTAL DEATH & DISMEMBERMENT – LAW ENFORCEMENT**

*Higher limits may be available upon*

**Eligibility:**

- Class 1:** All full-time Law Enforcement Officers of the Policyholder
- Class 2:** All part-time Law Enforcement Officers of the Policyholder.
- Class 3:** All Auxiliary Reserves of the Policyholder
- Class 4:** Pilots of Policyholder
- Class 5:** All Administrative and Clerical and Dispatchers of the Policyholder.
- Class 6:** All Correctional Officers of the Policyholder
- Class 7:** All Volunteer Firefighters of the Policyholder

**Description of Activity:**

While performing the duties of the Insured’s Job

- Accidental Death** **\$ 70,700**
- a) If an Insured is killed while: i) in fresh pursuit; or ii) responding to an emergency or what he reasonably believed to be an emergency; or iii) responding to a traffic accident; or iv) while enforcing what is reasonably believed to be a traffic law or ordinance; or v) in the case of firefighter, participating in a training exercise; an additional \$70,700 will be paid.
  - b) If an Insured is killed as a result of an unlawful and intentional act by another person, an additional \$199,980 will be paid

- Accidental Dismemberment** **\$ 70,700**
- a) If an Insured suffers a dismemberment while: i) in fresh pursuit; or ii) responding to an emergency or what he reasonably believed to be an emergency; or iii) responding to a traffic accident; or iv) while enforcing what is reasonably believed to be a traffic law or ordinance; or v) in the case of firefighter, participating in a training exercise; an additional \$70,700 will be paid
  - b) If an Insured is killed as a result of an unlawful and intentional act by another person, an additional \$199,980 will be paid

Burial Benefit	\$	1,000
Day Care Benefit	\$	2,000
Education Benefit	\$	2,000
Medical Continuation Benefit	\$	5,000
Weekly Accident Indemnity Benefit		
Classes 1 & 6		
Weekly Maximum Amount	\$	100
Maximum number of weeks		52
Elimination Period		30 Days

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**Leon County Board of County Commissioners**

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**National Union Fire Insurance Company of Pittsburgh, PA (AIG)**

**PROPOSED ACCIDENTAL DEATH & DISMEMBERMENT – LAW ENFORCEMENT (Continued)**

*Higher limits may be available upon*

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier

**Policy forms Classes 1,2,3,4,5,6,7**

Blanket Accident Insurance Policy

Master Application

Injury Definition and Exclusions Amendatory Rider

Florida Statutory Benefit Endorsement

Florida Annual Accidental Death Benefit Adjustment Rider

Florida Statutory Burial Benefit Rider

Day Care Benefit Rider

Florida Statutory Medical Continuation Rider

Florida Education Benefit Rider

Coverage Territory Endorsement

Important Consumer Service Information Regarding Your Insurance

**Policy Forms Classes 1 & 6**

Weekly Accident Indemnity Rider



**Leon County Board of County Commissioners**

**Illinois Union Insurance Company**

**PROPOSED POLLUTION LIABILITY**

*Higher limits may be available upon*

**Pollution Limits of Liability:**

Per Pollution Condition	\$	6,000,000
Aggregate All Pollution Conditions	\$	7,000,000
Retroactive Date		10/01/2001

**Self Insured Retention (Per Loss):**

Per Pollution Condition	\$	10,000
Per Pollution Condition for Storage Tanks (1989 or Earlier)	\$	25,000

**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Public/Educational Entity Pollution Liability Insurance Policy  
Specific Dedicated Limits for Financial Responsibility  
Policyholder Disclosure Notice of Terrorism Insurance Coverage  
**Premium is twenty-five percent (25%) Minimum-Earned as of inception of this Policy**  
Schedule of Aboveground Storage Tanks Endorsement (Financial Responsibility) (PE PPL)  
Schedule of Underground Storage Tanks Endorsement (Financial Responsibility) (PE PPL)  
Exposure-Specific Dedicated Limits for Financial Responsibility I (USTs & ASTs – Via  
General Aggregate Sublimit – Annual) Endorsement (PE PPL)  
Schedule of Covered Locations (Coverage A.) Endorsement  
If The Insured Elects To Purchase Terrorism Coverage Per The Attached Disclosure Letter For  
The Additional Premium Noted Above, The Following Endorsements Will Apply:  
Pf-23728 (01/08) - Terrorism Risk Insurance Act Endorsement  
Tria11b (01/08) - Disclosure Pursuant To Terrorism Risk Insurance Act  
If The Insured Elects To Decline Terrorism Coverage Per The Attached Disclosure Letter, The  
Following Endorsements Will Apply:  
Tria15c (01/08) - Policyholder Disclosure Notice Of Terrorism Insurance Coverage

**Covered Sites:**

2825 Municipal Way, Tallahassee, FL	Above Ground Storage Tank – (3)
7550 Appalachee Parkway, Tallahassee, FL	Above Ground Storage Tank – One (1) Landfill Recycling Facility
200 West Park Avenue, Tallahassee, FL	Above Ground Storage Tank – One (1)
911 Easterwood, Tallahassee, FL	Above Ground Storage Tank – (2) Transfer Station
2500 Pedrick Rd S, Tallahassee, FL	Above Ground Storage Tank – One (1)
2288 Miccosukee Road, Tallahassee, FL	Under Ground Storage Tank – Two (2)
535 Appleyard Drive, Tallahassee, FL	Under Ground Storage Tank – One (1)
301 South Monroe Street, Tallahassee, FL	Under Ground Storage Tank – Two (2)

\*All Other Owned or Leased Locations as Per Schedule on File with Company Not  
Otherwise Excluded

**Leon County Board of County Commissioners**

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**Admiral Insurance Company**

**PROPOSED PHYSICIANS, SURGEONS & DENTISTS  
PROFESSIONAL LIABILITY COVERAGE**

*Higher limits may be available upon*

**Professional Limits of Liability:**

Each Claim	\$	1,000,000
Aggregate Limit	\$	3,000,000
Retroactive Date		10/01/2008

*Defense Costs Are Within the Limit of Liability*

**Deductible:**

Per Claim Including Expenses	\$	2,500
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**Forms, Endorsements, Exclusions include (but are not limited to):**

Standard Policy Forms, Endorsements, Exclusions as issued by ISO or Carrier  
Physicians, Surgeons & Dentists Professional Liability - Claims Made Form  
Business Services: Medical Director Services for Leon County FL Emergency Medical Services  
Division – No Direct Patient Care  
Coverage Limitation  
Professional Liability Insurance Coverage Part  
Minimum Retained Premium – 25%  
Coverage Limitation  
Florida Changes Cancellation And Non Renewal  
Non Participation Disclosure Notice To Policy Holders All States  
Patients Compensation Funds And Insureds Warranty Of Compliance  
Limited Liability Company (Llc) As An Insured  
Incident Trigger Wording Amended "Claim" Definition  
Professional Liability Terrorism Exclusion (Absolute)  
Service of Suit

## Leon County Board of County Commissioners

### SUMMARY OF PROPOSED PREMIUMS AND RELATED INFORMATION

<u>Premiums as Proposed:</u>	<u>Expiring</u>	<u>Renewal</u>
Property/Flood/Breakdown/Inland Marine	\$ 773,534.32	\$ 748,827.00
Surcharges/Fees/Taxes	\$ 22,553.27	\$ 17,583.46
General Liability	\$ 183,071.00	\$ 148,729.00
Professional Liability (w/o Tactical)	\$ 49,247.00	\$ 47,349.00
Tactical Medical Program	NA	\$ 7,075.07
Automobile	\$ 191,121.00	\$ 216,489.00
Excess Liability	\$ 13,051.00	\$ 11,587.00
Surcharges/Fees/Taxes	\$ 8,128.05	\$ 7,793.85
Commercial Crime	\$ 5,424.00	\$ 5,695.00
Surcharges/Fees/Taxes	\$ 90.18	\$ 74.04
Aviation / Aircraft Liability	\$ 46,650.00	\$ 35,293.00
Surcharges/Fees/Taxes	\$ 606.94	\$ 459.00
AD&D - Law Enforcement	\$ 18,672.00	\$ 16,699.47
Surcharges/Fees/Taxes	NA	NA
AD&D - Work Program (Deposit)	\$ 310.00	\$ 2,000.00
Surcharges/Fees/Taxes	NA	NA
Pollution Liability	\$ 44,835.00	\$ 45,427.00
Surcharges/Fees/Taxes	\$ 582.86	\$ 626.01
Professional Liability (Medical Director)	\$ 10,845.00	\$ 10,845.00
Surcharges/Fees/Taxes	\$ 176.45	\$ 176.45
Broker Fee	\$ 39,999.00	\$ 39,999.00
Excess Workers Compensation	\$ 185,294.00	\$ 152,792.00
Third Party Administrator Fee	\$ 55,875.00	\$ 55,875.00
<b>Total Premium</b>	<b>\$ 1,650,066.07</b>	<b>\$ 1,571,394.35</b>

**Options: Premiums include any applicable fees / surcharges / taxes**

Terrorism - GL	\$ 8,718.00
Terrorism - Excess	\$ 116.00
Terrorism - Pollution	\$ 2,301.00

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Leon County Board of County Commissioners

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**SUMMARY OF PROPOSED PREMIUMS AND RELATED INFORMATION** *(Continued)*

**Payment Plan:**

Agency Bill: Annual premium is due in full at time of binding coverage.  
A premium finance agreement is available upon request.

*Please refer to the individual proposed coverage parts for terms and conditions that this proposal may be subject to. This proposal is based upon the exposures to loss made known to the Agency. Any changes in these exposures (i.e., new operations, new products, additional states of hire, etc.) need to be promptly reported to us in order that proper coverage(s) may be put into place.*

*As a course of business, Brown & Brown of Florida, Inc is required to pay premiums to insurers on a monthly basis. In return, we appreciate timely payments by our clients. Outstanding balances over 30 days may be subject to cancellation.*

**Leon County Board of County Commissioners**

**A.M. BEST FINANCIAL RATING**

The insurance company providing coverage has the following A. M. Best\* Financial rating:

**\* Rating Guide:** A++ to C- = Highest to lowest rating  
15 to 1 = Largest to smallest rating

	<u>Rating for Stability</u>	<u>Rating for Assets/Surplus</u>
<b>Property/Flood/Breakdown/Inland Marine</b> Zurich American Insurance Company	A+	15
<b>General Liability, POL/EPL/EBL Automobile Liability, Excess</b> Atlantic Specialty Insurance Company	A	11
<b>Crime</b> Travelers Casualty & Surety Company of America	A++	15
<b>Aviation Liability</b> QBE Insurance Corporation	A	14
<b>AD&amp;D</b> National Union Fire Ins. Co. of Pittsburg, PA	A	15
<b>AD&amp;D</b> ACE American Insurance Company	A++	15
<b>Pollution Liability</b> ** Illinois Union Insurance Company	A++	15
<b>Professional Liability (Physicians)</b> ** Admiral Insurance Company	A+	15

\*\* Denotes excess & surplus lines insurance company. See attached Statement Acknowledging that Coverage has been placed with a Non-Admitted Carrier. Please review and return to Brown & Brown. Brown & Brown does not have direct binding authority with this excess and surplus lines market.

**Leon County Board of County Commissioners**

**A.M. BEST FINANCIAL RATING *(Continued)***

A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is based on a comprehensive quantitative and qualitative evaluation of a company's balance sheet strength, operating performance and business profile.

<b>Financial Strength Rating Guide</b>	
<i>Secure</i>	<i>Vulnerable</i>
<b>A++, A+</b> (Superior)	<b>B, B-</b> (Fair)
<b>A, A-</b> (Excellent)	<b>C++, C+</b> (Marginal)
<b>B++, B+</b> (Good)	<b>C, C-</b> (Weak)
	<b>D</b> (Poor)
	<b>E</b> (Under Regulatory Supervision)
	<b>F</b> (In Liquidation)
	<b>S</b> (Suspended)

<b>Financial Size Category Guide</b>			
<i>Class</i>	<i>Adj. PHS (\$ Millions)</i>	<i>Class</i>	<i>Adj. PHS (\$ Millions)</i>
<b>I</b>	Less than 1	<b>IX</b>	250 to 500
<b>II</b>	1 to 2	<b>X</b>	500 to 750
<b>III</b>	2 to 5	<b>XI</b>	750 to 1,000
<b>IV</b>	5 to 10	<b>XII</b>	1,000 to 1,250
<b>V</b>	10 to 25	<b>XIII</b>	1,250 to 1,500
<b>VI</b>	25 to 50	<b>XIV</b>	1,500 to 2,000
<b>VII</b>	50 to 100	<b>XV</b>	2,000 or greater
<b>VIII</b>	100 to 250		

**Leon County Board of County Commissioners**

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**STATEMENT ACKNOWLEDGING THAT COVERAGE HAS  
BEEN PLACED WITH A NON-ADMITTED CARRIER**

Per Florida Statute, the insured is required to sign the following E&S disclosure:

The undersigned hereby agrees to place insurance coverage in the surplus lines market and understands that superior coverage may be available in the admitted market and at a lesser cost. Persons insured by surplus lines carriers are not protected by the Florida Insurance Guaranty Association with respect to any right of recovery for the obligation of an insolvent unlicensed insurer.

Leon County Board of County Commissioners

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Named Insured

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Signature of Insured's Authorized Representative

Date

---

Illinois Union Insurance Company

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Name of Excess and Surplus Lines Carrier

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Pollution Liability

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Type of Insurance

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12/15/2014

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Effective Date of Coverage

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Steve Farmer

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Producing Agent Name

License Number

**Leon County Board of County Commissioners**

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**APPENDIX**

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**Leon County Board of County Commissioners**

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**RELATED INFORMATION (Continued)**

**Compensation:** If we are being compensated upon a fixed dollar amount or fixed percentage fee (meaning that the contract specifies our compensation and states anywhere in the document that additional compensation will not be paid to us or any other party) any additional compensation to us or any other party, including wholesale brokers or third-party intermediaries, is strictly prohibited. Likewise, if our contract sets compensation based upon a fixed dollar amount or fixed percentage fee and the contract specifies that additional compensation shall be credited to the insured, any additional compensation to any party, including brokers, wholesale brokers or third-party intermediaries, must be promptly returned to you. If our contract is not based upon such fixed fee terms, no owned or affiliated party, including brokers, wholesale brokers or third-party intermediaries, may accept any type of compensation without full disclosure by the undersigned broker to you of the dollar amount or percentage of compensation prior to binding your coverage.

**Questions and Information Requests.** Should you have any questions, or require additional information, please contact this office at 1-800-877-2769 or, if you prefer, submit your question or request online at: <http://www.bbinsurance.com/customerinquiry.shtml>.

## Leon County Board of County Commissioners

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### LIABILITY TERMS

**Contractual Liability** - Extends coverage to liability assumed under contract. Applies to both oral and written agreements relating to named insured's business.

**Personal Injury Liability & Advertising Injury Liability** - Covers false arrest, detention or imprisonment, malicious prosecution, libel, slander, wrongful eviction or entry, or other invasion of the right of private occupancy.

**Premises Medical Expense** - Made if there is reason to believe that the resulting injury would not have occurred but for some condition on the insured premises or operations conducted by the insured. Negligence of the insured need not be established.

**Fire Damage** - Intended for tenant or lessee of a commercial building who does not agree under contract to be responsible for the building, or for that part of the building, which is in its care, custody or control. Coverage is for one peril, fire, when fire is the result of an insured's negligence.

**Non-Owned Watercraft Liability Coverage** - (Under 26 feet in length) Provides coverage for liability which arises from any watercraft as long as the watercraft is not owned by the insured nor being used to carry persons or property for a fee.

**Limited Worldwide Coverage** - Intended to extend the scope of "policy territories" to anywhere in the world. This is limited to the activities of any insured who is domiciled in the United States and the original suit for damage is brought within the United States, its territories, possessions, or in Canada.

**Extended Bodily Injury Coverage** - Amends definition of occurrence to include any intentional act by or at the direction of the insured, which results in bodily injury, but only if such bodily injury results from the use of "reasonable" force for purposes of protecting persons or property.

**Newly Acquired Organizations** - Automatic protection for newly acquired organizations until the new organizations are specifically added to the policy or 90 days, whichever occurs first.

**Additional Persons Insured** - Includes as insureds: (1) Any spouse of a partner concerning business activities of the partnership and (2) any employee of the named insured while acting within the scope of his or her duties. Does not apply to bodily injury or personal injury sustained by a fellow employee which occurs during the course of employment.

**Employee Benefits** - Provides coverage against damages because of a "Negligent Act" in the "Administration" of "your employee benefits program".

**Liquor Liability** - Provides coverage against claims for "damages" sustained by any person or organization if such liability is imposed on the insured by reason of the selling, serving, or furnishing of any alcoholic beverage.

## Leon County Board of County Commissioners

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### **AUTOMOBILE TERMS**

***Owned Automobiles*** - Covers the liability arising out of the ownership, maintenance or use of automobiles.

***Personal Injury Protections*** - Coverage is included for passenger vehicle under No-Fault Law provisions.

***Uninsured Motorists*** - Protects insureds who are not contributory negligent against bodily injury caused by negligent underinsured or uninsured drivers and hit-and-run motorists.

Uninsured Motorists Coverage is offered in two different forms.

***Non-Stacked UM*** - This will provide the limit of Uninsured Motorists coverage shown in the policy schedule, regardless of how many vehicles are owned.

***Stacked UM*** - This will provide the sum of limit of Uninsured Motorists coverage shown in the policy schedule. If there is more than one covered auto, the limit of insurance for the accident would be the sum of the limits for all those owned autos which are covered autos. (If the limit is \$100,000 and there are three insured vehicles, the maximum paid would be the sum of the coverage, or \$300,000).

Stacked UM coverage is only available when the named insured is an individual; entities do not qualify for stacked coverage. Non-stacked UM coverage is available for both entities (corporations, partnerships, etc.) and individuals.

***Hired Automobiles*** - Covers the liability for the use of hired automobiles in your business.

***Non-Owned Automobiles*** - Covers the liability for the use of non-owned automobiles in your business. An example would be an employee using his/her own car on an errand for you.

***Comprehensive*** - Pays for loss of, or damage to, automobiles from perils other than collision.

***Collision*** - Pays for loss of, or damage to, automobiles from collision with another object or upset.

***Broad Form Drive Other Car Coverage*** - Provides coverage for individual named on endorsement and spouse for use of non-owned car, sometimes referred to as "Borrowed Car" coverage. This should be purchased if you do not have a personal auto policy.

**NOTE: These coverages may not apply in all states.**

## Leon County Board of County Commissioners

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### AUTOMOBILE SYMBOL DEFINITIONS

<u>Symbol</u>	<u>Description</u>
1	<i>Any Auto.</i>
2	<i>Owned Autos only.</i> Only those autos you own (and for Liability Coverage any trailers you don't own while attached to power units you own). This includes those autos you acquire ownership of after the policy begins.
3	<i>Owned private passenger autos only.</i> Only the private passenger autos you own. This includes those private passenger autos you acquire ownership of after the policy begins.
4	<i>Owned autos other than private passenger autos only.</i> Only those autos, you own that are not of the private passenger type (and for Liability Coverage any trailers you don't own while attached to power units you own). This includes those autos not of the private passenger type you acquire ownership of after the policy begins.
5	<i>Owned autos subject to no-fault.</i> Only those autos you own that are required to have no-fault benefits in the state where they are licensed or principally garaged. This includes those autos you acquire ownership of after the policy begins provided they are required to have no-fault benefits in the state where they are licensed or principally garaged.
6	<i>Owned autos subject to a compulsory uninsured motorists law.</i> Only those autos you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those autos you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirement.
7	<i>Specifically Described Autos.</i> Only those autos described in item three of the declarations for which a premium charge is shown (and for Liability Coverage any trailers you don't own while attached to any power unit described in item three).
8	<i>Hired Autos Only.</i> Only those autos you lease, hire, rent or borrow. This does not include any auto you lease, hire, rent or borrow from any of your employees or partners or members of their households.
9	<i>Non-owned Autos Only.</i> Only those "autos" you do not own, lease, hire, rent or borrow and that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business or your personal affairs.

If symbol is not provided in summary, please refer to policy

## Leon County Board of County Commissioners

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### SURETY BONDS

Brown & Brown has the capability to handle surety bonds. Our experienced professionals are proficient in Construction and Commercial Bonds. Construction bonds typically include Bid, Performance, Payment, Maintenance and Warranty bonds. Commercial bonds cover obligations typically required by law, statute or regulation. The following are just a few of the industry types that we can service:

- Condominium Associations
- Developers
- General Contractors
- Financial Services Industry
- Hazardous Materials and Waste
- Healthcare
- Manufacturing
- Oil & Gas
- Property Managers
- Restaurants
- Retail Industry
- Service Contractors
- Subcontractors
- Wholesalers/Suppliers/Distributors

Types of Commercial Bonds commonly written by Brown & Brown include:

Agricultural Dealers Bond	Medicare/Medicaid Bonds	Release of Lien Bonds
Appeal Bonds	Miscellaneous Bonds	Replevin Bonds
Citrus Dealer Bonds	Mobile Home Dealer Bonds	Right-of-Way Bonds
Court Bonds	Mortgage Broker Bonds	Seller of Travel Bonds
Customs Bonds	Motor Vehicle Dealer Bonds	Supply Bonds
Employee Dishonesty Bonds	Notary Public Bonds	Tax Bonds
Fidelity Bonds	Patient Trust Bonds	Title Agents Bonds
Franchise Dealer Bonds	Professional Solicitors Bonds	Utility Deposit/Payment Bonds
Fuel Tax Bonds	Public Official Bonds	Warehouse Bonds
Garnishment Bonds	Reclamation Bonds	Workers' Compensation Bonds
License & Permit Bonds	Recreational Vehicle Dealer Bonds	Yacht Broker/Salesman Bonds

For more information or questions, please contact our Bond Manager, Ryan Rothrock at 386-239-5716 or email at [rothrock@bbdaytona.com](mailto:rothrock@bbdaytona.com).

## Leon County Board of County Commissioners

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### EMPLOYEE BENEFITS

Brown & Brown is an insurance intermediary for Employee Benefits insurance. We are experts in analyzing plan design information and claim experience in order to make sure our clients have the best employee benefits package for their employee's at the most competitive cost. We broker the following products:

- Medical Insurance – Fully Insured / Self Insured / Dividend Plans
- Consumer Driven Health Plans – H.S.A's / HRA's
- Dental Insurance
- Basic and Voluntary Life Insurance
- Short and Long Term Disability
- Vision Insurance
- Flex Spending Accounts
- Employee Assistance Plan
- COBRA Administration
- Voluntary Products
- Legal Plans

We also realize the service intensive nature of Employee Benefits packages. Therefore, we have experienced Account Executives and Account Managers to assist our clients with all aspects of employee benefit plans including:

- Guarantee Renewals 45-60 days in advance
- Billing, Claims, Eligibility issues
- Electronic Enrollment
- Open Enrollment Assistance
- Benefits at a Glance / Benefit Business Cards
- Compensation Statements
- HR/ Benefits Website
- Employee Surveys

For more information or questions, please contact our Employee Benefits Manager, Ryan Rothrock at 386-239-5716 or email at [rrothrock@bbdaytona.com](mailto:rrothrock@bbdaytona.com).

## Leon County Board of County Commissioners

### 2014 INSURANCE MARKET SUMMARY

MARKET	LINE OF COVERAGE	RESPONSE
ACE	AD&D Law Enforcement	Quoted: \$70,700 Principal Sum Premium \$16,893
AIG (Incumbent)	AD&D Law Enforcement	Quoted: See Proposal
ACE	AD&D Work Program	Quoted: See Proposal
AIG	AD&D Work Program	Declined: Cannot consider class
CIMA	AD&D Work Program	Quoted: Policy would convert to a 7/1 Effective date to fit in program Medical Expenses \$25,000 limit per incident Death & Dismemberment \$2,500 Limit per incident Premium is rated and due the 1 <sup>st</sup> of each month \$10.00 per participant \$140 Membership fee
Hartford	AD&D Work Program	Non Renewed: No longer writing this class
Phoenix (Incumbent)	Aviation	Quoted: Liability \$1MilLimit Physical Damage \$1,200,000 Pilots: Have to be Scheduled and Subject to Approval of underwriter Premium \$37,853
QBE	Aviation	Quoted: See proposal
Travelers (Incumbent)	Crime	Quoted: See proposal
ACE	Excess Work Comp	Declined: Does not meet minimum premium requirements \$200,000
Arch	Excess Work Comp	Declined: Cannot offer requested terms; would want significant increased SIR for Policy and Fire
NY Marine & General	Excess Work Comp	Declined: Cannot offer requested terms; would want significant increased SIR for Policy and Fire
Preferred	Excess Work Comp	Declined: Cannot compete with current program

**Leon County Board of County Commissioners**

**2014 INSURANCE MARKET SUMMARY**

<b>MARKET</b>	<b>LINE OF COVERAGE</b>	<b>RESPONSE</b>
Safety National	Excess Work Comp	Declined: Cannot offer requested terms; would want significant increased SIR for Policy and Fire
Preferred	GL EBL Auto Crime	Quoted: GL Limits \$3Mil Ea Occ No Aggregate \$10K SIR Premium \$186,107 Crime \$100K Limits (Max) Premium \$2,140 Auto \$3Mil Limit \$10K SIR Premium \$161,662
Lexington / AIG	GL POL EPLI EBL	Quoted: \$3Mil Limits GL \$3Mil Limits E&O \$3Mil Limits EPLI \$3Mil Limits EBL \$100,000 SIR Each Coverage Premium \$257,728 100% Minimum & Deposit 35% Minimum Earned
Travelers	GL POL EPLI EBL Auto	Declined: Cannot compete with current program
Atlantic Specialty / One Beacon (Incumbent)	GL POL EPLI EBL Auto Excess	Quoted: See Proposal
Scottsdale	GL POL EPLI EBL Auto Excess	Declined: Cannot compete with current program
ACE	POL EPLI E&O	Indicated: \$1Mil/\$3Mil Limits \$100K POL SIR \$250K EPLI SIR Premium \$81,040
Ironshore	POL EPLI E&O	Declined: Cannot compete with current program
Preferred	POL EPLI E&O	Declined: Cannot compete with current program
ACE/Illinois Union (Incumbent)	Pollution	Quoted: See Proposal

**Leon County Board of County Commissioners**

**2014 INSURANCE MARKET SUMMARY**

<b>MARKET</b>	<b>LINE OF COVERAGE</b>	<b>RESPONSE</b>
Ironshore	Pollution	Declined: Cannot compete with current program; would want higher SIRs for USTs and Landfills
XL Specialty	Pollution	Quoted: Same terms at ACE \$53,425 Premium
Admiral	Professional Medical	Quoted: See Proposal
Beazley	Professional Medical	Indicated: \$15,000 Min Premium
Markel	Professional Medical	Declined: Will not quote standalone medical director
RSUI	Professional Medical	Declined: Will not quote standalone medical director
Ace / Westchester	Property	Can only offer a \$10M to \$25M primary limit; can't compete with target terms and conditions.
Alterra	Property	Excess placement only
AmRisc	Property	Declined: Can't compete with target rate.
Arch	Property	Declined: Can't compete with target rate.
AXIS	Property	Declined: Not interested due to target rate and current placement with Zurich
Berkshire Hathaway	Property	Declined: Can't compete with target terms and conditions.
ICAT	Property	Declined: Outside U/W guidelines (TIV too great)
Ironshore	Property	Interested in small primary (\$5M). Can't compete due to limit offered and inability to layer up at a competitive price.

**Leon County Board of County Commissioners**

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**2014 INSURANCE MARKET SUMMARY**

<b>MARKET</b>	<b>LINE OF COVERAGE</b>	<b>RESPONSE</b>
Lexington	Property	Declined: Not interested in competing against Zurich.
LIU	Property	Declined: Can't compete.
Preferred	Property	Declined: Cannot compete with current program; cannot offer full limits in schedule
Rockhill	Property	Decline: No longer writing municipalities
RSUI	Property	Excess only
United National	Property	Declined: Outside targeted class of business.

Coverage Description	2013-2014 Zurich / One Beacon				2014-2015 - Option: Zurich / One Beacon			
	Expiring Carriers	Limits	Deductible / SIR	Annualized Cost	Carriers	Limits	Deductible / SIR	Cost / Premium
Property	Zurich	\$351,065,971	Varies by Coverage	\$796,087.59	Zurich	\$351,065,971	Varies by Coverage	\$766,410.46
General Liability	One Beacon	\$1Mil/\$3Mil	\$10,000	\$444,618.05	One Beacon	\$1Mil/\$3Mil	\$10,000	\$431,947.85
Professional Liability	One Beacon	\$1Mil/\$3Mil	\$25,000	Included	One Beacon	\$1Mil/\$3Mil	\$25,000	Included
Tactical Medical Program	Not Applicable	NA	NA	NA	One Beacon	\$1Mil/\$3Mil	\$25,000	\$7,075.07
Excess Liability	One Beacon	\$2,000,000	Underlying	Included	One Beacon	\$2,000,000	Underlying	Included
Med/Malpractice	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45
Automobile	One Beacon	\$1,000,000	\$10,000	Included	One Beacon	\$1,000,000	\$10,000	Included
Excess Workers' Comp	League of Cities	\$1,000,000	\$500,000	\$185,294.00	League of Cities	\$1,000,000	\$500,000	\$152,792.00
Third Party Admin.	TPA			\$55,875.00	TPA			\$55,875.00
Pollution - Site / Tank	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$45,417.86	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$46,053.01
AD&D - Work Program *	Hartford (Rate 3.20) *	\$10,000		\$310.00	ACE (Rate 3.00) *	\$10,000		\$2,000.00
AD&D - Law Enforcement	AIG	\$67,340		\$18,672.00	AIG	\$70,700		\$16,699.47
Aviation - Aircraft Liability	Old Republic	\$1,000,000	\$0	\$47,256.94	QBE	\$1,000,000	\$0	\$35,752.00
Aviation - Physical Damage	Old Republic	\$1,800,000	Varies by Unit	Included	QBE	\$1,800,000	Varies by Unit	Included
Crime	Travelers	\$1,000,000	\$10,000	\$5,514.18	Travelers	\$1,000,000	\$10,000	\$5,769.04
Broker Fee	Brown & Brown			\$39,999.00	Brown & Brown			\$39,999.00
<b>Total</b>				<b>\$1,650,066.07</b>				<b>\$1,571,394.35</b>

\* AD&D - Work Program represents a deposit premium and is subject to audit

Coverage Description	2013-2014 Zurich / One Beacon				2014-2015 - Option: Zurich / Preferred / ACE			
	Expiring Carriers	Limits	Deductible / SIR	Annualized Cost	Carriers	Limits	Deductible / SIR	Cost / Premium
Property	Zurich	\$351,065,971	Varies by Coverage	\$796,087.59	Zurich	\$351,065,971	Varies by Coverage	\$766,410.46
General Liability	One Beacon	\$1Mil/\$3Mil	\$10,000	\$444,618.05	Preferred	\$3Mil Occ (No Agg)	\$10,000	\$347,769.00
Professional Liability	One Beacon	\$1Mil/\$3Mil	\$25,000	Included	ACE (Indication)	\$1Mil/\$3Mil	\$100K POL/\$250K EPLI	\$81,075.46
Tactical Medical Program	Not Applicable	NA	NA	NA	Pending Preferred			Pending
Excess Liability	One Beacon	\$2,000,000	Underlying	Included		Included In Primary		Included
Med/Malpractice	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45
Automobile	One Beacon	\$1,000,000	\$10,000	Included	Preferred	\$1,000,000	\$10,000	Included
Excess Workers' Comp	League of Cities	\$1,000,000	\$500,000	\$185,294.00	League of Cities	\$1,000,000	\$500,000	\$152,792.00
Third Party Admin.	TPA			\$55,875.00	TPA			\$55,875.00
Pollution - Site / Tank	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$45,417.86	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$46,053.01
AD&D - Work Program *	Hartford (Rate 3.20) *	\$10,000		\$310.00	ACE (Rate 3.00) *	\$10,000		\$2,000.00
AD&D - Law Enforcement	AIG	\$67,340		\$18,672.00	AIG	\$70,700		\$16,700.00
Aviation - Aircraft Liability	Old Republic	\$1,000,000	\$0	\$47,256.94	QBE	\$1,000,000	\$0	\$35,752.00
Aviation - Physical Damage	Old Republic	\$1,800,000	Varies by Unit	Included	QBE	\$1,800,000	Varies by Unit	Included
Crime	Travelers	\$1,000,000	\$10,000	\$5,514.18	Travelers	\$1,000,000	\$10,000	\$5,769.04
Broker Fee	Brown & Brown			\$39,999.00	Brown & Brown			\$39,999.00
<b>Total</b>				<b>\$1,650,066.07</b>				<b>\$1,561,216.41</b>

\* AD&D - Work Program represents a deposit premium and is subject to audit

Coverage Description	2013-2014 Zurich / One Beacon				2014-2015 - Option: Zurich / AIG			
	Expiring Carriers	Limits	Deductible / SIR	Annualized Cost	Carriers	Limits	Deductible / SIR	Cost / Premium
Property	Zurich	\$351,065,971	Varies by Coverage	\$796,087.59	Zurich	\$351,065,971	Varies by Coverage	\$766,410.46
General Liability	One Beacon	\$1Mil/\$3Mil	\$10,000	\$444,618.05	AIG	\$3Mil/\$3Mil	\$100,000	\$259,167.62
Professional Liability	One Beacon	\$1Mil/\$3Mil	\$25,000	Included	AIG	\$3Mil/\$3Mil	\$100,000	Included
Tactical Medical Program	Not Applicable	NA	NA	NA	Pending AIG			Pending
Excess Liability	One Beacon	\$2,000,000	Underlying	Included		Included In Primary		Included
Med/Malpractice	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45	Admiral	\$1Mil/\$3Mil	\$2,500	\$11,021.45
Automobile	One Beacon	\$1,000,000	\$10,000	Included	Pending Preferred	\$1,000,000	\$10,000	\$161,662.00
Excess Workers' Comp	League of Cities	\$1,000,000	\$500,000	\$185,294.00	League of Cities	\$1,000,000	\$500,000	\$152,792.00
Third Party Admin.	TPA			\$55,875.00	TPA			\$0.00
Pollution - Site / Tank	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$45,417.86	Illinois Union	\$6Mil/\$7Mil	\$10K Site/Varies Tank	\$46,053.01
AD&D - Work Program *	Hartford (Rate 3.20) *	\$10,000		\$310.00	ACE (Rate 3.00) *	\$10,000		\$2,000.00
AD&D - Law Enforcement	AIG	\$67,340		\$18,672.00	AIG	\$70,700		\$16,700.00
Aviation - Aircraft Liability	Old Republic	\$1,000,000	\$0	\$47,256.94	QBE	\$1,000,000	\$0	\$35,752.00
Aviation - Physical Damage	Old Republic	\$1,800,000	Varies by Unit	Included	QBE	\$1,800,000	Varies by Unit	Included
Crime	Travelers	\$1,000,000	\$10,000	\$5,514.18	Travelers	\$1,000,000	\$10,000	\$5,769.04
Broker Fee	Brown & Brown			\$39,999.00	Brown & Brown			\$39,999.00
<b>Total</b>				<b>\$1,650,066.07</b>				<b>\$1,497,326.58</b>

\* AD&D - Work Program represents a deposit premium and is subject to audit

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #10**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #10

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Second and Final Public Hearing on Proposed Ordinance Amending Section 10-6.652 of the Leon County Land Development Code

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wayne Tedder, Director, Planning, Land Management & Community Enhancement Cherie Bryant, Planning Manager
<b>Lead Staff/ Project Team:</b>	Susan Denny, Senior Planner, Land Use Division

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Conduct the second and final public hearing and adopt the proposed Ordinance amending Section 10-6.652 of the Leon County Land Development Code (Attachment #1), based on the findings of the Planning Commission, the staff report, and evidence submitted at the hearing hereon.

## Report and Discussion

### **Background:**

At its December 2012 Retreat the Board of County Commissioners (Board) updated an existing strategic initiative to “identify revisions to future land uses which eliminate hindrances or expand opportunity to promote and support economic activity.” The genesis of the updated Strategic Initiative was an interest in the uses allowed in Industrial and Light Industrial zoning districts.

On September 24, 2013, the Board voted to initiate Comprehensive Plan Map amendments that would more appropriately categorize certain parcels in the Industrial Future Land Use Map (FLUM) Category to the Suburban FLUM. The BOCC also directed staff to develop an ordinance that would expand complementary uses in the Light Industrial (M-1) zoning district.

The proposed Future Land Use Map amendments from the Industrial FLUM to the Suburban FLUM were approved in the 14-1 Comprehensive Plan Amendment Cycle (Attachment #2). The proposed Ordinance amends the accessory uses of the M-1 zoning district to bolster the map amendment and promote greater economic efficiency by allowing more complementary commercial uses in the M-1 district.

The first public hearing on the proposed Ordinance was held on October 14, 2014. There were no speakers and the Board voted 5-0 to hold the second public hearing on November 18, 2014.

The proposed Comprehensive Plan Change and Light-Industrial ancillary ordinance is essential to the following FY2012 & FY2013 Strategic Initiatives that the Board approved at the January 21, 2014 meeting:

- Implement strategies that encourage highest quality sustainable development, business expansion and redevelopment opportunities, including:
  - Identify revisions to the future land uses, which will eliminate hindrances or expand opportunities to promote and support economic activity.

This particular Strategic Initiative aligns with the Board’s Strategic Priority - Economy:

- Support business expansion and job creation, including: the implementation of the Leon county 2102 Job Creation Action Plan, to include evaluating the small business credit program (EC2-2012).

**Analysis:**

The current M-1 zoning district allows a number of principal uses related to light manufacturing, processing, storage, offices, research and development and some community and recreational facilities (Attachment #3). The M-1 district does not allow retail sales as a principal use, nor does it allow heavy industrial land uses that may have adverse noise, waste, air and water quality impacts.

Presently, the M-1 zoning district allows accessory uses within the same building or lot with a principal use, provided that the accessory uses are “of a nature customarily incidental and subordinate to, the principal use or structure...as determined by the County Administrator or designee.” In addition, the size of the accessory use is limited to 33% of the floor area or cubic volume of the principal use or structure, except for outside storage. Light infrastructure, caretaker residential use, and outside storage are specific accessory uses allowed by right.

The proposed Ordinance would clarify that retail sales directly related to the principal uses are allowed as accessory uses. This would include, for example, sales of ammunition in indoor gun ranges, car parts in automotive service providers and specialty items in plumbing or electrical uses.

In addition, the proposed Ordinance would also specifically allow certain accessory uses by right that are presently allowed in the more intense I (industrial) zoning district. These uses include eating and drinking establishments, temporary employment offices, security guard services, day care, and recreational amenities for employees. Eating and drinking establishments would be required to be contained in the same structure as the principal use.

All accessory uses in the M-1 zoning district, except for outside storage, would be limited in size to 33 percent of the gross floor area of the principal building. The proposed Ordinance clarifies this size limitation and eliminates the previous cubic volume standard because it is not appropriate with large-volume warehouse type structures (Attachment #4).

*Consistency with the Comprehensive Plan*

M-1 zoning district is intended to be located in the Suburban or Bradfordville Mixed Use FLUM categories of the Tallahassee-Leon County Comprehensive Plan. The Suburban and Bradfordville Mixed-Use FLUM categories promote economically advantageous development with a complimentary mix of uses that limits excess roadway trips. The proposed Ordinance is consistent with the comprehensive plan because it promotes allowing individuals to combine trips in some cases by the appropriate co-location of retail and other ancillary uses with light industrial uses.

*Leon County Department of Development Support and Environmental Management (DESM) User Group Recommendation*

The Leon County DSEM User Group reviewed the proposed Ordinance on August 12, 2014, and unanimously voted to recommend support of the Ordinance.

*Public Notification & Response:*

This amendment requires Board of County Commissioners action. The Planning Department advertised the Ordinance consistent with state statutes and the Leon County Code of Laws (Attachment #5).

**Options:**

1. Conduct the second and final public hearing and adopt the proposed Ordinance amending Section 10-6.652 of the Leon County Land Development Code (Attachment #1), based on the findings of the Planning Commission, the staff report and evidence submitted at the hearing hereon.
2. Conduct the second and final public hearing and do not adopt the proposed Ordinance amending Section 10-6.652 of the Leon County Land Development Code, based on the findings of the Board of County Commissioners, the staff report and evidence submitted at the hearing hereon.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed Ordinance
2. Comprehensive Plan Amendment #PCM140103, regarding the rezoning of 29.56 acres from the Industrial to the Suburban FLUM category
3. Current M-1 zoning district
4. Examples of industrial buildings
5. Public notice

VSL/WT/CB/RS/SD/sd



Section 10-6.652. M-1 Light Industrial District.

<b>PERMITTED USES</b>		
<b>1. District Intent</b>	<b>2. Principal Uses</b>	<b>3. Accessory Uses</b>
<p>The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p>	<p>(1) Armored truck services.                      (2) Assembly of apparel and accessories.                      (3) Automotive service and repair, including car wash.                      (4) Bottling plants.                      (5) Broadcasting studios.                      (6) Building contractors and related services.                      (7) Cemeteries.                      (8) Communications and utilities.                      (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations.                      (10) Crematoriums.                      (11) Distribution facilities.                      (12) Dry cleaning plants.                      (13) Food processing, excluding slaughter.                      (14) Golf courses.                      (15) Gun firing ranges (indoor).                      (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p>	<p>(1) A <u>lawfully established</u> use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the <u>gross</u> floor area or <del>entire volume</del> of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.                      (2a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.                      (3b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).                      (4c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.                      (d) <u>The following uses are permitted accessory uses in this district:</u>                      1. <u>Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use).</u>                      2. <u>Temporary employment</u>                      3. <u>Security Guard Service</u>                      4. <u>Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811.</u>                      5. <u>Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests.</u>                      6. <u>Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. retail gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.</u></p>

DEVELOPMENT STANDARDS (continued on page 1 of 2)									
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre of gross building floor area per acre for storage areas within buildings.	3 stories
<p><b>7. Criteria for Outdoor Storage:</b> Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.</p> <p><b>8. Street Vehicular Access Restrictions:</b> Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP</p> <p><b>9. Fencing Requirement:</b> All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.</p>									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

1 **SECTION 2.** Conflicts. All ordinances or parts of ordinances in conflict with the provisions of  
2 this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this  
3 Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County  
4 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this  
5 Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

6  
7 **SECTION 3.** Severability. If any section, subsection, sentence, clause, phrase, or portion of  
8 this article is for any reason held invalid or unconstitutional by any court of competent  
9 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and  
10 such holding shall not affect the validity of the remaining portions of this Ordinance.

11  
12 **SECTION 4.** Effective date. This ordinance shall be effective according to law.

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DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County,  
Florida, this \_\_\_\_ day of \_\_\_\_\_, 2014.

LEON COUNTY, FLORIDA

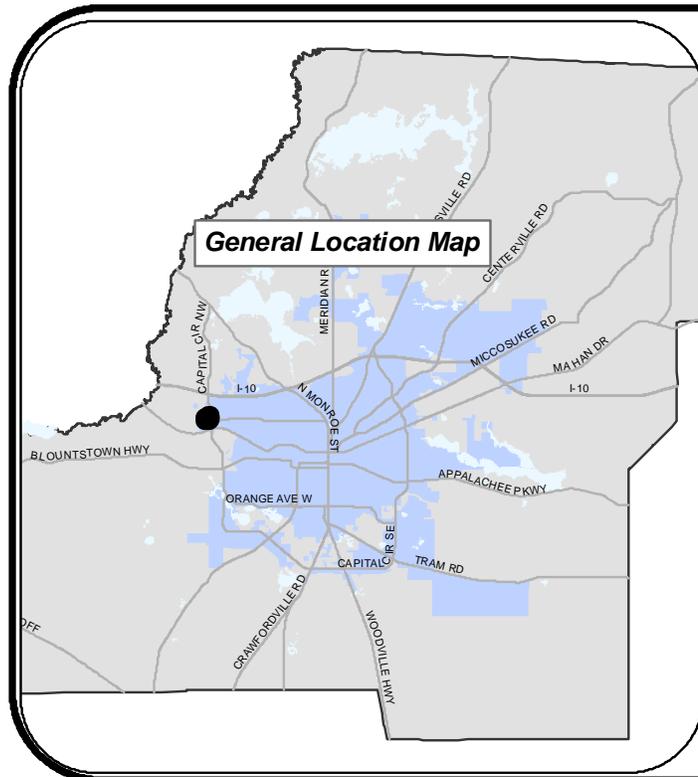
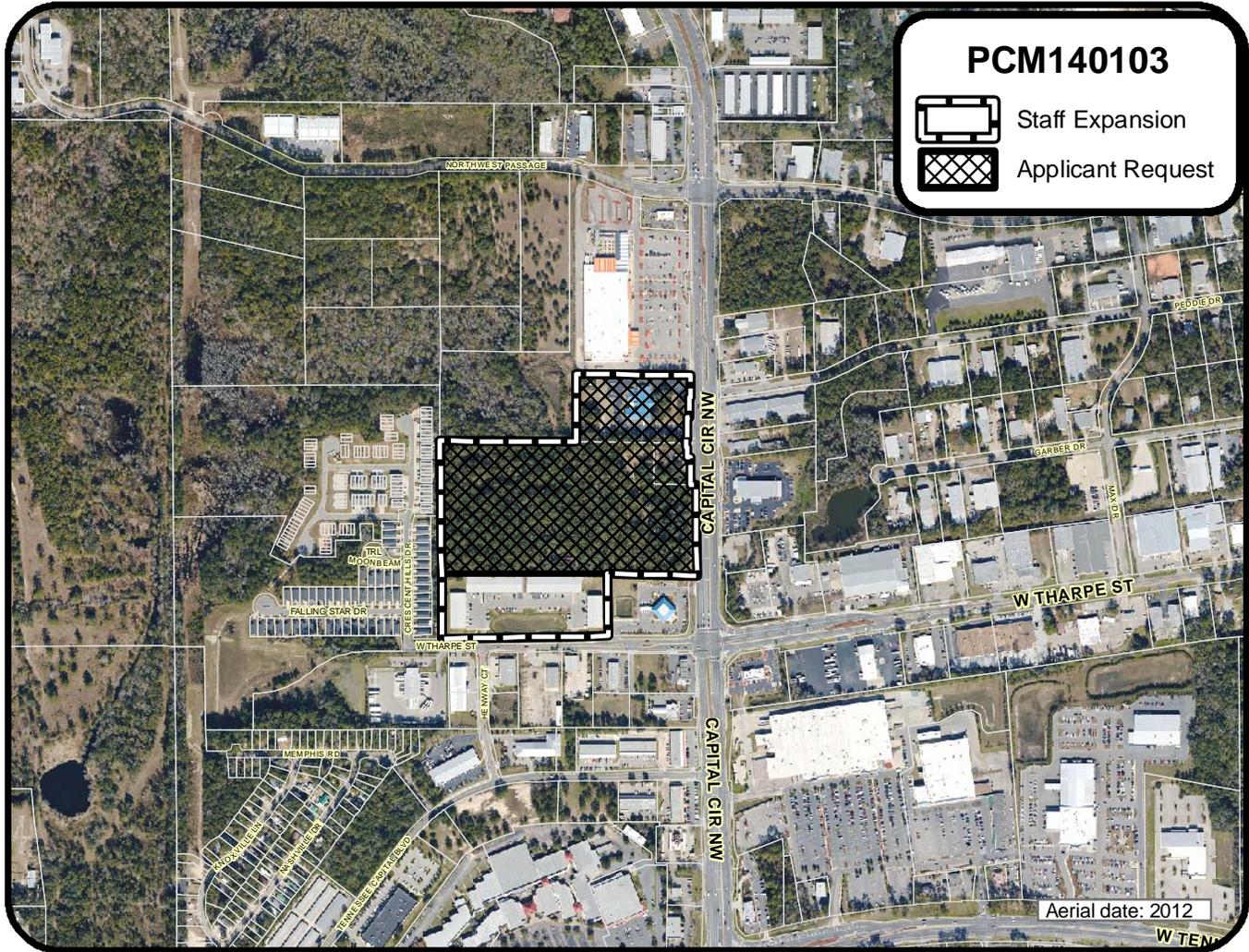
BY: \_\_\_\_\_  
KRISTIN DOZIER, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST:  
BOB INZER, CLERK OF THE COURT  
LEON COUNTY, FLORIDA

BY: \_\_\_\_\_

APPROVED AS TO FORM:  
LEON COUNTY ATTORNEY'S OFFICE

BY: \_\_\_\_\_  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY



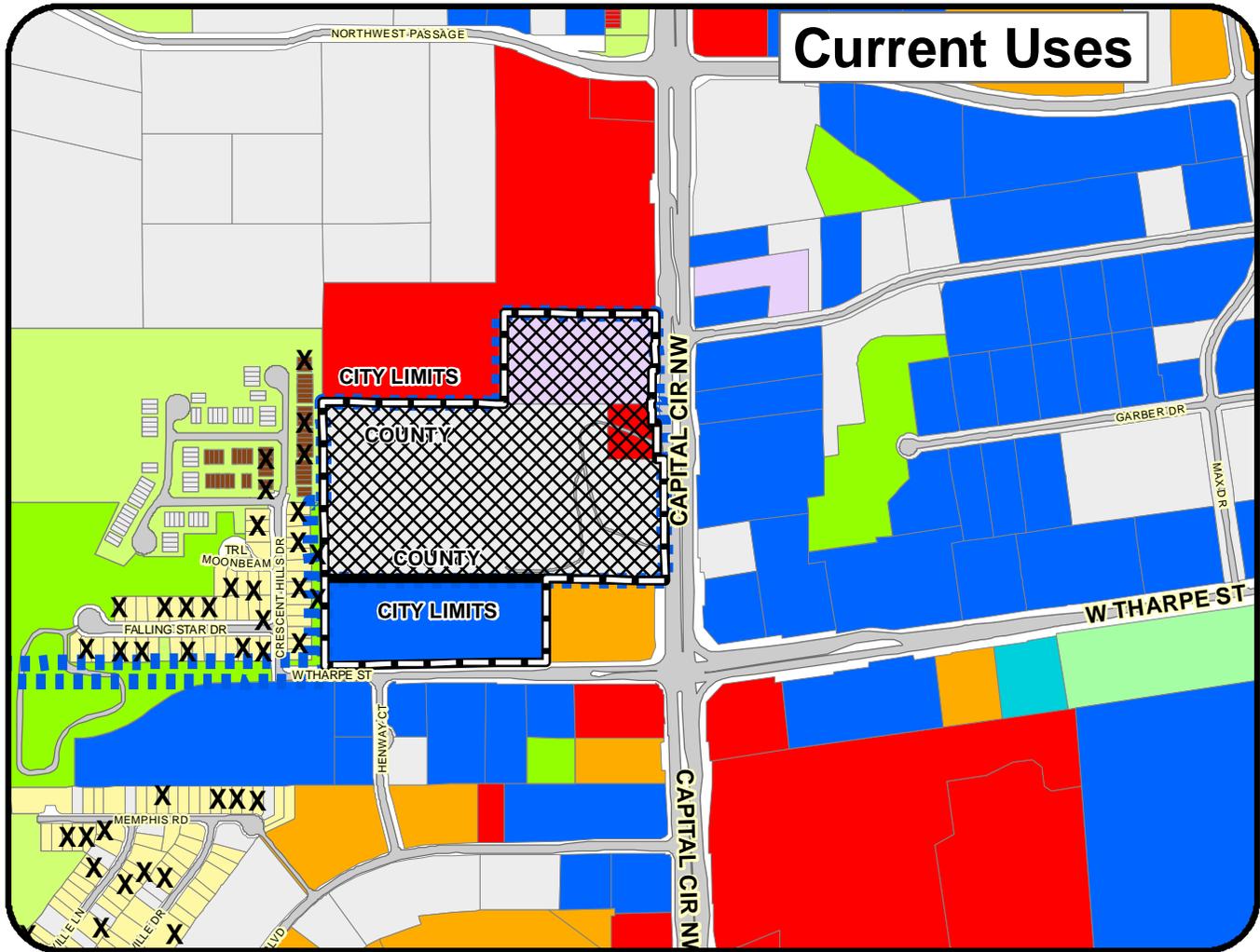
**Capital Circle NW  
PCM140103**  
Leon County  
Board of  
County Commissioners

**Applicant Request**  
SITE TAX ID:  
21-19-51-049-1100  
21-19-51-051-1110  
21-19-51-051-1111  
**ACRES: 23.50 ±**

**Staff expansion**  
PARCEL TAX ID:  
21-19-55- A-0010  
**ACRES: 6.06 ±**

**Total Acreage 29.56 ±**





## Legend

-  Applicant Request
-  Staff Expansion
- X Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |  |   |
|--|---|
|  Single Family Detached/Mobile Home |  School                                  |
|  Multi-Family                       |  Open Space Undesignated                 |
|  Retail                             |  Open Space Common Areas                 |
|  Office                             |  Open Space Resource Protection          |
|  Warehouse                          |  Religious/Non-profit                    |
|  Government Operation               |  Transportation/Communications/Utilities |
|  |  Vacant                                  |

## Capital Circle NW PCM140103

Leon County  
Board of  
County Commissioners

### Applicant Request

SITE TAX ID:  
21-19-51-049-1100  
21-19-51-051-1110  
21-19-51-051-1111

ACRES: 23.50 ±

### Staff expansion

PARCEL TAX ID:  
21-19-55- A-0010

ACRES: 6.06 ±

**Total Acreage: 29.56 ±**

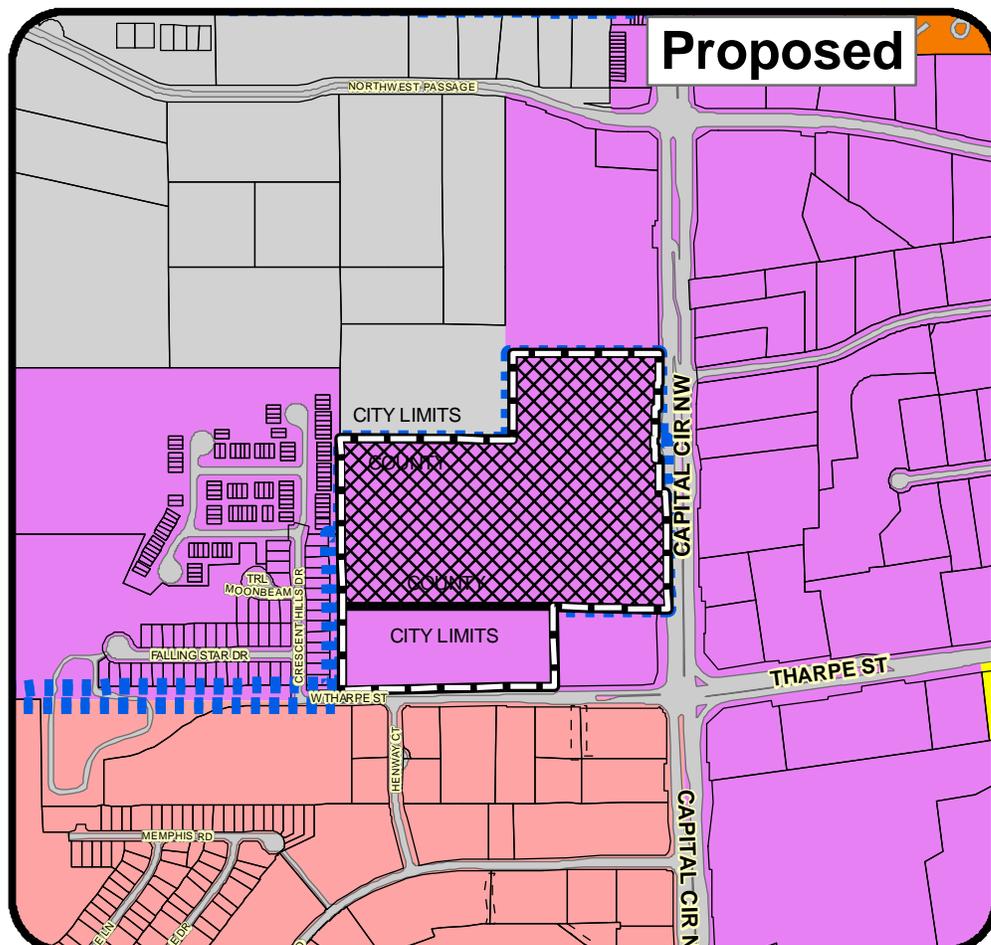
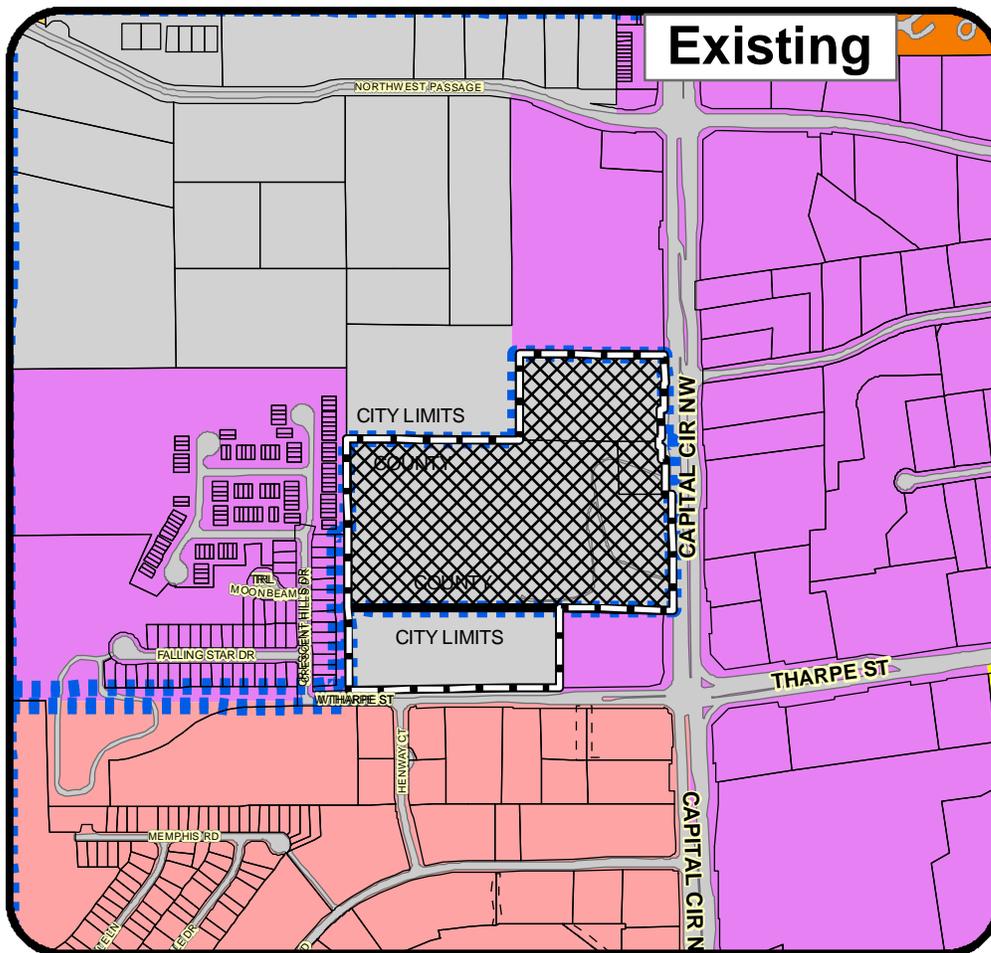


# Future Land Use

## Legend

-  Activity Center
-  Industrial
-  Governmental Operation
-  Residential Preservation
-  Suburban

-  Applicant Request
-  Staff Expansion
-  City Limits



**Capital Circle NW  
PCM140103**  
Leon County  
Board of  
County Commissioners

**Existing  
Industrial**

**Proposed  
Suburban**

**Applicant Request**

**SITE TAX IDs:**

21-19-51-049-1100

21-19-51-051-1110

21-19-51-051-1111

**ACRES: 23.50 ±**

**Staff expansion**

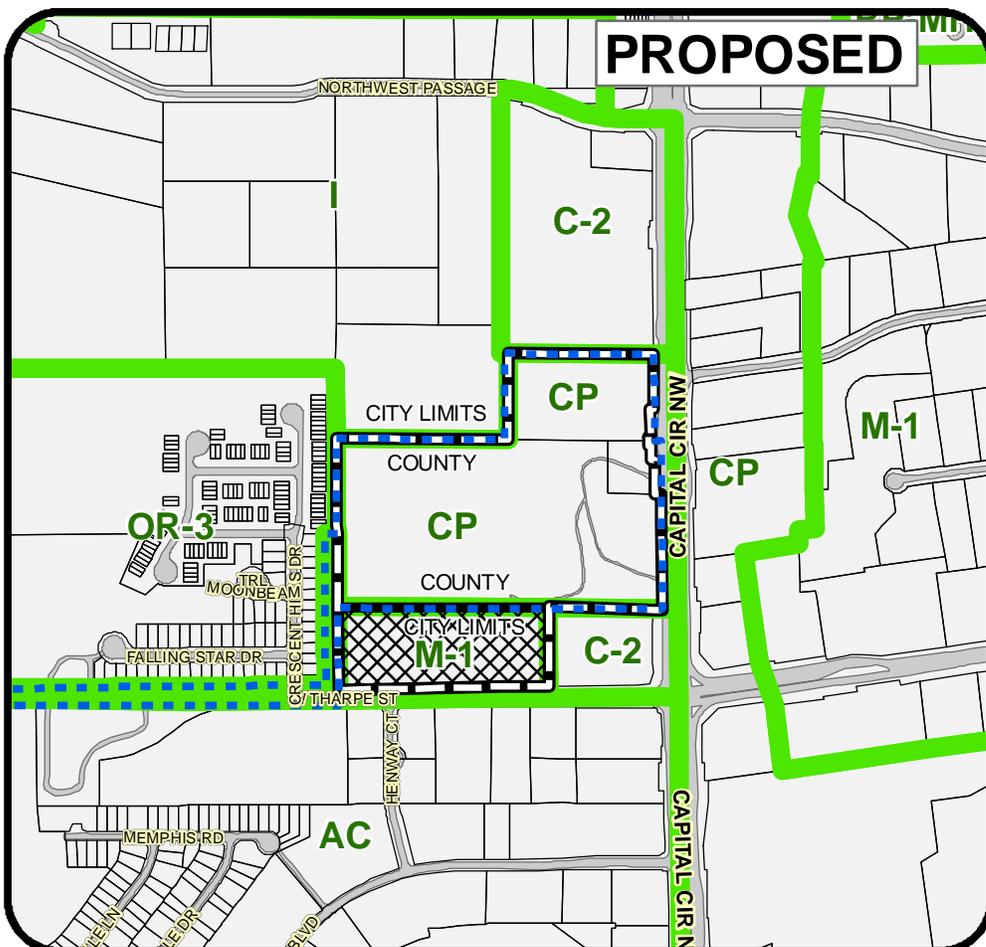
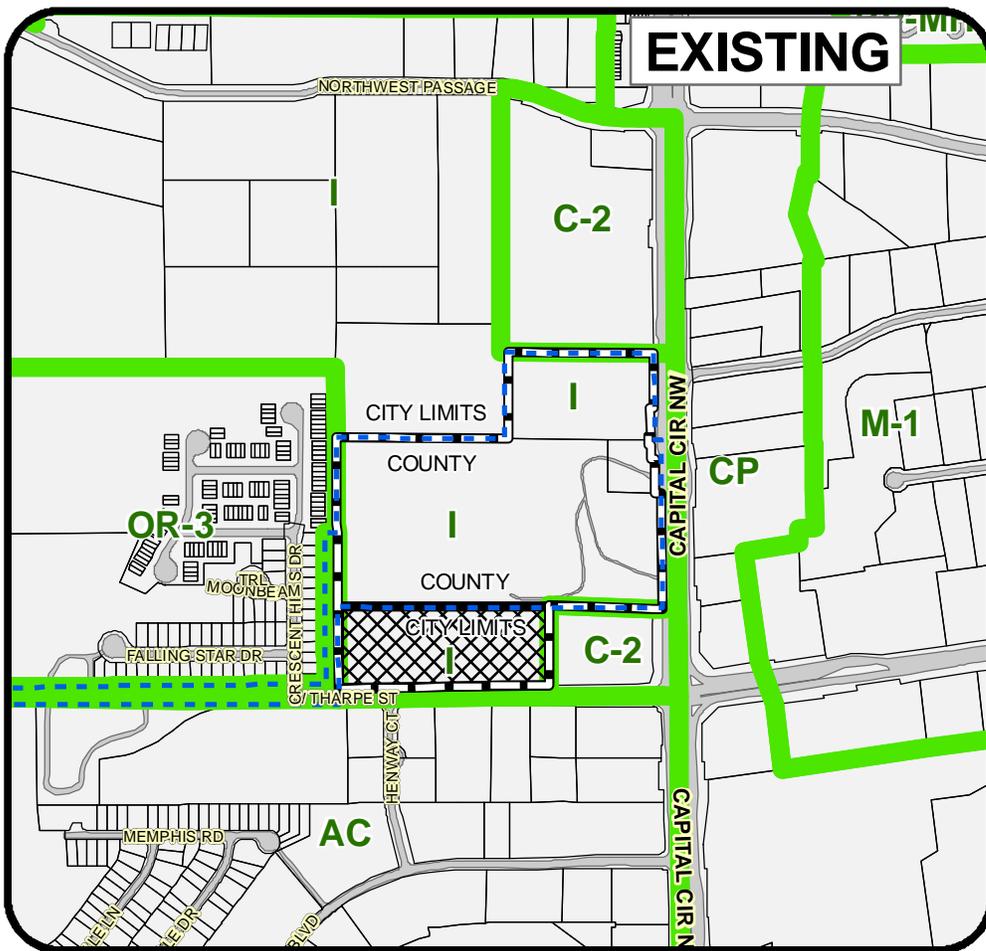
**TAX IDs:**

21-19-55- A0010

**ACRES: 6.06 ±**

**Total Acreage 29.56 ±**





# ZONING

## Legend

-  Subject Parcels
-  Staff Expansion Parcel
-  zoning

### Capital Circle NW PCM140103

Leon County  
Board of  
County Commissioners

**Existing  
Industrial**

**Proposed  
CP Commercial Parkway  
and  
M-1 Light Industrial**

#### Applicant Request

**SITE TAX IDs:**  
21-19-51-049-1100  
21-19-51-051-1110  
21-19-51-051-1111

**ACRES:** 23.50 ±

#### Staff expansion

**TAX IDs:**  
21-19-55- A0010  
**ACRES:** 6.06 ±

**Total Acreage 29.56 ±**



**MAP AMENDMENT #: PCM140103****APPLICANT: Leon County Board of County Commissioners****TAX I.D. # s:****Original Request: 21-19-51-049-1100, 21-19-51-051-1110, 21-19-51-051-1111 (±23.50 acres)****Staff Recommended Expansion Parcel: 21-19-55 A0010 (±6.06 acres)****CITY   X   COUNTY   X****CURRENT DESIGNATION: Industrial****REQUESTED DESIGNATION: Suburban****DATE: February 13, 2014****PRELIMINARY STAFF RECOMMENDATION: Approve the amendment as expanded to include 4 properties and 29.56 acres.****A. SUMMARY:**

This is a request to change the Future Land Use Map designation from "Industrial" to "Suburban" on three parcels totaling 23.50 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate one additional developed parcel to the south of the request that is currently designated as Industrial. The existing Industrial category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gases, noise, and vibration). The Industrial category also accommodates uses that have considerable impacts on infrastructure and utilities and is intended to be located with access and facilities for truck and/or rail shipment, transfer, or delivery.

Two of the parcels, at this location, have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The category allows for a variety of office, retail and commercial uses and housing up to 20 units per acre. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses. On September 24, 2013, the Board of County Commissioners initiated this amendment to further the following strategic initiative:

*(EC2) - "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev.2013)."*

In addition, an implementing rezoning application has been filed concurrent with this amendment requesting a zoning change from Industrial to Commercial Parkway (CP) for the three parcels located in the County and Light Industrial (M-1) for the parcel located in the City.

#### **B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The proposed change for the 4 properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) "Support business expansion and job creation...." and Strategic Initiative (EC2) "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity."
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the category.

#### **C. APPLICANT'S REASON FOR THE AMENDMENT:**

This amendment furthers Board of County Commissioners Strategic Initiative # EC2 to "identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev. 2013)." The proposed amendment will support the expansion and redevelopment of the subject sites and provide a future land use category that is consistent with the development patterns and existing uses in the area. The subject parcels are owned by Earnest Steele and the Loyal Order of Moose. The three parcels are located in unincorporated Leon County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a glass front retail type building), and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums. The subject property owners have expressed an interest in this amendment to help expand opportunities for economic activity, and to protect their current uses.

#### **D. STAFF ANALYSIS:**

At their December 2012 Retreat, the Board of County Commissioners amended an existing strategic initiative to include "identifying revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity." Specifically,

staff was asked to examine the Industrial zoned lands, and uses allowed in Industrial and Light Industrial districts. The proposed amendment furthers this strategic initiative of the Board. It is also consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

The Industrial future land use category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gasses, noise, and vibration). It also accommodates uses that have considerable impacts on infrastructure and utilities and is to be located with access and facilities for truck and/or rail shipment, transfer, or delivery. Ancillary commercial uses such as offices, childcare, and restaurants, designed and limited to serve persons working in the district are allowed. Other commercial uses are not allowed because they have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

Staff has been in contact with two land owners with property currently located in the Industrial district adjacent to Capital Circle Northwest. These owners have expressed an interest in a Comprehensive Plan amendment and rezoning to a different district to help expand opportunities for economic activity and for protection of their current uses. The properties are owned by Mr. Earnest Steele and the Loyal Order of Moose. The three parcels are located in the unincorporated County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge, and a glass front retail type building) and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums.

In staff's review of the subject site and surrounding area, it was noted that an additional parcel would be appropriate for consideration in this amendment request because of its location and current use. The parcel is in the City limits and is located immediately south of the subject site. The parcel (ID 21-19-55 A0010) consists of a commercial park with warehousing, office, and light industrial uses more appropriate for the Suburban future land use category. The parcel is owned by Huntley Park LLC and consists of approximately 6.06 acres. The property owner representative has informed staff that he would like to be included in the proposed amendment, and staff has expanded the proposed amendment to include the site (see current uses map in the introductory map set to this report).

Removing acreage from the Industrial district is to be approached with attention. It is generally accepted that establishing new Industrial areas is very difficult due to the potential for off-site impacts from the types of uses allowed. There are currently 490 acres of Industrial lands in Leon County (including City Limits). This is down from 972 acres when the district was established in 1991, a 50% decrease. While much of this may have been necessary to correct the less than anticipated need for Industrial land, it is worth noting this decrease. The following table provides information on the existing acres of Industrial land in unincorporated Leon County and the City of Tallahassee. The table provides additional information regarding the presence of wetlands and vacant areas in the Industrial district. The proposed amendment for the Steele and Moose properties is a total of 23.5 acres, 18 of which are vacant.

*Table 1: Acres Data on Industrial Land in Leon County*

<b>Description</b>	<b>Acres</b>
Total Industrial in Unincorporated Leon County	314
Total Industrial in City Limits	176
<i>Leon County Total Industrial</i>	<i>490</i>
Total Industrial less wetlands (Unincorporated)	294
Total Industrial less wetlands (City Limits)	135
<i>Leon County Total Industrial less wetlands</i>	<i>429</i>
Total Vacant Industrial (Unincorporated)	69
Total Vacant Industrial (City Limits)	101
<i>Leon County Total Vacant Industrial</i>	<i>170</i>
Total Vacant Industrial less wetlands (Unincorporated)	65
Total Vacant Industrial less wetlands (City Limits)	74
<i>Leon County Total Vacant Industrial less wetlands</i>	<i>139</i>

***Proposed Future Land Use Map Designation: Suburban***

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The Suburban category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required.

Policy 2.2.5 also states that allowed land uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community. The proposed Suburban category is more consistent with the existing development patterns and current uses, and for future development.

If this proposed change is approved, a zoning change from Industrial to C-2 General Commercial is being requested to implement the amendment. The C-2 district is intended to be located in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. The proposed zoning is consistent with the development patterns in the vicinity of the request and current development on two of the sites.

*Updated Rezoning Information (2/13/2014)*

Since the initial report to the Local Planning Agency, staff has determined that the C-2 zoning district for this area with the proposed zoning changes will exceed the allowed acreage for the district. In the Land Development Code, C-2 districts shall not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject parcels are located between C-2 zoning to the north and the south. The current C-2 zoned parcels total 22.93 acres and include two parcels owned by Home Depot to the north and the First Commerce Credit Union to the south. Because of this, staff is amending the rezoning application for the amendment. Staff recommends the three parcels located in the County be rezoned from Industrial to Commercial Parkway (CP) and the parcel in the City be rezoned to Light Industrial (M-1). The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. Under the Suburban Future Land Use Map category, new CP districts shall have access to arterial or major collector streets. While, the three parcels located in the County all have access on Capital Circle and meet the CP access requirement, the parcel located within the City Limits does not. As noted previously, the parcel in the City is being recommended for M-1 zoning. The M-1 zoning district allows for indoor manufacturing, distribution, warehousing, auto repair, and office uses which are consistent with the current development and use of the site.

Lastly, the affected property owners have been informed of the rezoning amendment and support staff's recommendation.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features: The subject property is within the Lake Munson drainage basin. Although one of the three subject parcels (#21-19-51-051-1111) is heavily forested, county environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

**Transit Availability:** The subject site and surrounding area are serviced by Star Metro. There are transit stops on each side of Capital Circle Northwest near the subject site.

**Bicycle/Pedestrian Facilities Availability:** There are sidewalks and bicycle lanes on each side of Capital Circle Northwest in the vicinity of the subject site.

**Transportation Analysis and Conclusion:** Capital Circle Northwest is a principle arterial roadway that has been recently improved with sidewalks, bike lanes and four lanes. Based on the highest and most intense use of the subject site under the proposed change to Suburban with C-2 zoning, 3,477.5 additional PM Peak Hour trips would be generated. However, transportation concurrency will be determined when a site plan for development is submitted in the future.

1. Schools: The subject site is in the Riley, Griffins and Godby school attendance zones.

School Name	Riley Elementary	Griffin Middle	Godby High
Potential Students Generated	55	22	18
Present Capacity	-174	419	290
Post Development Capacity	-229	397	272

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

**F. CONCLUSION:**

Based on the above data and analysis, staff concludes the following:

1. The proposed change for the four subject properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation.....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.”
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer. All of which promotes the intent of the category.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.

Section 10-6.652. M-1 Light Industrial District.

PERMITTED USES												
1. District Intent			2. Principal Uses				3. Accessory Uses					
<p>The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p>			<p>(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p>				<p>(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>			<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.</p>		
DEVELOPMENT STANDARDS (continued on page 2 of 2)												
Use Category	4. Minimum Lot or Site Size		5. Minimum Building Setbacks			6. Maximum Building Restrictions						
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)			
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories			
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories			
<b>FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2</b>												

<b>DEVELOPMENT STANDARDS (continued from page 1 of 2)</b>	
	<p><b>7. Criteria for Outdoor Storage:</b> Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.</p>
	<p><b>8. Street Vehicular Access Restrictions:</b> Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP</p>
	<p><b>9. Fencing Requirement:</b> All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.</p>

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

**Examples of Industrial Buildings:**



**A light industrial building with an average cubic volume**



**A light industrial building with a high cubic volume**

## NOTICE

Notice is hereby given that the Tallahassee-Leon County Planning Commission will hold a public hearing on September 9, 2014 at 6:00 P.M. in the 2nd Floor Conference Room, Frenchtown Renaissance Building, 435 North Macomb Street, Tallahassee, Florida on the following proposed ordinance amending the Leon County Land Development Code. The ordinance the Planning Commission will consider is:

### ORDINANCE NO. 14-

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING SECTION 10-6.652, REVISING M-1 LIGHT INDUSTRIAL DISTRICT ACCESSORY USES ; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The Planning Commission will take public testimony at the September 9, 2014 meeting. Speakers are requested to limit their presentations to 3 minutes.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Planning Commission or take exception to any findings of fact with respect to any matter considered at the hearing referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The Department's phone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is 1-800-955-8771.

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**Leon County  
Board of County Commissioners**

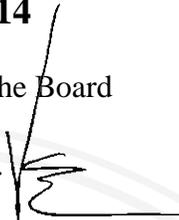
**Notes for Agenda Item #11**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #11

November 18, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 30-foot Drainage Easement in Landover Hills, and to Consider the Acceptance of a 20-foot Drainage Easement in Landover Hills

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works Tom Brantley, P.E., Director, Department of Facilities Management
Lead Staff/ Project Team:	Graham Stewart, Real Estate Manager, Division of Real Estate Management Mitzi McGhin, Real Estate Specialist

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

- Option #1: Conduct the first and only public hearing and adopt the Resolution for the abandonment of a 30-foot drainage easement across Lots 8 and 9, Block A, in Landover Hills (Attachment #1).
- Option #2: Accept the Drainage Easement Document conveying a 20-foot drainage easement across Lot 8, Block "A", Landover Hills Subdivision (Attachment #2).

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 30-foot Drainage Easement in Landover Hills, and to Consider the Acceptance of a 20-foot Drainage Easement in Landover Hills

November 18, 2014

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## **Report and Discussion**

### **Background:**

Mr. Charles D. Terrell, owner of 6734 Landover Circle, Lot 8, Block "A", Landover Hills, has requested that the County abandon the west half of a 30-foot drainage easement following the east boundary of his lot per the plat of Landover Hills, in exchange for his donation of a 20-foot drainage easement along the west boundary of his lot.

During the October 14, 2014 meeting, the Board scheduled the required Public Hearing for November 18, 2014 at 6:00 p.m. to conduct the first and only public hearing to consider the adoption of a Resolution for the abandonment of the 30-foot drainage easement (Attachment #1), and to consider the acceptance of the above-referenced Perpetual Drainage Easement executed and delivered by Mr. Terrell on September 16, 2014 (the "Drainage Easement Document") (Attachment #2).

### **Analysis:**

Florida Statutes, Sections 336.09 and 336.10 allows for the abandonment of roads and any lands in connection therewith by a local government. Section 336.10 requires that a notice be advertised in a local paper at least 14 days prior to the public hearing (Attachment #3).

The requested 30-foot drainage easement abandonment is located in Sections 19 and 20, Township 1 North, Range 2 East in Landover Hills subdivision, which is located off Walden Road approximately  $\frac{3}{4}$  mile south of Highway 90 East (Mahan Drive). The 30-foot drainage easement is centered on the common lot line of Lots 8 & 9, Block "A", for a total of 15 feet upon each lot. During its October 14, 1997 meeting, the Board accepted from the Landover Hills Homeowners Association, Inc. a Quit-Claim Deed for right-of-way and drainage easements of Landover Hills as depicted by plat of Landover Hills, as recorded in Plat Book 10 page 45 (Attachment #4).

The subject drainage easement appears on the plat of subdivision dated August 3, 1990, but has not been improved or used for the purpose intended. Upon the receipt of Mr. Terrell's request, staff evaluated the public purpose of the drainage easement lying between Lots 8 and 9, Block "A" and recommends obtaining an easement along the west lot line which would allow Public Works to construct and maintain an adequate drainage conveyance to resolve the drainage issue.

Mr. Terrell has agreed to donate a 20-foot drainage easement to the west of his lot in exchange for abandoning the full 30-foot drainage easement. Because the proposed abandonment affects the full 30-foot drainage easement, staff has contacted James and Darlene Aldrich, property owners of Lot 9, Block "A", Landover Hills and they have given verbal consent for the County to relinquish its right to use the existing drainage easement by an Abandonment Resolution.

Staff requests the Board to accept the Drainage Easement Document in exchange for the abandonment of the 30-foot drainage easement and authorize staff to record the Drainage Easement Document in the Official Records of Leon County.

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 30-foot Drainage Easement in Landover Hills, and to Consider the Acceptance of a 20-foot Drainage Easement in Landover Hills

November 18, 2014

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**Options:**

1. Conduct the first and only public hearing and adopt the Resolution for the abandonment of a 30-foot drainage easement across Lots 8 and 9, Block A, in Landover Hills (Attachment #1).
2. Accept the Drainage Easement Document conveying the 20-foot drainage easement across Lot 8, Block "A", Landover Hills Subdivision (Attachment #2).
3. Conduct the first and only public hearing and do not adopt the resolution for the abandonment request for a 30-foot drainage easement across Lots 8 and 9, Block A, in Landover Hills and do not acceptance of the Drainage Easement Document conveying the 20-foot drainage easement across Lot 8, Block "A", Landover Hills Subdivision.
4. Board direction.

**Recommendation:**

Options #1 and #2

**Attachments:**

1. Proposed Abandonment Resolution of a 30-foot drainage easement across Lots 8 and 9, Block A, in Landover Hills
2. Drainage Easement Document conveying the 20-foot drainage easement across Lot 8, Block "A", Landover Hills Subdivision
3. Copy of Advertisement
4. Copy of Plat

**RESOLUTION: 14-\_\_\_\_\_**

**ABANDONMENT, RENUNCIATION, AND DISCLAIMER OF THE 30-FOOT DRAINAGE EASEMENT ASSOCIATED WITH, AND INCIDENT TO, THE ROADS, STREETS, ALLEYS, RIGHTS-OF-WAY, PARKS AND RECREATION AREAS, AND OTHER EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES PER THE PLAT OF LANDOVER HILLS**

**WHEREAS**, on the 28th day of October, 2014, the Board of County Commissioners of Leon County, Florida (hereinafter the “Board”) published a notice of public hearing to take place on November 18, 2014 at which the Board would consider the abandonment, renunciation, and disclaimer of the rights and interests of Leon County in the hereinafter described 30-foot drainage easement lying between Lots 8 and 9, Block “A” which was dedicated by plat to the perpetual use of the Landover Hills Homeowners Association, Inc. (the “Landover Hills HOA”) along with, and incident to, any associated roads, streets, alleys, rights-of-way, parks and recreation areas, and other easements for utilities, drainage, and other purposes per the plat of Landover Hills Subdivision (hereinafter described as the “30-foot Drainage Easement”); and

**WHEREAS**, in July 1997 the 30-foot Drainage Easement was subsequently conveyed to Leon County by virtue of the Quit-Claim Deed recorded at O.R. Book 2062, Page 361, Official Records of Leon County, Florida (the “1997 Deed”); and

**WHEREAS**, said notice of public hearing is evidenced by the Proof of Publication attached hereto as Exhibit “A”, which reflects the advertisement of said notice of public hearing in the Tallahassee Democrat, a newspaper of general circulation in Leon County, Florida; and

**WHEREAS**, pursuant to said notice of public hearing and Chapter 336, Florida Statutes, the Board conducted said public hearing on November 18, 2014 in the Commission Chambers of the Leon County Courthouse, during which the Board received public comment from each and every person so requesting.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leon County, Florida, that:

1. The Board hereby finds that the 30-foot Drainage Easement was originally dedicated to the perpetual use of the Landover Hills HOA with, and incident to, any associated roads, streets, alleys, rights-of-way, parks and recreation areas, and other easements for utilities, drainage, and other purposes per the plat of Landover Hills Subdivision recorded in Plat Book 10, Page 45, Official Records of Leon County, Florida, and was subsequently conveyed to Leon

County by the 1997 Deed, and hereby renounces, disclaims, vacates and abandons any right or interest of Leon County or the public in the 30-foot Drainage Easement as depicted in Exhibit "B" attached hereto.

2. The Clerk of the Board is hereby directed to publish notice of the adoption of this Resolution, within thirty (30) days following its adoption, in one issue of a newspaper of general publication in Leon County, Florida, and that the Clerk thereafter record in the official records of Leon County, Florida the Proof of Publication of notice of public hearing, this Resolution as adopted, and the Proof of Publication of the notice of the adoption of this Resolution.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the 18th day of November, 2014.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristin Dozier, Chairman  
Board of County Commissioners

ATTEST:

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

By: \_\_\_\_\_

Approved as to Form:

Office of the County Attorney  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele  
County Attorney

EXHIBIT "A"

PUBLIC HEARING  
Notice of Abandonment

Leon County Board of County Commissioners  
November 18, 2014 - 6:00 p.m.  
County Commission Chambers  
Fifth Floor - Leon County Courthouse

The Board of County Commissioners proposes to adopt a resolution abandoning a 30-foot drainage easement lying between Lots 8 and 9, Block "A" per plat or map of Landover Hills recorded in Plat Book 10, page 45, Official Records of Leon County, Florida, which lies in unincorporated Leon County. The request for abandonment is on file at the Public Works Center, located at 2280 Miccosukee Road and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call (850) 606-1500. You are hereby notified in accordance with Section 286.0105, Florida Statutes, should you decide to appeal any decision made by the County Commission or take exception to any findings of fact with respect to any matter considered at the hearing referred to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000: 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.

/s/ Kristin Dozier  
Chairman Board of County Commissioners  
Leon County, Florida

/s/ Bob Inzer  
Clerk of the Circuit Court  
Leon County, Florida

PUBLICATION: October 28, 2014



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

Tax ID No. 12-19-12-A-0080

**PERPETUAL DRAINAGE EASEMENT**

THIS PERPETUAL DRAINAGE EASEMENT, made and executed this 16<sup>th</sup> day of Sept, 2014, by **CHARLES D. TERRELL**, an widower, whose post office address is 6734 Landover Circle, Tallahassee, Florida 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 grants 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 and drainage ditches 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 any use of said lands by Grantor, his successors and assigns, shall not interfere with the rights granted to Grantee pursuant to this instrument. It is Grantor's understanding that, as part of the consideration for granting this easement, Grantee shall repair, at Grantee's expense, any damages to Grantor's improvements caused by Grantee's use of said lands.

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

Signed, sealed and delivered  
in the presence of:

[Signature] (Witness Signature)  
Berry Peacock (Typed or Printed Name)  
[Signature] (Witness Signature)  
Mitzi McGhin (Typed or Printed Name)

[Signature] (SEAL)  
**CHARLES D. TERRELL**

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Sept, 2014, by Charles D. Terrell, who is personally known to me or who has produced Fl. Div. Lic as identification, and who did take an oath.

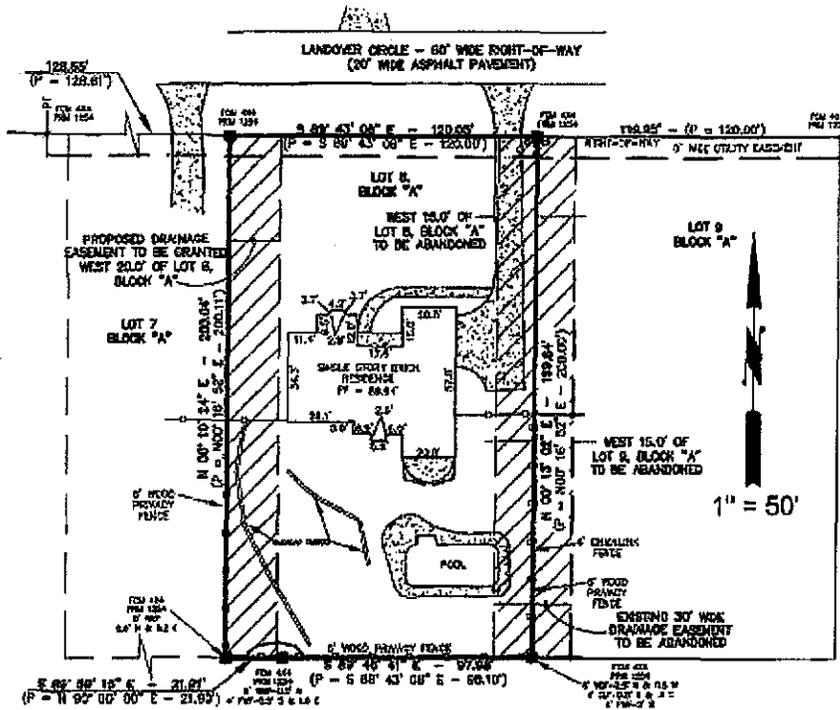
NOTARY PUBLIC

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



**LEGAL DESCRIPTION: DRAINAGE EASEMENT**

A strip of land 20.0' wide, being more particularly described as the West 20.0' of Lot 8, Block "A", Landover Hills, a Subdivision as per plat thereof, recorded in Plat Book 10, Page 45, Public Records of Leon County, Florida. Being and lying in Section 19, Township 1 North, Range 2 East, Leon County, Florida.



SKETCH OF DESCRIPTION  
NOT A SURVEY

*(Handwritten Signature)*

W. DANIEL MATHEWS, II  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 4783  
FOR THE FIRM - LM2 CONSULTING, INC. - LB 7865

June 11, 2014

DATE:

20' WIDE DRAINAGE EASEMENT TO BE GRANTED ON  
LOT 8, BLOCK "A", LANDOVER HILLS  
PLAT BOOK 10, PAGE 45  
LEON COUNTY, FLORIDA

Project No.:	1406-002
Survey Date:	N/A
Drawing Date:	6/11/14
Drawn By:	L. MATHEWS
Field Book:	N/A
Scale:	1" = 80'

SHEET  
1  
OF  
1

**LM2**

CONSULTING, INC.  
4464 Luminous Lane  
Tallahassee, Florida 32311  
850.519.7466

Professional Surveyors & Mappers FL LB7865

PUBLIC HEARING  
Notice of Abandonment

Leon County Board of County Commissioners  
November 18, 2014 - 6:00 p.m.  
County Commission Chambers  
Fifth Floor - Leon County Courthouse

The Board of County Commissioners proposes to adopt a resolution abandoning a 30-foot drainage easement lying between Lots 8 and 9, Block "A" per plat or map of Landover Hills recorded in Plat Book 10, page 45, Official Records of Leon County, Florida, which lies in unincorporated Leon County. The request for abandonment is on file at the Public Works Center, located at 2280 Miccosukee Road and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call (850) 606-1500. You are hereby notified in accordance with Section 286.0105, Florida Statutes, should you decide to appeal any decision made by the County Commission or take exception to any findings of fact with respect to any matter considered at the hearing referred to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000: 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.

/s/ Kristin Dozier  
Chairman Board of County Commissioners  
Leon County, Florida

/s/ Bob Inzer  
Clerk of the Circuit Court  
Leon County, Florida

PUBLICATION: October 28, 2014



**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #12**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #12

November 18, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 15-foot Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of a Part of Lakewood Estates Unit No. 2

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/Division Review:	Tony Park, P.E., Director, Public Works and Community Development Tom Brantley, P.E., Director, Department of Facilities Management Graham Stewart, Real Estate Manager, Division of Real Estate Management
Lead Staff/Project Team:	Mitzi McGhin, Real Estate Specialist

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Conduct the first and only public hearing and adopt the Resolution for the abandonment of a 15-foot landscape easement across Block “D”, in Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision (Attachment #1).

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 15-foot Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of a Part of Lakewood Estates Unit No. 2

November 18, 2014

Page 2

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## **Report and Discussion**

### **Background:**

Mr. and Mrs. Raymond Phaneuf, owner of Lot 16, Block "D" of Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2, verbally requested that the County abandon that portion of a 15-foot landscape easement that crosses the rear of their property for future expansion of landscaping associated with the construction of a new pool.

During the September 23, 2014 meeting, the Board scheduled the required Public Hearing for November 18, 2014 at 6:00 p.m. to conduct the first and only public hearing to consider the adoption of a Resolution for the abandonment of the 15-foot landscape easement as depicted in Lakewood Estate Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision (Attachment #1).

### **Analysis:**

Florida Statutes, Sections 336.09 and 336.10 allows for the abandonment of roads and any lands in connection therewith by a local government. Section 336.10 requires that a notice be advertised in a local paper at least 14 days prior to the public hearing (Attachment #2). Also in accordance with Section 336.10, the Phaneuf's request was put into writing (Attachment #3).

The requested 15-foot landscape easement abandonment is located in Section 31, Township 2 North, Range 1 West in Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision, which is located approximately  $\frac{3}{4}$  mile north of Capital Circle NW along Tower Road. The 15-foot landscape easement was dedicated to the County by plat of the Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 on July 26, 1982, as recorded in Plat Book 9, page 21 (Attachment #4).

This request has brought to staff's attention the fact that only certain lots were subject to the landscape easement and that trees are not to be removed within that area. Upon the receipt of this request, staff evaluated the public purpose of the landscape easement, and determined that it borders a large and heavily wooded undeveloped tract of land to the east. Staff received no negative responses from within the County. Staff therefore suggests that the entire 15-foot landscape easement be abandoned across all 10 lots as shown in the plat.

Additionally, staff delivered notices to all affected property owners requesting their comments concerning the abandonment request (Attachment #5). Only two property owners responded, both giving approval for the abandonment of the 15-foot landscape easement.

Title: First and Only Public Hearing to Consider the Adoption of a Resolution for the Abandonment of a 15-foot Landscape Easement in Lakewood Estates Unit No. 3 and a Replat of a Part of Lakewood Estates Unit No. 2

November 18, 2014

Page 3

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**Options:**

1. Conduct the first and only public hearing and adopt the Resolution for the abandonment of a 15-foot landscape easement across Block "D", in Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision (Attachment #1).
2. Do not conduct the public hearing to consider the abandonment request.
3. Board direction.

**Recommendation:**

Option #1

Attachments:

1. Proposed Abandonment Resolution for the abandonment of a 15-foot landscape easement across Block "D", in Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 subdivision
2. Copy of Advertisement
3. Written Request for Abandonment
4. Copy of Plat
5. Notice to Property Owners

**RESOLUTION: 14-\_\_\_\_\_**

**ABANDONMENT, RENUNCIATION, AND DISCLAIMER OF THE  
15-FOOT LANDSCAPE EASEMENT ASSOCIATED WITH, AND INCIDENT TO, THE  
ROADS, STREETS, ALLEYS, RIGHTS-OF-WAY, PARKS AND RECREATION  
AREAS, AND OTHER EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER  
PURPOSES PER THE PLAT OF LAKEWOOD ESTATES UNIT NO. 3 AND A REPLAT  
OF A PART OF LAKEWOOD ESTATES UNIT NO. 2**

**WHEREAS**, on the \_\_\_\_ day of \_\_\_\_\_, 2014, the Board of County Commissioners of Leon County, Florida (hereinafter the “Board”) published a notice of public hearing to take place on November 18, 2014 at which the Board would consider the abandonment, renunciation, and disclaimer of the rights and interests of Leon County in the hereinafter described 15-foot landscape easement which was dedicated by plat to the perpetual use of the public along with, and incident to, the associated roads, streets, alleys, rights-of-way, parks and recreation areas, and other easements for utilities, drainage, and other purposes per the plat of Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 (hereinafter described as the “15-foot Landscape Easement”); and

**WHEREAS**, said notice of public hearing is evidenced by the Proof of Publication attached hereto as Exhibit “A”, which reflects the advertisement of said notice of public hearing in the Tallahassee Democrat, a newspaper of general circulation in Leon County, Florida; and

**WHEREAS**, pursuant to said notice of public hearing and Chapter 336, Florida Statutes, the Board conducted said public hearing on November 18, 2014 in the Commission Chambers of the Leon County Courthouse, during which the Board received public comment from each and every person so requesting.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leon County, Florida, that:

1. The Board hereby finds that the 15-foot Landscape Easement was dedicated to the perpetual use of the public along with, and incident to, the associated roads, streets, alleys, rights-of-way, parks and recreation areas, and other easements for utilities, drainage, and other purposes per the plat of Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 recorded in Plat Book 9, Page 21, Official Records of Leon County, Florida, and hereby renounces, disclaims, vacates and abandons any right or interest of Leon County or the public in the 15-foot Landscape Easement as depicted in Exhibit “B” attached hereto.

2. The Clerk of the Board is hereby directed to publish notice of the adoption of this Resolution, within thirty (30) days following its adoption, in one issue of a newspaper of general publication in Leon County, Florida, and that the Clerk thereafter record in the official records of Leon County, Florida the Proof of Publication of notice of public hearing, this Resolution as adopted, and the Proof of Publication of the notice of the adoption of this Resolution.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the 18th day of November, 2014.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristin Dozier, Chairman  
Board of County Commissioners

ATTEST:

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

By: \_\_\_\_\_

Approved as to Form:

Office of the County Attorney  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele  
County Attorney

EXHIBIT "A"

PUBLIC HEARING  
Notice of Abandonment

Leon County Board of County Commissioners  
November 18, 2014 - 6:00 p.m.  
County Commission Chambers  
Fifth Floor - Leon County Courthouse

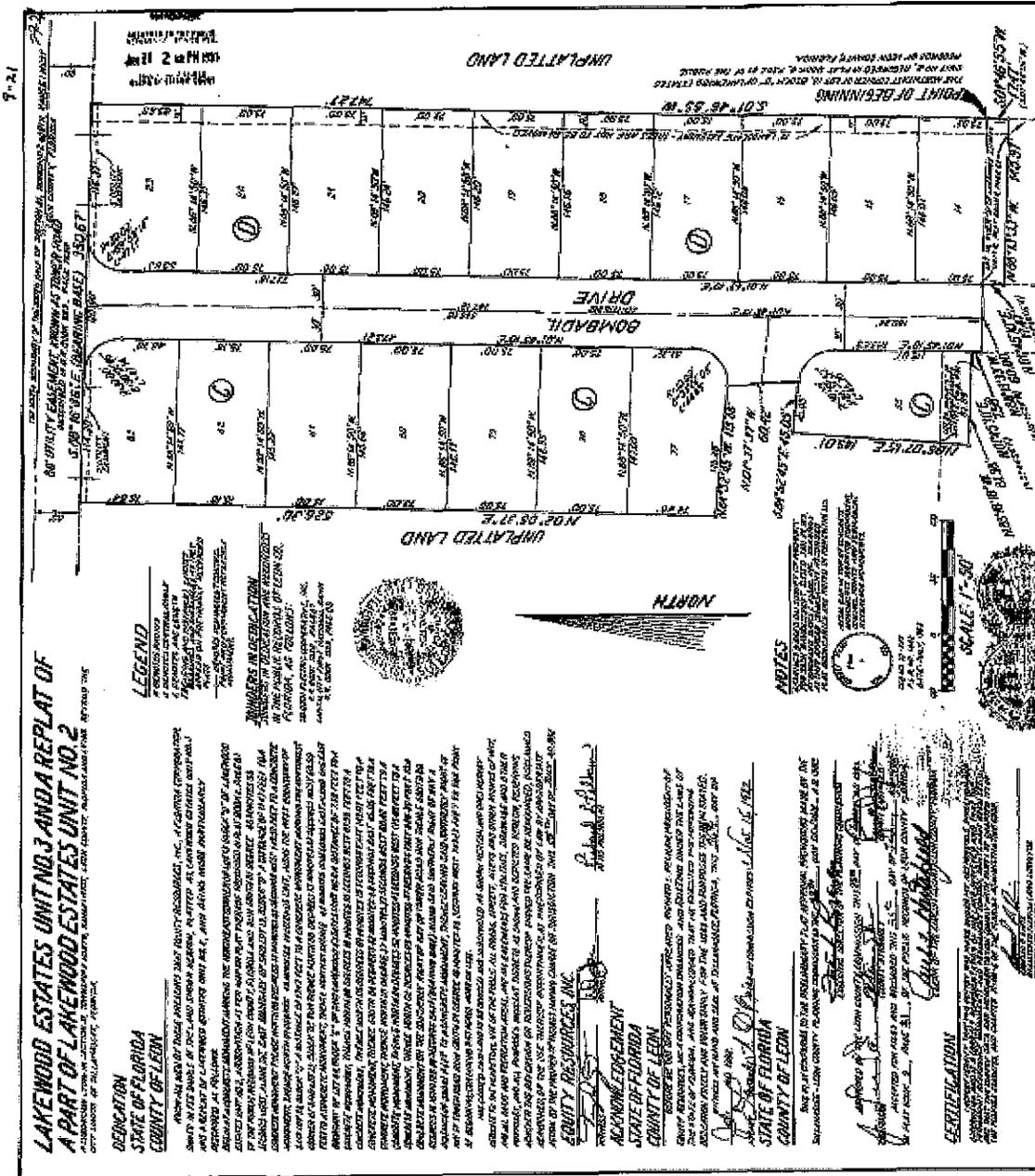
The Board of County Commissioners proposes to adopt a resolution abandoning a 15-foot landscape easement per plat or map of Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 recorded in Plat Book 9, page 21, Official Records of Leon County, Florida, which lies in unincorporated Leon County. The request for abandonment is on file at the Public Works Center, located at 2280 Miccosukee Road and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call (850) 606-1500. You are hereby notified in accordance with Section 286.0105, Florida Statutes, should you decide to appeal any decision made by the County Commission or take exception to any findings of fact with respect to any matter considered at the hearing referred to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000; 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.

/s/ Kristin Dozier  
Chairman Board of County Commissioners  
Leon County, Florida

/s/ Bob Inzer  
Clerk of the Circuit Court  
Leon County, Florida

\_\_\_\_\_, 2014

EXHIBIT "B"



9-21

**LAKEWOOD ESTATES UNIT NO. 3 AND A REPLAT OF A PART OF LAKEWOOD ESTATES UNIT NO. 2**

**LEGEND**

**NOTES**



NORTH

SCALE: 1"=50'

**RECORDING STATEMENT**

**ACKNOWLEDGEMENT**

**STATE OF FLORIDA**

**COUNTY OF LEON**

**RECORDING STATEMENT**

**ACKNOWLEDGEMENT**

**STATE OF FLORIDA**

**COUNTY OF LEON**

**RECORDING STATEMENT**

**ACKNOWLEDGEMENT**

**STATE OF FLORIDA**

**COUNTY OF LEON**

PUBLIC HEARING  
Notice of Abandonment

Leon County Board of County Commissioners  
November 18, 2014 - 6:00 p.m.  
County Commission Chambers  
Fifth Floor - Leon County Courthouse

The Board of County Commissioners proposes to adopt a resolution abandoning a 15-foot landscape easement per plat or map of Lakewood Estates Unit No. 3 and a Replat of a part of Lakewood Estates Unit No. 2 recorded in Plat Book 9, page 21, Official Records of Leon County, Florida, which lies in unincorporated Leon County. The request for abandonment is on file at the Public Works Center, located at 2280 Miccosukee Road and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call (850) 606-1500. You are hereby notified in accordance with Section 286.0105, Florida Statutes, should you decide to appeal any decision made by the County Commission or take exception to any findings of fact with respect to any matter considered at the hearing referred to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000: 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.

/s/ Kristin Dozier  
Chairman Board of County Commissioners  
Leon County, Florida

/s/ Bob Inzer  
Clerk of the Circuit Court  
Leon County, Florida

PUBLICATION: October 28, 2014

From: Jennifer Phaneuf <[jennifer.phaneuf@apdcares.org](mailto:jennifer.phaneuf@apdcares.org)>  
Subject: **Assistance with a hopefully simple need.**  
Date: June 27, 2014 at 6:50:49 PM EDT  
To: "[DaileyJ@leoncountyfl.gov](mailto:DaileyJ@leoncountyfl.gov)" <[DaileyJ@leoncountyfl.gov](mailto:DaileyJ@leoncountyfl.gov)>

Good Afternoon Commissioner Dailey-

I have a problem and am not certain which way to turn. I'm turning to you because the problem began with a document that referenced the Leon County Board of County Commissioners as a governing body.

I am in the process of trying to have an in ground swimming pool installed in my home. I have lived in the home for 19 years and have spent the majority of that time trying to get to a point where I could afford to do this for the obvious reasons of living in Florida, but even greater than that because I have a son with special needs who is now 20 and it is something that would be hugely gratifying to him.

At any rate...my husband and I have gotten to a point where we were able to refinance our home and with the cash equity *finally* get our pool. In addition to the cost of the pool, we had to pay to have trees removed from the front yard and have our drain field moved to the front. We have done both of these things to the tune of over \$10,000.

Now we are at the point of getting the pool permit, which our contractor has submitted. When the environmental management inspector came to look at the site and ensure proper drainage, etc. it was revealed that the survey we just had done for the home refinancing indicates a "landscape easement" going from our fenced property line inward towards our house. The survey document states that "no trees can be removed" and there are no trees on the easement area. The problem is that in order for our yard to accommodate the pool we would have to dig within that easement.

It does not say anything else about development of the easement area. I spent hours trying to research what limitations there would be for the easement area, but could find no reference to code, law or ordinance so in frustration I called the surveyor to ask what governing reference was cited. He stated that he took the easement drawing directly from the plat that is on record with the Clerk of Courts. We looked at that plat and found that it was submitted upon the development of the subdivision in **1982**. It appears that at that time Equity Resources, Inc. bought the land and platted it for the subdivision development and my home was built in 1983.

The plat was submitted to and approved by the Board of County Commissioners and upon speaking with the county I was told that I need to have the easement abandoned. I have absolutely no idea how to go about that. I thought to reach out to you for guidance since the commission approved the initial plat submission it seemed logical to reach out to the commission to see about this request. There is no negative environmental impact, the area is within my fenced property, there are no protected trees...it's just a big dirt yard with nothing in it.

We thought we were doing all the right things...we added a 540 square foot screened porch/utility room addition to our house, changed the roof line, put a complete new roof on and did all the permitting ourselves. The entire time we stayed in touch with the county we have been telling them the grand plan of getting the pool done after the refinance. When we went through the environmental review of

our permit for the construction we were told that there should be no problem because there were no protected trees or anything like that . We hired a tree contractor, a septic contractor and a pool contractor...at no time during any of this permitting was there any concern of environmental impact to having the pool put in other than ensuring proper drainage.

I ***literally*** am over \$10,000 into the endeavor ***just with the tree removal and drain field work*** not counting the \$15,000 of construction we did to add the value of our home so that we could do the refinance to get the cash to build the pool. Now I find I may not be able to get the pool due to the dotted line on the plat document that was done **30+ years ago**.

My whole aim and end here is to have this be our forever home and to ensure that my son will always have a home when we are no longer here...my daughter even bought a home in the same neighborhood with the knowledge that she will be the caretaker of my son one day. She deliberately did not buy a home with a pool because we were in the process of this whole endeavor.

I apologize for my lengthy account here, but in a nutshell I am hoping you can give me guidance on how to have the landscape easement abandoned from my big dirt yard...that's the irony of the situation...there literally is no landscaping there. It's 90% dirt with a few weeds and that's all we have ever been able to grow in 20 years...weeds and mosquitos.

I do sincerely appreciate you taking time to read my email...thank you for any consideration or assistance you can provide.

Jennifer Phaneuf  
Human Resource Manager  
Agency for Persons with Disabilities  
4030 Esplanade Way  
Tallahassee, Florida 32399-0950  
850-921-3794  
FAX: 850-414-6531  
[Jennifer.Phaneuf@apdcares.org](mailto:Jennifer.Phaneuf@apdcares.org)

CONFIDENTIALITY NOTICE: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error please contact the sender (by phone or reply electronic mail) and then destroy all copies of the original message.



Department of Facilities Management  
 Division of Real Estate Management  
 1907 S. Monroe Street  
 Tallahassee, Florida 32301  
 (850) 606-5000



# Leon County

## Board of County Commissioners

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

July 10, 2014

Re: 15' Landscape Easement in  
 Lakewood Estates, Unit 3 Lots

Dear Property Owners,

Leon County has received a request from an adjacent property owner to have the Public abandoned/extinguish the public rights to a 15' Landscape Easement along the rear of 10 lots lying along the east side of Bombadil Drive. The landscape easement was dedicated on the plat of Lakewood Estates, Unit 3 to the public and states that no trees are to be removed within the 15' landscape easement.

The County has obtained an interest by the dedication of this plat to all roads, drainage utilities and landscape easements. The proper course of action to extinguish any and all of the County's interest and responsibilities to the 15' landscape easement, would be a formal abandonment.

Before staff can present this request for the abandonment of the 15' landscape easement to the Board of County Commissioners for approval or decline of request, we are asking the affected property owners to respond if you are not in favor of the County removing the restrictions of the 15' landscape easement from your property along Bombadil Drive.

If you have further questions or comment concerning the abandonment of the 15' landscape easement, please contact me at (850)606-5042 or email me at [mcghinm@leoncountyfl.gov](mailto:mcghinm@leoncountyfl.gov) as soon as possible so that staff can evaluate and process this request, thank you.

Sincerely,

Mitzi McGhin,  
 Real Estate Specialist

### 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

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #13**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #13

November 18, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** First of Two Public Hearings to Consider a Proposed Ordinance Amending Section 10-6.612 of the Land Development Code to Prohibit Retail Fuel Sales in the Rural Zoning District

---

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

**Fiscal Impact:**

This item has no fiscal impact.

**Staff Recommendation:**

Option #1: Conduct the first of two Public Hearings to consider a proposed Ordinance amending Section 10-6.612 of the Land Development Code to prohibit retail fuel sales in the Rural zoning district (Attachment #1), and schedule the second and final Public Hearing for December 9, 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.

On July 8, 2014, the Board conducted the first of two required Public Hearings to consider amendments to the LDC to further restrict minor commercial uses within the Rural zoning district. On September 2, 2014, the Board conducted the second and final Public Hearing on this issue and adopted amendments to the LDC eliminating 196 potential intersection locations for minor commercial uses, and elevating the review levels, including additional design criteria and placing size restrictions on specific uses.

On July 31, 2014, mediation was held between Thelma Crump, an adjacent property owner who filed a Petition for Quasi-judicial Hearing challenging the County's preliminary approval of a proposed gas station and convenience store; the developer, William Glen Brown; the County; and the Keep it Rural Coalition. Settlement negotiations resulted in the Settlement and Forbearance Agreement that the Board accepted at their September 23, 2014 meeting. One of the elements of the Settlement Agreement required the County to consider amendments to the Rural zoning district to specifically prohibit gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated "Rural." As a result of accepting the referenced Settlement and Forbearance Agreement, the Board has directed staff to draft an Ordinance amending the County's LDC to prohibit the referenced land uses in the Rural zoning district (Attachment #1). The proposed Ordinance will require consistency review by the Planning Commission and two Public Hearings by the Board. The aforementioned Settlement and Forbearance Agreement is included as Attachment #2.

### **Analysis:**

#### **Comprehensive Plan:**

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 Comprehensive 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.

Objective 3.1 of the Land Use Element notes that commercial land use shall be provided for convenient, aesthetically pleasing and environmentally sound commercial opportunities, which are easily accessible through planned integration into the existing transportation network. Furthermore, Policy 3.1.1 of the Land Use Element of the Comprehensive Plan states that commercial development shall occur only in locations that are appropriate to its service and trade area, that are compatible with adjacent existing and proposed land uses, and that has existing and programmed public services and facilities. Policy 3.1.1 further states that the intensity of commercial use is dependent upon the land use category in which the potential site is located and the functional roadway classification of the immediate adjacent roads.

Policy 3.1.2 of the Land Use Element provides guidelines for directing these commercial opportunities towards intersections to provide access and prevent strip commercialization. Policy 3.1.2(a) requires that minor commercial development “provide for sale of convenience goods and services to immediate residential area.” Policy 3.1.2(1)(c) states that minor commercial trade area is “generally within one mile and not considered as an attractor.” In addition to the convenience and associated limited trade area of the allowable minor commercial uses based on intensity (building size) restrictions, the recently adopted amendments to the Rural zoning district of the LDC implements this policy by requiring an applicant to submit documentation demonstrating compliance with the trade area.

One of the goals of the Transportation Element is to provide for the “safe, efficient, effective and environmentally sound movement of people and commodities.” More specifically, Objective 1.6 of the Transportation Element provides guidance as it relates to reducing vehicle miles traveled (VMT). This Objective states that amenities shall be provided in close proximity to population concentrations and encourages interconnections between developments and neighborhoods in order to reduce vehicle trip demand and impacts to the arterial and collector road systems. These policies and objectives further the intent of the Rural category to provide minor commercial opportunities to serve the basic needs of adjacent residents.

The reduction of 196 potential sites, along with a further refinement of the remaining locations to 26 potentially developable locations as a result of ownership and/or environmental constraints, limits the opportunities to provide minor commercial uses within the intended trade area as noted in Policy 3.1.2 of the Land Use Element. Should the Board consider eliminating specific retail commercial uses such as fuel sales within the Rural land use category, this could result in an increase in VMT from residential areas to commercial opportunities outside the Rural district in order to accommodate demand for convenience commercial goods and services. The potential increase in VMT would be in direct conflict with Objective 1.6 of the Transportation Element and would likely result in additional traffic congestion resulting in a lower level of service on collector and arterial roadways outside the Urban Service Area.

#### **Land Development Code:**

The County’s LDC was adopted in 1992 to implement the general concepts and provisions of the Comprehensive Plan, and therefore, 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, fuel oil dealers and liquefied petroleum dealers. The proposed Ordinance would prohibit the referenced fuel sales within the Rural zoning district.

The LDC 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 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.

Prior to September 2, 2014, minor commercial land uses (including gasoline stations) were allowed on approximately 245 intersections in the Rural zoning district. However, it should be noted that many other factors would have impacted the ability to develop all sites that complied with the commercial site location standards, including onsite environmental constraints, traffic concurrency considerations, canopy road protection-related issues, access 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 over twenty years ago, the requests for approval to develop non-residential uses in the Rural zoning district have been extremely limited.

The LDC amendments adopted by the Board on September 2, 2014, included additional 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. This included 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 roadway.

The 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 LDC includes the prohibition of vehicle washes, establishes hours of operation, and 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 review process.

Removing the option to allow minor commercial uses at intersections with local roads eliminated approximately 196 potential commercial intersections in Rural zoning. Approximately 39 potential commercial sites remain at collector-arterial and collector-collector intersections in the Rural zoning district. Subsequent to the Board's first Public Hearing on the recently adopted Ordinance, staff reviewed the 39 intersections utilizing data from GIS and other available sources, and determined that 12 of the intersections could not be developed based on environmental features, property ownership (National Forest), and/or existing residential uses in platted residential subdivisions. The 27 remaining intersections could potentially allow development of minor commercial uses consistent with the recently adopted supplemental design and regulatory provisions (Attachment #3).

After further analysis of the remaining 27 intersections, staff noted that the Cap Tram Road and Apalachee Parkway intersection was listed twice on the chart. Therefore, the list of intersections that would allow minor commercial has been revised to reflect 26 potential intersections. Attachment #4 identifies each of the 26 remaining intersections and provides a brief analysis of the current ownership and development potential. A majority of these intersections have environmental constraints limiting the development potential to only two or three of the quadrants of each intersection. These environmental constraints include, but are not limited to, Canopy Road Protection Zone, floodzone, and wetlands. Other constraints include, but are not limited to, ownership and location of the quadrant in a residential subdivision with a Residential Preservation overlay. For example, the intersection of WW Kelley Road (major collector) and Tram Road (minor arterial) is significantly impacted with constraints as the northwest quadrant is located in the Walton Corners Subdivision, the northeast quadrant is located in the Walton Woods Unrecorded Subdivision, and the southwest quadrant is encumbered with wetlands.

As is standard procedure for all proposed LDC changes, staff will convene the DSEM Citizen's User Group to review and provide comments on the proposed revisions prior to the second and final Public Hearing. Additionally, the proposal has been scheduled for the Planning Commission's December 2, 2014 6:00 p.m. Public Hearing agenda for a Comprehensive Plan consistency determination. Due to Board agenda deadlines, the Planning Commission's consistency determination will be provided at the Board's second and final Public Hearing on December 9, 2014 at 6:00 p.m.

The proposed Ordinance has been advertised consistent with state statutes and the Leon County Code of Laws (Attachment #5).

**Options:**

1. Conduct the first of two Public Hearings to consider a proposed Ordinance amending Section 10-6.612 of the Land Development Code to prohibit retail fuel sales in the Rural zoning district (Attachment #1), and schedule the second and final Public Hearing for December 9, 2014 at 6:00 p.m.
2. Conduct the first of two Public Hearings to consider a proposed Ordinance amending Section 10-6.612 of the Land Development Code to prohibit retail fuel sales in the Rural zoning district, and do not schedule the second and final Public Hearing.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Draft Ordinance
2. Settlement and Forbearance Agreement
3. List of 39 Collector/Arterial and Collector/Collector Intersections in Rural
4. List of 26 Intersections Eligible for Minor Commercial
5. Public Notice

ORDINANCE NO. 14- \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING SECTION 10-6.612, RURAL ZONING DISTRICT, RELATING TO RETAIL TRADE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the rural zoning district in Leon County features undeveloped and nonintensively developed acreage remotely located away from urbanized areas, and contains the majority of the County's present agricultural and low density residential; and

WHEREAS, the purpose and intent of the rural zoning district is to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services; and

WHEREAS, minor commercial activities designed to service basic household needs of area residents are allowed; and

WHEREAS, the Board wishes to implement the provisions of a Settlement Agreement, approved on September 23, 2014; and

WHEREAS, the Board of County Commissioners of Leon County wishes to prohibit fuel oil sales in the rural zoning district to ensure consistency with the intent of the category;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

**SECTION 1.** Section 10-6.612 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Rural zoning district," is hereby amended to read as follows:

**Sec. 10-6.612. Rural zoning district.**

(a) *Purpose and intent.* This section applies to the rural zoning district which includes undeveloped and nonintensively developed acreage remotely located away from urbanized areas containing majority of county's present agricultural, forestry and grazing activities. Land use intensities associated with urban activity are not anticipated during the time frame of the Comprehensive Plan, due to lack of urban infrastructure and services. Very low residential density (one unit per ten acres) and small scale commercial activities designed to service basic household needs of area residents are allowed as are passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted. This district is intended to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services.

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(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the Comprehensive Plan and chart of permitted uses.

- (1) Agricultural.
- (2) Minor commercial.
- (3) Low-density residential.
- (4) Passive recreation.
- (5) Active recreation.
- (6) Community services.
- (7) Light infrastructure.
- (8) Heavy infrastructure.
- (9) Post-secondary.

(c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the rural zoning district are as follows:

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		R						
526	Retail nurseries and garden stores		R						
533	Variety stores		R						
539	Misc. general merchandise stores		R						
541	Grocery stores		R						
542	Meat and fish markets		R						

543	Fruit and vegetable markets		R					
544	Candy, nut and confectionery stores		R					
545	Dairy products stores		R					
546	Retail bakeries		R					
553	Auto and home supply stores		R					
<del>554</del>	<del>Gasoline service stations</del>		<del>S</del>					
	Convenience store		R					
581	Eating and drinking places		R					
591	Drugstores and proprietary stores		R					
592	Liquor stores		R					
593	Used merchandise stores		R					
5961	Catalog and mail-order houses		R					
<del>5983</del>	<del>Fuel oil dealers</del>		<del>S</del>					
<del>5984</del>	<del>Liquefied petroleum gas dealers</del>		<del>S</del>					
5992	Florists		<u>R</u>					
5994	News dealers and newsstands		<u>R</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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(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.

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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 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.
3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the county administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception uses according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses as provided in this division or for special exceptions as provided in this subsection. Specific restricted uses are addressed in this division.

1 (1) *Lumber and wood products.*  
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- 3 a. A plan must be submitted demonstrating protection of adjacent  
4 properties and public interest which shall include, but not be limited to  
5 the following:  
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- 7 1. All buildings and outside activities associated with the use  
8 shall be set back a minimum of 200 feet from the nearest off-  
9 site residence or subdivision intended primarily for residential  
10 land uses.  
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12 (2) *Camps and recreational vehicle parks (SIC 703).*  
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- 14 a. A plan must be submitted demonstrating protection of adjacent  
15 properties and public interest which shall include, but not be limited to  
16 the following:  
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- 18 1. Sanitary facilities shall be provided.  
19 2. Not more than ten campsites per acre shall be provided.  
20 3. Individual campsites, roadways, and accessory structures  
21 shall be located to meet the minimum building setback  
22 standards from the exterior property lines of the campground.  
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24 (3) *Heavy construction equipment rental and equipment rental and leasing (SIC*  
25 *7353 and 7359).*  
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- 27 a. A plan must be submitted demonstrating protection of adjacent  
28 properties and public interest which shall include, but not be limited to  
29 the following:  
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- 31 1. Such equipment rental and leasing must be associated with  
32 timbering and/or agribusiness.  
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34 2. A plan of vehicular access to and from the site demonstrating  
35 that heavy trucks and equipment will not travel on that portion  
36 of a local or minor collector street with frontage containing  
37 residential land use, zoned for residential land use, or  
38 containing subdivision lots intended primarily for residential  
39 land use. For purposes of this requirement, local and minor  
40 collector streets shall be those identified in the local  
41 government Comprehensive Plan and the Tallahassee-Leon  
42 County Long Range Transportation Plan.  
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44 (4) *Retail Trade*  
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- 46 a. A plan and supporting narrative must be submitted pursuant to the  
47 Type B site and development plan process that demonstrates  
48 compliance as applicable with the following:  
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- 50 1. Free-standing onsite signs shall be limited to monument-style  
51 signs and the sign base shall be consistent with the materials

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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 adjacent density is one residential unit per two acres or less, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on site limitations or constraints.
5. The trash collection dumpster shall be accessible to waste collection vehicles, and shall be located in the side or rear setback area of the onsite principle building. The dumpster shall be screened with a material and design treatment consistent with the building façade of the principle building.
6. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary onsite building.
7. The site design shall integrate internal and where appropriate external pedestrian circulation and interconnection including the accommodation of bike circulation were applicable.
8. The hours of operation shall be limited to 6:00 am to 10:00 pm.
9. The site shall be designed were applicable to provide a cross-access easement to adjoining property in the commercial node. The cross access easement shall be improved to the property boundary.
10. Other site design treatments and considerations as may be applicable to the proposed use and shall be identified during the proposed project's application review meeting.

11. The applicant shall submit documentation demonstrating compliance with the trade area and customer expectation provisions outlined in Section 10-6.619(b)c.

~~b. For a proposed gasoline service station with or without a convenience store, in addition to the development guidelines outlined in paragraph a., must also demonstrate compliance with the following criteria, guidelines and standards on a plan and supporting narrative submitted pursuant to the Type C site and development plan review process:~~

~~1. The number of fuel pump islands shall be limited to three with each pump island limited to two fueling positions or six total fueling stations.~~

~~2. The fuel pump island awning design standards shall include, but shall not be limited to, materials and contextual design integrated with the onsite building facade treatment. The fuel pump island awning height shall be limited to 18 feet as measured from grade. The fuel pump island awning lighting shall be designed in a manner that reduces off-site illumination.~~

~~3. Accessory structures and ancillary uses such as, but not limited to, vehicle washes (attached or stand-alone) and multi-unit vacuuming stations are prohibited.~~

~~4. Free-standing lighting in the parking areas, drive isles, or other onsite 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.~~

**SECTION 2.** 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 3.** 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.

**SECTION 4.** Effective date. This ordinance shall be effective according to law. However, the provisions of this ordinance shall not apply to any properties which have currently existing conforming uses and structures.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2014.

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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

**SETTLEMENT AND FORBEARANCE AGREEMENT**

THIS SETTLEMENT AND FORBEARANCE AGREEMENT ("Agreement") is made and entered into on this \_\_\_\_ day of September 2014, by and between THELMA CRUMP, KEEP IT RURAL, INC., a Florida not-for-profit corporation, WILLIAM GLENN BROWN, and LEON COUNTY, FLORIDA ("County") (collectively "Parties").

**RECITALS:**

WHEREAS, on May 8, 2014, the Development Services Division of the Leon County Department of Development Support and Environmental Management issued a "Written Preliminary Decision" approving a 2,904 square foot convenience store with seven (7) fueling positions on 6.68 acres of property located approximately 330 feet north of the northeast intersection of Crump Road and Miccosukee Road in Leon County, Florida ("Commercial Project"); and

WHEREAS, the Commercial Project is approved to be located on Parcel Number: 12-04-20-018-000-0 in Leon County, Florida ("Property"), which is owned by William Glenn Brown; and

WHEREAS, on June 5, 2014, pursuant to Section 10-7.414 of the Leon County Land Development Code ("County's LDC"), Thelma Crump filed a "Petition for a *De Novo* Quasi-Judicial Hearing" ("Petition") in which Ms. Crump alleged that the proposed Commercial Project violated several requirements of the County's Comprehensive Plan and the County's LDC; and

WHEREAS, on June 12, 2014, the County transmitted Ms. Crump's Petition to the State of Florida Division of Administrative Hearings ("DOAH") for assignment of an Administrative Law Judge to conduct an evidentiary hearing in regard to the allegations set forth in Ms. Crump's Petition; and

WHEREAS, on or about June 16, 2014, the DOAH assigned an Administrative Law Judge in *Thelma Crump v. Leon County*, DOAH Case No. 14-2741 ("DOAH Proceeding"), and scheduled the Final Hearing for September 8 and 9, 2014; and

WHEREAS, on June 23, 2014, Mr. Brown intervened in the DOAH Proceeding; and

WHEREAS, on July 31, 2014, the Parties participated in a mediation conference in an attempt to amicably resolve their dispute and the DOAH Proceeding; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of resolving the DOAH Proceeding, and are motivated by a desire to avoid the costs, time, and uncertainty associated with litigation and to arrive at a fair and reasonable agreement to resolve their dispute.

NOW, THEREFORE, in consideration of the terms and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

1. **Recitals.** The above-referenced recitals are true and correct and are hereby incorporated into this Agreement for all purposes.

2. **Terms of Agreement.** In connection with the Parties' mutual execution of this Agreement and the covenants and terms herein, the Parties agree as follows:

- A. Within sixty (60) days of the Effective Date of this Agreement, the Leon County Board of County Commissioners ("BOCC") shall consider, at a duly-noticed public meeting, whether to amend the County's LDC to prohibit gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC 5984) on all property designated as "Rural" on the County's Future Land Use Map.
- B. Within sixty (60) days of the Effective Date of this Agreement, the BOCC shall initiate the process for a Comprehensive Plan Amendment to evaluate whether commercial development is appropriate on any property designated as "Rural" on the County's Future Land Use Map, and shall complete such process within one (1) year of the Effective Date of this Agreement.
- C. Within seventy (70) days of the Effective Date of this Agreement, Mr. Brown shall: (i) withdraw his application for the proposed Commercial Project; (ii) abandon the "Written Preliminary Decision" issued by the Development Services Division of the Leon County Department of Development Support and Environmental Management on May 8, 2014; and (iii) record a deed restriction for the Property restricting the use of the Property to one (1) single-family residence.
- D. Within five (5) days after Mr. Brown fulfills all of the requirements of Paragraph 2.C above, Ms. Crump shall file a Notice of Voluntary Dismissal with Prejudice in the DOAH Proceeding.
- E. Within ninety (90) days of the Effective Date of this Agreement, the County shall pay \$36,250.00 to Mr. Brown as reimbursement of fees and costs that Mr. Brown incurred during the permitting process for the Commercial Project and during the DOAH Proceeding.

- F. Within ninety (90) days of the Effective Date of this Agreement, Keep It Rural, Inc., shall pay \$25,000.00 to Mr. Brown as compensation for Mr. Brown's withdrawal of his application for the proposed Commercial Project and abandonment of the "Written Preliminary Decision" issued by the Development Services Division of the Leon County Department of Development Support and Environmental Management on May 8, 2014.
- G. Within ninety (90) days of the Effective Date of this Agreement, Ms. Crump shall pay \$70,000.00 to Mr. Brown pursuant to a Purchase and Sale Agreement for Ms. Crump's purchase of the Property, in fee simple, from Mr. Brown. Such purchase is contingent upon Ms. Crump's ability to obtain financing for such purchase from a financial institution. If Ms. Crump is unable to obtain such financing, Mr. Brown shall be entitled to retain the Property subject to all of the conditions of this Agreement, including, but not limited to, the conditions set forth in Paragraph 2.C above.
- H. Mr. Brown shall retain the right to harvest the corn that is currently planted on the Property, provided such harvest occurs no later than September 30, 2014.

3. **Scope of Agreement.** The Parties' obligations and rights under this Agreement are expressly made contingent upon the BOCC's approval of this Agreement and the BOCC's approval, within sixty (60) days of the Effective Date of this Agreement, of an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map. In the event the BOCC does not approve this Agreement and does not approve, within sixty (60) days of the Effective Date of this Agreement, an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map, this Agreement shall be null and void and the Parties shall retain all of their rights to continue with the DOAH Proceeding. All parties expressly acknowledge that this Agreement is not contingent upon the BOCC taking any action in regard to whether convenience stores should be allowed or prohibited on property designated as "Rural" on the County's Future Land Use Map.

4. **Authority.** Except as expressly set forth herein, each party represents and warrants, with respect to itself, that the execution and delivery of this Agreement has been authorized by all necessary action of each party, and that this Agreement constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms. It is expressly understood and agreed that this Agreement shall not become binding upon the County unless and until the BOCC approves this Agreement at a public meeting, as is required by Florida law.

5. **Governing Law; Venue.** This Agreement shall be construed, interpreted, enforced, and governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this Agreement shall be in Leon County, Florida.

6. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs, assigns, representatives, affiliates, officers, directors, and members of the Parties.

7. **Non-Waiver.** Failure by any party to insist upon the strict performance of any of the terms, conditions, or provisions of this Agreement shall not be deemed to be a waiver of such terms, conditions, and provisions, and such party, notwithstanding such failure, shall have the right hereafter to insist upon the strict performance of any or all such terms and conditions of this Agreement as set forth herein.

8. **Mutual Releases.**

- A. Ms. Crump hereby waives and releases, acquits, satisfies, and forever discharges Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Ms. Crump ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Ms. Crump covenants with and warrants to Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.

- B. Keep It Rural, Inc., hereby waives and releases, acquits, satisfies, and forever discharges Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Keep It Rural, Inc., ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Keep It Rural, Inc., covenants with and warrants to Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.
- C. Mr. Brown hereby waives and releases, acquits, satisfies, and forever discharges Ms. Crump, Keep It Rural, Inc., and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Mr. Brown ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Mr. Brown covenants with and warrants to Ms. Crump, Keep It Rural, Inc., and the

County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Ms. Crump, Keep It Rural, Inc., and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.

- D. The County hereby waives and releases, acquits, satisfies, and forever discharges Ms. Crump, Keep It Rural, Inc., and Mr. Brown from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which the County ever had or now has, in law or in equity, for, upon, or by any reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, the County covenants with and warrants to Ms. Crump, Keep It Rural, Inc., and Mr. Brown that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Ms. Crump, Keep It Rural, Inc., and Mr. Brown with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.
- E. These releases shall become effective only upon the BOCC's approval of this Agreement and the BOCC's approval, within sixty (60) days of the Effective Date of this Agreement, of an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map.

9. **Interpretation; Headings.** All Parties acknowledge that they participated in the negotiation and drafting of the terms of this Agreement and acknowledge that no provision shall be strictly construed against one party or the other based solely on draftsmanship. The Parties have entered into this Agreement without duress, coercion, or under undue influence of any kind, and are motivated by a desire to avoid the costs, time, and uncertainty associated with the DOAH Proceeding and to arrive at a fair and reasonable agreement with regard to the Parties' dispute. All Parties acknowledge that they have been represented by counsel in connection with the negotiation of the terms of this Agreement and that they enter into this Agreement freely and voluntarily, and only after consultation with their respective counsel. All sections and descriptive headings in this Agreement are inserted for convenience only, and shall neither affect the construction or interpretation hereof, nor add or subtract from the meaning of the contents of each section.

10. **Entire Agreement; Amendments.** This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter hereof. No representations have been made, either express or implied by the Parties, other than those expressly set forth in this Agreement. This Agreement or any part hereof may not be changed, amended, waived, discharged, or terminated except by an instrument in writing, executed by all Parties.

11. **Enforcement; Remedies.** The Parties shall have all equitable and legal remedies available under Florida law to enforce the terms and conditions of this Agreement, and the terms of this Agreement shall be specifically enforceable in court. In the event of any dispute hereunder or any action to interpret or enforce this Agreement, any provision hereof, or any matter arising herefrom, the prevailing party shall be paid by the non-prevailing party the reasonable attorneys' fees and costs incurred in enforcing its rights and remedies, whether incurred at the pre-trial, trial, or appellate levels, including any fees and costs incurred in determining the amount of awardable fees.

12. **Severability.** If any part of this Agreement is found invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared severable.

13. **Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties.

14. **Purpose of this Agreement; Not Establishing Precedent.** By entering into this Agreement, the Parties do not admit any liability whatsoever to the other, or to any other person, arising out of any claims asserted, or that could have been asserted, in the DOAH Proceeding, and expressly deny any and all such liability. The Parties acknowledge and agree that this Agreement is

not intended by any party to be construed, and shall not be construed, as an admission by Mr. Brown or the County of any liability or violation of any law, statute, ordinance, regulation, or other legal duty of any nature whatsoever. Rather, this Agreement is for the compromise of potential and disputed claims, involving both fact and law, and the Parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding further litigation and in recognition of the desire for the speedy and reasonable resolution of the Parties' dispute. The acceptance of proposals for purposes of this Agreement is part of a mediated settlement affecting many factual and legal issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances. Any party's waiver of any breach of this Agreement or forbearance from action shall not be a continuing waiver or a waiver of any other breach of this Agreement.

15. **Attorneys' Fees; Costs.** Except as set forth in Paragraph 2.E above, the Parties expressly agree to bear the fees and costs of their respective counsel, experts, and consultants in the DOAH Proceeding and in the preparation of this Agreement, and the Parties expressly waive any and all rights to pursue an award of attorneys' fees and costs in the DOAH Proceeding.

16. **Notices.** All notices and other communications required hereunder shall be in writing and shall be delivered personally, or by registered or certified mail, return receipt requested, postage prepaid, or by Federal Express, Airborne Express Mail, or other nationally recognized overnight commercial delivery service, fees prepaid for next day delivery. Such notices shall be deemed to have been received (i) upon delivery, if personally delivered; (ii) upon the earlier of actual receipt or the second day after mailing, if mailed by registered or certified United States mail, return receipt requested, postage prepaid; and (iii) upon the earlier of actual receipt or the next business day if sent by Federal Express, Airborne Express, or other nationally recognized overnight commercial delivery service, if fees are prepaid for next day delivery. The addresses for delivery of such notices shall be as follows:

(a) To Ms. Crump:

Thelma Crump  
8848 Miccosukee Road  
Tallahassee, Florida 32309

With a copy to:

David A. Theriaque, Esquire  
Theriaque & Spain  
433 North Magnolia Drive  
Tallahassee, Florida 32308

(b) To Keep It Rural, Inc.:

Keep It Rural, Inc.  
c/o Jeff Blair, Registered Agent  
9143 Stargate Way  
Tallahassee, Florida 32309

With a copy to:

David A. Theriaque, Esquire  
Theriaque & Spain  
433 North Magnolia Drive  
Tallahassee, Florida 32308

(c) To Mr. Brown:

William Glenn Brown  
2802 Topaz Way  
Tallahassee, Florida 32309

With a copy to:

Dan R. Stengle, Esquire  
Dan R. Stengle, Attorney, LLC  
502 North Adams Street  
Tallahassee, Florida 32301

(d) To Leon County:

Board of County Commissioners  
Attn: Vincent S. Long, County Administrator  
Leon County Courthouse  
301 S. Monroe Street  
Tallahassee, Florida 32301

With a copy to:

Leon County Attorney's Office  
Attn: Herbert W. A. Thiele, Esquire  
Leon County Courthouse  
301 South Monroe Street  
Tallahassee, Florida 32301

or to such other address as any party hereto shall from time to time designate to the other party by notice in writing as herein provided.

17. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the Parties and all of which shall constitute one and the same agreement. The Parties further agree that each party shall execute and deliver all other appropriate supplemental agreements and other instruments, and take any other action necessary to make this Agreement fully and legally effective, binding, and enforceable as between them and as against third parties.

18. **Effective Date.** This Agreement shall become effective upon the date of execution by the last of the Parties.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

19. **Waiver of Jury Trial.** The Parties hereby knowingly, voluntarily, and intentionally waive any right to a jury trial with respect to any claims arising in connection with this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in a manner sufficient to bind them on the day and year identified above.

Signed, sealed, and delivered before me:

WITNESSES

THELMA CRUMP

R. Phillips  
Print Name: R. Phillips

By: Thelma Crump

Name: Thelma Crump

M. Wilson  
Print Name: George Wilson

Date: September 8, 2014

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8 day of ~~August~~ <sup>September</sup> 2014, by THELMA CRUMP. Said person (check one)  is personally known to me or  produced FL DL as identification.

(Notary Seal)

Printed Name: Dorothy Irvine  
Notary Public, State of FL  
Commission No. EE 044976  
My commission expires: 11/28/2014



WITNESSES

KEEP IT RURAL, INC.

Virginia Williams  
Print Name: VIRGINIA WILLIAMS

Christian Pedersen  
Print Name: Christian Pedersen

By: \_\_\_\_\_  
Name: JEFF BLAIR  
Its: PRESIDENT  
Date: 9/8/14

STATE OF FLORIDA

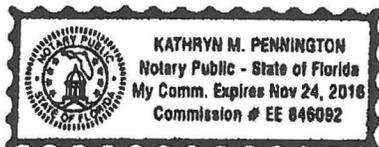
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8 day of August 2014, by JEFF BLAIR, as PRESIDENT of KEEP IT RURAL, INC., on behalf of said entity. Said person (check one)  is personally known to me or  produced DRIVERS LICENSE as identification.

B468-421-54-458-0

(Notary Seal)

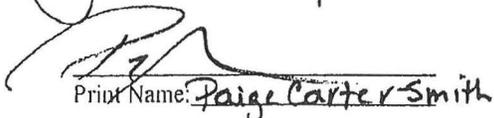
Printed Name: KATHRYN PENNINGTON  
Notary Public, State of FLORIDA  
Commission No. EE 846092  
My commission expires: 11/24/2016



WITNESSES

WILLIAM GLENN BROWN

  
Print Name: Jeremy Branch

  
Print Name: Paige Carter Smith

By: Walter Alan Bean  
Name: WILLIAM GLENN BROWN  
Date: September 2, 2014

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September 2014, by WILLIAM GLENN BROWN. Said person (check one)  is personally known to me or  produced \_\_\_\_\_ as identification.

(Notary Seal)

Printed Name: DAN R STENGLE  
Notary Public, State of FLORIDA  
Commission No. 146591  
My commission expires: 7/31/2018



WITNESSES

LEON COUNTY, FLORIDA

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September 2014, by \_\_\_\_\_, as \_\_\_\_\_ of LEON COUNTY, FLORIDA, on behalf of said entity. Said person (check one)  is personally known to me or  produced \_\_\_\_\_ as identification.

(Notary Seal)

Printed Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Road	Crossroad	Arterial/Collector	Collector/Collector	Notes
April	Old St. Augustine	X		Micc. Canopy Road. One quadrant (NE) is zoned R-1. Commercial not permissible in R-1. East side of April Rd is inside USA.
Baum	Miccosukee	X		Miccosukee Canopy Rd. SW quad developed w/church. School Bd. owns parcel on SE quadrant. 800+ acres of timber property to the north
Baum	Mahan	X		NE quad has existing auto-repair (abandoned?); SE quad inundated with ESAs
Buck Lake	Baum		X	SW quadrant zoned OS (St. Marks Headwaters Greenway) - OS does not allow commercial
Buck Lake	Capitola		X	Entire south side of intersection is in conservation easement - Lex Thompson to Blueprint 2000 (Bk 3407, Pg 898). North intersection lots are residential (platted) lots part of Oak Hill Farms (Plat Bk 9, Pg 76)
Buck Lake	Benjamin Chaires		X	NW quadrant encumbered in stormwater facility and drainage easements.
Cap Tram	Apalachee	X		NW and SW quads heavily constrained with ESAs. Existing gas station and Talquin substation at NE quad. SE quad has two parcels. Each less than one acre. Would likely have to be combined
Capitola	Benjamin Chaires		X	Entire south side of intersection is encumbered with 100-yr flood plain (FEMA Zone A). Constraints on north side appear too difficult to develop with commercial given the limited acreage within the intersection that is outside ESAs
CR 12	Meridian	X		N. Meridian - Canopy Road. NE quad constrained with ESAs
CR 12	Thomasville	X		Intersection in conservation easement (Bk 3972, Pg 753; Bk 3822, Pg 2344; Bk 4068, Pg 1684). No commercial opportunities
Crump	Miccosukee	X		Micc.- Canopy Road. SW quad has RP overlay (no comm.); NE intersection includes commercial and pending approval for gas station
Crump	Roberts		X	This does not appear to be a true intersection Roberts takes the street name as Crump makes bend and heads west.
Dog Lake Tower	Springhill	X		<b>Entire east intersection in Apalachicola Nat'l Forest. Primary Springs Protection Zone</b>
Dog Lake Tower	JB Clark		X	<b>Apalachicola Nat'l Forest surrounds intersection. No commercial opportunities.</b>
Fairbanks Ferry	Meridian	X		N. Meridian - Canopy Road. NW quad is Hales Plantation, LLC
Greenville	Thomasville	X		Greenville Road connects Pisgah Church Road and Terminates at Proctor Road to the north.
Greenville	Pisgah Church Rd		X	Pisgah - Canopy Road. West side is located in Quail Valley Subdivision SE and NE quads have some CRPZ.
Greenville	Proctor		X	Proctor and Greenville are dirt roads at this intersection.
Jefferson	Mahan	X		
McCracken	Miccosukee	X		Micc. Canopy Road. SE & NE quads are County-owned properties - stormwater management facility and realignment for McCracken Road
McCracken	Baum		X	SE & NE quads are encumbered with ESAs (flood plain and wetlands). SW quad has some of same ESAs.
Natural Bridge	Old Plank		X	Flood zones and other ESAs at all quads...
Old Centerville	Centerville	X		Canopy Road. Horseshoe Tower, LLC (plantation) on west side of intersection. ESAs on south side of intersection.
Old Magnolia	Mahan	X		
Old Magnolia	TS Green		X	Entire intersection is covered with flood plain and wetlands.
Old Magnolia	Cromartie		X	Miccosukee Hills, LLC (plantation) and GEM Land Co (plantation) at NW and SW quads.
Old Magnolia	Rococo		X	All quads owned by GEM Land Co (plantation)
Orchard Pond	Meridian	X		Meridian - Canopy Road. NW quad Ayavalla Plantation. East side of intersection, Church.
Orchard Pond	Old Bainbridge	X		NE quad wetland and flood plain.
Proctor	Centerville	X		Centerville Canopy Road. SW quad RP overlay (no commercial).
Rococo	Veterans Memorial	X		SE quad and west side encumbered wetlands flood plain;
Silver Lake	Aeon Church		X	<b>Apalachicola Nat'l Forest surrounds intersection. No commercial opportunities.</b>
TS Green	Veterans Memorial	X		SW significantly encumbered with wetlands and flood plain
Wadesboro	Baum		X	NE lot part of Dalton Subdivision

Road	Crossroad	Arterial/Collector	Collector/Collector	Notes
WW Kelley	Tram	X		NW lot part of Walton Corners Subdivision (Unrec) NE part of Walton Woods (Unrec); SW encumbered with flood plain and wetlands.
Crump	Proctor		X	East side of intersection is Northwest Kingdom; West side is Welaunee Plantation
Cap Tram	Apalachee	X		
WW Kelley Rd	Williams Rd		X	West side of intersection in UF. East side of intersection in Walton Woods, a residential subdivision
Proctor Rd	Thomasville Rd			T-Intersection. East side of intersection is entirely within OS zoning, no commercial allowed. County property for park?

green = collector

red = arterial

yellow background = No commercial opportunity

Preliminary Post Ordinance Summary :	Intersections meeting minor commercial location standards	39
	Intersections without development opportunity	12
	Total number of intersections with minor development potential	27

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES	
#1. ) April Rd. and Old St. Augustine Road	April Rd. - Minor Collector	31-12-20-012-000-0 - St. Joe Timberland Co. (NW Quad)	East side of intersection not affected by changes (inside USA and zoned Urban Fringe and R-1). Old St. Augustine Road is a designated canopy road. No development within 100 ft of centerline.	
	Old St. Augustine Rd. - Minor Collector (Canopy Road)	31-12-20-001-000-0 - St. Joe Timberland Co. (SW Quad)		
#2.) Baum Rd. and Miccosukee Rd.	Baum Rd. - Minor Collector	15-25-20-401-000-0 - Chemonie Plantation, LTD (SE Quad)	Miccosukee Road is a designated canopy road. No development within 100 ft of centerline. Leon County owns small portion of SE Quad and very small portion of north side. SW Quad developed with church (St. Stephens Baptist).	
	Miccosukee Rd. - Minor Arterial (Canopy Road)	15-26-20-407-000-0 - St. Stephens Baptist Church (SE Quad)		15-26-20-405-000-0 - Quail Oaks Farm, LLC (SE Quad)
		15-26-20-405-000-0 - Quail Oaks Farm, LLC (North)		15-26-20-007-000-0 - Cahoon Land & Timber, LLC
#3.) Mahan Dr. and Baum Rd.	Mahan Dr. - Principal Arterial	12-01-20-414-000-0 - Crandall, Donna Lea Kelly and Tufnell, Mary Helon Kelly (NE Quad)	NE Quad (PID 12-01-20-414-000-0) has an existing auto service station that appears to have been abandoned. Portion of SE Quad adjacent to US 90 is inundated with ESAs.	
	Baum Rd. - Minor Collector	12-01-20-023-000-0 - Reynolds, Diana H (NE Quad)		12-01-20-608-000-0 - Pastuck, Richard J (NW Quad)
		12-01-20-009-000-0 - Williams, John Douglass and Williams, Nancy I (SW Quad)		12-01-20-408-000-0 - Jones, Robert L (SW Quad)
		12-01-20-410-000-0 - Kelly, Clayborn L Jr and Kelly, Donna Gail Jones (SE Quad)		12-01-20-404-000-0 - Forshay, Jennifer Paige (SE Quad)
#4.) Buck Lake Rd. and Baum Rd.	Buck Lake Rd. - Minor Collector	12-24-50 D-001-0 - Williams, Gregory A and Williams, Kimberly A (SW Quad)	SW quad (St. Marks Headwaters Greenway) is inundated with ESAs (FEMA Flood Zones and Wetlands) and zoned OS. OS does not allow commercial/retail. SE quad is a lot within the Oakhill Farms S/D and has significant floodplain - these factors would not allow commercial development on SE quad. NE Quad is not developable due to presence of ESAs (FEMA Flood Zones and Wetlands) and the fact that the NE quad consists of parcels that belong to the Oak Hill Farms S/D. NW Quad is located in Winfield Forest S/D and contains some areas of flood plain and drainage easements.	
	Baum Rd. - Minor Collector	12-24-50 A-008-0 - Annin, Robert H and Annin Gay W (NE Quad)		12-24-50 A-009-0 - Annin, Robert H and Annin, Gay W
		12-24-50 A-009-0 - Annin, Robert H and Annin, Gay W		12-23-70 A-006-0 - Tallahassee State Bank (NW Quad)
		12-23-70 A-006-0 - Tallahassee State Bank (NW Quad)		

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES
#5.) Buck Lake Rd. and Benjamin Chaires	Buck Lake Rd - Minor Collector	12-27-08-000-005-0 - Niemi, Robert C and Fajardo, Michelle J (SW)	NW Quad encumbered with stormwater facility and drainage easements - also zoned UF. SW Quad parcel is located in the High Halden S/D and not eligible for commercial (zoned UF and Flood Zone). NE Quad is significantly encumbered with Flood Zone.
	Benjamin Chaires - Minor Collector	12-26-20-201-000-0 - Rysavy, Joseph and Rsavey, Kelly (SE)	
		12-23-20-604-000-0 - Crawley, Wayne and Crawley SL (NE)	
#6.) Cap Tram Rd and Apalachee Pkwy	Cap Tram Rd - Minor Collector	32-12-20-001-000-0 - Capitola Timberlands, LLC	NE Quad is State of Florida owned.
	Apalachee Pkwy - Principal Arterial	32-12-20-006-000-0 - Cody Church Timberlands, LLC	
#7.) CR 12 and Meridian Rd.	CR 12 - Major Collector	17-17-20-206-000-0 - Jones, Evelyn	NE Quad significantly encumbered with Canopy Road Protection Zone, Flood Zone and Wetlands. NE Quad is also presently developed with a single-family residence.
	Meridian Rd - Minor Arterial (Canopy Road)	17-17-20-208-000-0 - Vickers, Pinkie Bee and Vickers, Mabel	
		17-18-20-006-000-0 - Bond, William H	
		17-17-20-205-000-0 - Bell, Perry M Life Estate	
#8.) Crump Rd. and Miccosukee Rd.	Crump Rd. (Major Collector)	12-04-20-222-000-0 - Powerhouse, Inc. (NW Quad)	PID 12-04-20-018-000-0 subject to settlement agreement with Leon County/Thelma Crump that, once executed, would not allow commercial development of any kind. SW Quad has RP overlay - no commercial allowed.
	Miccosukee Rd. - Minor Arterial (Canopy Road)	12-04-20-018-000-0 - Brown, William G. (NE Quad)	
		12-04-20-011-000-0 - Chandler, Henry and Chandler, Norma (NE Quad)	
		12-04-20-001-000-0 - Hoffman, Omar D (SE Quad)	
		12-04-20-003-000-0 - Lemley, Deborah B and McCluskey, Thomas J (SE Quad)	
#9.) Fairbanks Ferry Rd. and N. Meridian Rd.	Fairbanks Ferry Rd. - Major Collector	17-08-10-000-001-0 - Davenport, Byron and Davenport, Jeanna Leigh (East)	PID 17-17-20-206-000-0 has very limited developable area due to the presence of Canopy Road Protection Zone, Flood Plain and wetlands.
	N. Meridian Rd. - Minor Arterial (Canopy Road)	17-17-20-206-000-0 - Jone, Evelyn (East)	
		17-17-20-208-000-0 - Vickers, Pinkie Bee and Vickers, Mabel (SW Quad)	
		17-18-20-002-000-0 - Trustland Partners, LLC (SW Quad)	
		17-07-20-058-000-0 - Hales Plantation, LLC	

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES
#10.) Greenville and Pisgah Church Rd.	Greenville Rd. - Minor Collector	14-24-20-014-000-0 - Pennington, Carl R. Jr. and Pennington, M.	Pisgah Church Rd. is a designated Canopy Road. NE Quad is located in a residential subdivision with Residential Preservation overlay. Immediate NW Quad is located in a residential subdivision with Residential Preservation overlay (Baker Place HOA).
	Pisgah Church Rd. - Minor Collector (Canopy Road)	15-19-20-609-001-0 - Glass, Walter and Glass, Elizabeth	
		15-19-20-609-002-0 - Glass, Jeffrey M. and Glass, Kathryn J.	
#11.) Greenville Rd. and Proctor Rd.	Greenville Rd. - Major Collector	15-07-20-000-006-0 - Hunter Holdings, LLC (North)	This intersection is unpaved (dirt roads).
	Proctor Rd. - Minor Collector	15-07-20-000-117-0 - Hunter Holdings, LLC (SW)	
		15-07-20-000-131-0 - Hunter Holdings, LLC (SE)	
#12.) Jefferson Rd. and Mahan Dr.	Jefferson Rd. - Minor Collector	16-31-20-404-000-0 - Wheeler, Mary C Revocable Trust (North)	
	Mahan Dr. - Principal Arterial	16-31-20-405-000-0 - Davis, Wayne Jr. (North)	
		13-06-20-010-007-0 - Rozofsky, William H. and Rozofsky, Mary P. (SE)	
		13-06-20-221-000-0 - O'Steen, George E. and O'Steen, Barbara A.	
#13.) McCracken Rd. and Miccosukee Rd.	McCracken Rd. - Minor Collector	15-34-20-440-000-0 - Gullo, Sherry Waters (West)	NE and SE Quad parcels are owned by Leon County - stormwater management facility for McCracken Road
	Miccosukee Rd. - Minor Arterial (Canopy Road)	15-34-20-439-000-0 - Gullo, Sherry Waters (West)	
		15-34-20-401-000-0 - Givens, Everett and Givens, M.C. (West)	
#14.) McCracken Rd. and Baum Rd.	McCracken Rd. - Minor Collector	15-36-20-001-000-0 - Davis, Wayne Jr. (NE Quad)	SE and NE Quads are encumbered with Flood Plain and wetlands. SW quad has some areas of Flood Plain and wetlands. Wetlands immediately east of intersection.
	Baum Rd. - Minor Collector	15-36-20-003-000-0 - Fonvielle, Deborah Konas Rev Trust (NW Quad)	
		12-01-20-202-000-0 - Divine, Louise and Holley, Herman E. (SW Quad)	
		12-01-20-201-000-0 - Daws, George K.	
12-01-20-205-000-0 - Daws, George K.			

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES
<b>#15.) Old Centerville Rd. and Centerville Rd.</b>	Old Centerville Rd. - Minor Collector (Canopy Road)	15-03-20-626-000-0 - Parker, Janet Bradley (NE Quad)	Canopy Roads. Horseshoe Tower, LLC on west side of intersection. Flood Plain and wetlands on south side of intesection.
	Centerville Rd. - Minor Arterial (Canopy Road)	15-03-20-601-000-0 - Horseshoe Tower, LLC (NW Quad)	
		15-03-20-422-002-0 - Obrecht, Michael D. and Obrecht, Julie B.	
		15-09-20-003-000-0 - Humphrey, Louise I Revocable Trust (SW Quad)	
<b>#16.) Old Magnolia Rd. and Mahan Dr.</b>	Old Magnolia Rd. - Minor Collector	16-34-20-626-000-0 - Beaugard, Christine L. (NE Quad)	Miccosukee Hills, LLC and GEM Land Co at NW and SW Quads.
	Mahan Dr. - Principal Arterial	16-35-20-005-002-0 - A M S of Gainesville, Inc. (NW Quad)	
		16-33-20-422-001-0 - Lamont, William III and Lamont, Donna (SW Quad)	
		16-33-20-418-000-0 - Stephen Demott Investments, LLC	
		16-33-20-420-000-0 - Roberts, William (SW Quad)	
		16-34-20-410-001-0 - Buharp, Shannon and Johnson, Caitlyn Trust (SE Quad)	
		16-34-20-630-000-0 - Williams, May Jr. (SE Quad)	
<b>#17.) Old Magnolia Rd. and Cromartie Rd.</b>	Old Magnolia Rd. - Minor Collector	16-03-20-601-000-0 - Miccosukee Hills, LLC (NW Quad)	
	Cromartie Rd. - Minor Collector	16-09-20-618-000-0 - GEM Land Co. (SW/SE Quads)	
		16-10-20-004-000-0 - Love, George H. Trusts (East)	
		16-02-20-004-000-0 - Love, George H. Trusts (East)	
<b>#18.) Old Magnolia Rd and Rococo Rd.</b>	Old Magnolia Rd. - Minor Collector		
	Rococo Rd. - Minor Collector	16-09-20-618-000-0 - GEM Land Co.	Entire intersection adjoins GEM Land Co property.
<b>#19.) Orchard Pond Rd. and N. Meridian Rd.</b>	Orchard Pond Rd. - Major Collector	24-01-20-401-000-0 - Orchard Pond, LLC (NW Quad)	N. Meridian a designated Canopy Road. East side of intersection in UF Zoning/Future Land Use Category.
	N. Meridian Rd. - Minor Arterial (Canopy Road)	24-11-20-002-000-0 - Orchard Pond, LLC (SW Quad)	

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES
#20.) Orchard Pond Rd. and Old Bainbridge Rd.	Orchard Pond Road - Major Collector	24-07-20-002-000-0 - Blocker Neighborhood, LLC (West)	NE Quad - Wetlands and Flood Plain.
	Old Bainbridge Road - Minor Arterial	24-03-20-018-000-0 - Orchard Pond, LLC (NE Quad)	
		24-08-20-602-000-0 - Johnson, Willie (SE Quad)	
		24-08-20-610-000-0 - Spradley, Larry and Spradley, Vivian (SE Quad)	
		24-17-20-252-000-0 - Johnson, Willie C.	
#21.) Proctor Rd. and Centerville Rd.	Proctor Road - Minor Collector	15-16-20-000-055-0 - Kocyigit, Bulent and Kocyigit, Esra (NW Quad)	Centerville Road is a designated Canopy Road. SW Quad has Residential Preservation overlay and is part of the DeSoto Lakes Estates S/D - not eligible for commercial development.
	Centerville Road - Minor Arterial (Canopy Road)	15-16-20-000-0054-0 - Rust, William Lee Revocable Trust (NE Quad)	
		15-16-20-245-001-0 - Murphy, Danny M. and Murphy, Karen D. (SE Quad)	
		15-16-15 B-011-1 - Andrews, Fred Wayne Jr. and Andrews, Susan Beth (SW Quad)	
#22.) Rococo Rd. and Veterans Memorial Dr.	Rococo Rd. - Minor Collector	16-20-20-220-000-0 - Knox, Eason (NW Quad)	West side of interesection and the SE side of intersection are significantly encumbered with Flood Plain and wetlands.
	Veterans Memorial Dr. - Minor Arterial	16-20-20-459-000-0 - Norred, W. James and Norred, Kelly A. (SW Quad)	
		16-20-20-440-000-0 - Shelfer, Arthur J. and Shelfer, Janice W. (SE Quad)	
		16-20-51-000-021-0 - Concord AME Church (NW Quad)	
#23.) TS Green Rd. and Veterans Memorial Dr.	TS Green Rd. - Minor Collector	16-04-20-239-000-0 - Woody, Willie James and Woody, Audrey (NW & SW Quad)	SW Quad significantly encumbered with Flood Plain and wetlands.
	Veterans Memorial Dr. - Minor Arterial	16-04-20-240-000-0 - Woody, Inez (SW Quad)	
		16-03-20-601-000-0 - Miccosukee Hills, LLC (East)	
		16-04-20-235-000-0 - Woody, Willie James and Woody, Audrey (North)	

INTERSECTION	FUNCTIONAL CLASSIFICATION	PARCEL ID NO./PROPERTY OWNER(S)	NOTES
<b>#24.) Wadesboro Rd. and Baum Rd.</b>	Wadesboro Rd. - Minor Collector	12-11-20-610-006-0 - Rockaway, LLP (NW Quad)	NE part of Dalton S/D
	Baum Rd. - Minor Collector	12-11-20-610-007-0 - Rockaway, LLP (NW Quad)	
		12-12-25-000-001-0 - Collier, Emory C III and Collier, Lessie D. (East)	
		12-13-20-205-000-0 - Vafek, Oskar and Vafek, Ruth E. (East)	
		12-14-20-010-000-0 - Moore, Charlette (SW Quad)	
<b>#25.) WW Kelley Rd. and Tram Rd.</b>	WW Kelley Rd. - Major Collector	32-27-51-000-030-0 - Fearson, Kendrick and Fearson, Letitia W. (NE Quad)	NW part of Walton Corners S/D; NE part of Walton Woods Unrec; SW encumbered with Flood Plain and wetlands.
	Tram Rd. - Minor Arterial	32-27-51-000-031-0 - St. Joe Land & Development Co. (NE Quad)	
		32-27-51 0001 - Panhandle Building Services, Inc.	
		32-28-20-020-000-0 - Madison Lumber Products, LLC	
		32-27-20-401-000-0 - Hackl Enterprises, LLC (SE Quad)	
<b>#26.) Crump Rd. and Proctor Rd.</b>	Crump Road - Major Collector	15-33-20-006-000-0 - Smith, Mrs. Freddie (North)	East side of intersection is located in the Northwest Kingdom S/D - not eligible for commercial development.
	Proctor Road - Minor Collector	12-04-20-222-000-0 - Powerhouse, Inc. (West)	
		15-33-10-000-003-0 - Hill, Robert A and Hill, Shari Rae (East)	
		15-33-10-000-004-0 - Guest, Bonnie K (East)	
		15-33-10-000-007-0 - Rook, Maureen A. and Rook, David N.	
		15-33-20-004-000-0 - Moss, Doris (NW Quad)	

Information provided is based on layers available with GIS. This information is for reference only and shall not be construed as a legal document or replace more site-specific data from qualified professionals. Site-specific data, as it becomes available, may present different findings and results that may lead to additional or less development opportunities. Leon County assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.

# NOTICE OF ESTABLISHMENT OR CHANGE OF LAND USE REGULATION

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, November 18, 2014, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of an ordinance entitled to wit:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING SECTION 10-6.612, RURAL ZONING DISTRICT, RELATING TO RETAIL TRADE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of said ordinance may be inspected at the following locations during regular business hours:

Leon County Courthouse  
301 S. Monroe St., 5th Floor Reception Desk  
Tallahassee, FL 32301

AND

Leon County Clerk's Office  
315 S. Calhoun Street, Room 750  
Tallahassee, Florida 32301

