

# BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

## AGENDA

### REGULAR MEETING

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

**Tuesday, October 18, 2016  
3:00 P.M.**

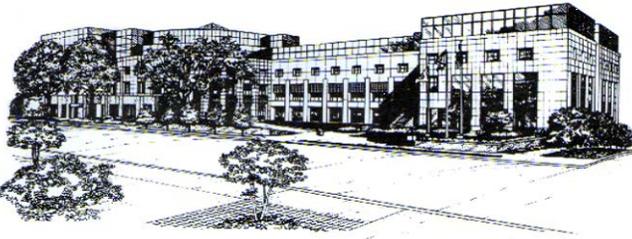
### COUNTY COMMISSIONERS

Bill Proctor, Chairman  
District 1

Jane Sauls  
District 2

Bryan Desloge  
District 4

Mary Ann Lindley  
At-Large



John Dailey, Vice Chair  
District 3

Kristin Dozier  
District 5

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 the ADA Coordinator at 850-606-5011, or Facilities Management, 850-606-5000, by written or oral request at least 48 hours prior to the proceeding. 7-1-1 (TDD and Voice), via Florida Relay Service. Accommodation Request Forms are available on the website [www.LeonCountyFl.gov/ADA](http://www.LeonCountyFl.gov/ADA).

**Board of County Commissioners**  
**Leon County, Florida**  
**Agenda**

**Regular Public Meeting**  
**Tuesday, October 18, 2016, 3:00 p.m.**

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**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Pastor Brian Neugent of Generations Church

Pledge of Allegiance by Commissioner Jane Sauls

**AWARDS AND PRESENTATIONS**

- Proclamation Recognizing October as SIDS, Pregnancy and Infant Loss Awareness Month  
(Chairman Proctor)
- Proclamations Recognizing the Accomplishments of the Retiring Constitutional Officers: Bert Hartsfield, Property Appraiser; Nancy Daniels, Second Judicial Circuit Public Defender; Bob Inzer, Clerk of Court; Ion Sancho, Supervisor of Elections; and Willie Meggs, State Attorney  
(Chairman Proctor)
- Presentation of the Florida Jazz and Blues Festival Post Event Report  
(Jon Brown)

**CONSENT**

1. Approval of Minutes: April 26, 2016 FY 2017 Budget Workshop; September 13, 2016 Regular Meeting, and September 20, 2016 Regular Meeting  
(Clerk of the Court/ Finance/ Board Secretary)
2. Approval of Payment of Bills and Vouchers Submitted for October 18, 2016 and Pre-Approval of Payment of Bills and Vouchers for the Period of October 19 through October 24, 2016  
(County Administrator/ Office of Financial Stewardship/ Office of Management & Budget)
3. Approval of the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee  
(County Administrator/ County Attorney/ Development Support & Environmental Management)
4. Ratification of Funding Approval for the Goodwood Museum in the Amount of \$15,000  
(County Administrator/ Office of Financial Stewardship/Office of Management & Budget)
5. Approval of the Proposed Staffing Enhancements at the Department of Development Support and Environmental Management  
(County Administrator/ Development Support & Environmental Management)
6. Approval of the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III  
(County Administrator/ Office of Resource Stewardship/ Parks & Recreation)
7. Adoption of Resolution and Approval of Agreement Authorizing Conveyance of County Parcels to the City of Tallahassee for Lower Central Drainage Ditch Erosion Control Project  
(County Administrator/ County Attorney/ Public Works/ Engineering Services/ Stormwater)

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

8. Acceptance of Status Report Regarding Orchard Pond Road Trail  
(County Administrator/Public Works)

**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**

9. Acceptance of a Summary Report on the Affordable Housing Tours Funded by the Knight Foundation  
(County Administrator/ Office of Human Services & Community Partnerships/ Housing Services)
10. Consideration of Funding Request to Support Over the Edge – Tallahassee in the Amount of \$10,000 and Approval of the Associated Budget Amendment Request  
(County Administrator/County Administration)

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

11. First and Only Public Hearing for the Type ‘C’ Site and Development Plan Application for the Crowder Sand Mine at Silver Lake Road  
(County Administrator/ Development Support & Environmental Management/ Development Services)
12. First and Only Public Hearing to Consider a Proposed Ordinance Governing Mosquito Control Procedures  
(County Administrator/Public Works/Operations)
13. First and Only Public Hearing to Consider Adoption of Resolution Renouncing and Disclaiming Certain Interests and Rights of the County and the Public in and to the Use of a Portion of Orchard Pond Road Lying West of the Orchard Pond Parkway Known as the Orchard Pond Road West Segment  
(County Attorney)
14. First and Only Public Hearing to Consider Adoption of Proposed Ordinance Amending Chapter 9, Article VI of the Leon County Code of Laws Regarding “Human Trafficking”  
(County Attorney)
15. First and Only Public Hearing to Consider the Adoption of an Ordinance Amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, Regarding Affordable Housing Assistance  
(County Administrator/ County Attorney/ Office of Human Services & Community Partnerships/ Housing Services)
16. First and Only Public Hearing on Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule  
(County Administrator/ Planning, Land Management & Community Enhancement/ Planning Department)

**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**

- Dove Pond Community Development District FY 2017 annual meeting schedule.
- Capital Region Community Development District FY 2017 Public Meeting Notice and District map.
- Capital Region Community Development District August 11, 2016 Workshop Minutes.
- Capital Region Community Development District August 11, 2016 Regular Meeting Minutes.

**ADJOURN**

*The next Regular Board of County Commissioners Meeting is scheduled for  
**Tuesday, October 25, 2016 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)**

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## 2016

### JANUARY

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### NOVEMBER

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### DECEMBER

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PUBLIC NOTICE  
**2016 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 preceding the Commission meeting.

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>January 2016</b>	<b>Friday 1</b>	<b>Offices Closed</b>	<b>NEW YEAR'S DAY</b>
	<b>Tuesday 12</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
	<i>Wednesday 13 – Friday 15</i>	<i>FAC New &amp; Advanced County Comm. Workshop</i>	<i>Seminar 2 of 3 Gainesville; Alachua County</i>
	<b>Monday 18</b>	<b>Offices Closed</b>	<b>MARTIN LUTHER KING, JR. DAY</b>
	Tuesday 26	3:00 p.m.	Regular Meeting
	Thursday 28	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
<b>February 2016</b>	Tuesday 2	7:30 a.m.	Community Legislative Dialogue Meeting County Commission Chambers
	<i>Wednesday 3</i>	<i>Legislative Day</i>	<i>FSU Turnbull Center; Tallahassee</i>
	Monday 8	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 9	3:00 p.m.	Regular Meeting
		1:00 – 3:00 p.m.	Workshop on Infant Mortality
	<b>Tuesday 16</b>	<b>No Meeting</b>	<b>NO MEETING</b>
	<i>Saturday 20 – Wednesday 24</i>	<i>NACo Legislative Conference</i>	<i>Washington, D.C.</i>
	Thursday 25	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	Monday 29	3:00 – 5:00 p.m.	Intergovernmental Meeting City Commission Chambers
<b>March 2016</b>	Tuesday 8	1:30 p.m.	Joint City/County Workshop on Cycle 2016 Comprehensive Plan Amendments
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Public Hearing on a Proposed Ordinance to Amend the On-site Sewage Disposal Systems Provisions
		6:00 p.m.	Public Hearing for the Transfer of Six Small Franchise Areas from Rowe Utilities to Seminole Waterworks, Inc.
	Monday 21	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 22	7:30 a.m.	Community Legislative Dialogue Meeting County Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
		<b>No Meeting</b>	<b>NO MEETING</b>
<b>April 2016</b>	<i>Thursday 7 – Friday 8</i>	<i>FAC Advanced County Commissioner Workshop</i>	<i>Seminar 3 of 3: Gainesville; Alachua County</i>
	Tuesday 12	3:00 p.m.	Regular Meeting
		6:00 p.m.	First Public Hearing to Consider Proposed Revisions to the Leon County Land Development Code to Provide Private and Charter School Siting Standards
		6:00 p.m.	First & Only Public Hearing to Adopt an Ordinance to Regulate Outdoor Dog Friendly Dining Areas
		6:00 p.m.	Joint City/County Transmittal Hearing on Cycle 2016 -1 Comprehensive Plan Amendments
		6:00 p.m.	First and Only Public Hearing to Consider a Proposed Ordinance to Revise the County's Driveway Connection Permitting, Inspection and Enforcement Process
	Monday 18	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 26	9:00 a.m. – 3:00 p.m.	Budget Policy Workshop
		3:00 p.m.	Regular Meeting
	Thursday 28	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
<b>May 2016</b>	Tuesday 10	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing to Consider Proposed Revisions to the Leon County Land Development Code to Provide Private and Charter School Siting Standards
		6:00 p.m.	First and Only Public Hearing to Consider an Ordinance Amending Section 13-58 of the Leon County Code of Laws
		6:00 p.m.	First & Only Public Hearing to Consider the Proposed Ordinance Amending Chapter 9 by Enacting a New Article VI of the Leon County Code of Laws Entitled “Human Trafficking”
	Monday 16	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 24	3:00 p.m.	Regular Meeting
		6:00 p.m.	Joint City/County Adoption Hearing on Cycle 2016-1 Comprehensive Plan Amendments
		6:00 p.m.	First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map
	<b>Monday 30</b>	<b>Offices Closed</b>	<b>MEMORIAL DAY</b>

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>June 2016</b>	Tuesday 14	9:00 a.m. – 3:00 p.m.	Budget Workshop
		3:00 p.m.	Regular Meeting
		6:00 p.m.	First of Two Public Hearings to Consider Proposed Amendments to the Leon County Land Development Code to Allow Outdoor Sport Shooting Ranges in the Rural Zoning District
		6:00 p.m.	First and Only Public Hearing to Adopt an Ordinance Amending the Review Process for Accessory Dwelling Units
		6:00 p.m.	First and Only Public Hearing Regarding a Proposed Resolution Adopting Inventory List of County-Owned Properties Appropriate for Affordable Housing
		6:00 p.m.	First and Only Public Hearing to Adopt the Solid Waste Disposal Services Non-ad Valorem Assessment Roll and Authorize the Certification of the Entire Roll to Tax Collector
		6:00 p.m.	First and Only Public Hearing to Approve the Resolution Adopting the Stormwater Non-ad Valorem Assessment Roll and Authorize Certification of the Entire Roll to Tax Collector
		6:00 p.m.	First and Only Public Hearing on a Proposed Resolution to Adopt the Non-Ad Valorem Assessment Rolls for Fire Rescue Services Assessment
		6:00 p.m.	First and Only Public Hearing to Consider the Recommended Order of the Special Master on the Site and Development Plan Application for the Residential Condominiums on Blountstown Highway
	Monday 20	9:00 a.m.	CRTPA Meeting; Wakulla Environmental Institute, 170 Preservation Way, Wakulla
		3:00 – 5:00 p.m.	Intergovernmental Agency Meeting; City Commission Chamber
	Thursday 23	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	<b>Tuesday 28</b>	<b>No Meeting</b>	<b>NO MEETING</b>
	<i>Tuesday 28 - Friday, July 1</i>	<i>FAC Annual Conference &amp; Educational Exposition</i>	<i>Orlando, Orange County</i>
<b>July 2016</b>	<b>Monday 4</b>	<b>Offices Closed</b>	<b>JULY 4<sup>TH</sup> HOLIDAY OBSERVED</b>
	Tuesday 12	1:00 p.m. – 3:00 p.m.	Adult Civil Citation Workshop

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>July 2016 (cont.)</b>		3:00 p.m.	Regular Meeting
		6:00 p.m.	Second and Final Public Hearing to Adopt a Proposed Ordinance Amending the Leon County Land Development Code to Allow Outdoor Sport Shooting Ranges in the Rural Zoning District
		6:00 p.m.	First and Only Public Hearing for the Proposed Abandonment of a Portion of Orchard Pond Road
	Thursday 14	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	Friday 22 – Tuesday 26	<i>NACo Annual Conference</i>	<i>Los Angeles County, Long Beach, California</i>
	<b>Tuesday 26</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
<b>August 2016</b>	<i>Wednesday 3 – Saturday 6</i>	<i>National Urban League Annual Conference</i>	<i>Baltimore, Maryland</i>
	<b>Tuesday 9</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
	<i>Friday 19 - Sunday 21</i>	<i>Chamber of Commerce Annual Conference</i>	<i>Amelia Island/Fernandina Beach</i>
	<b>Tuesday 23</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
<b>September 2016</b>	Thursday 1	9:30 – 11:00 a.m.	Community Redevelopment Agency Special Meeting; City Commission Chambers
	<b>Monday 5</b>	<b>Offices Closed</b>	<b>LABOR DAY HOLIDAY</b>
	Monday 12	5:00 – 8:00 p.m.	Intergovernmental Meeting/Public Hearing City Commission Chambers
	Tuesday 13	3:00 p.m.	Regular Meeting
		6:00 p.m.	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 2017
		6:00 p.m.	First and Only Public Hearing to Adopt an Ordinance Amending the Composition of the Leon County Research and Development Authority Nominating Committee
	<i>Wednesday 14- Friday 16</i>	<i>FAC Policy Committee Conference and County Commissioner Workshops</i>	<i>Hutchinson Island Martin County</i>
	<i>Wednesday -14 Sunday 18</i>	<i>Congressional Black Caucus Annual Legislative Conference</i>	<i>Washington, D.C.</i>
	Monday 19	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 20	3:00 p.m.	Regular Meeting

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>September 2016 (cont.)</b>	Tuesday 20 (cont.)	6:00 p.m.	Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2017
		6:00 p.m.	First and Only TEFRA Public Hearing and Adopt the Resolution and Approve the Interlocal Agreement Regarding Presbyterian Retirement Communities, Inc.
	<i>Sunday 25- Wednesday 28</i>	<i>ICMA Annual Conference</i>	<i>Jackson County Kansas City, Missouri</i>
	Thursday 29	4:00 p.m.	Community Redevelopment Agency Meeting
		6:00 p.m.	Community Redevelopment Agency Public Hearing City Commission Chambers
<b>October 2016</b>	<i>Thursday 13 – Friday 14</i>	<i>FAC Advanced County Commissioner Program</i>	<i>Part 1 of 3 Gainesville; Alachua County</i>
	Monday 17	9:00 a.m. - 1:00 p.m.	Capital Region Transportation Planning Agency (CRTPA) Retreat; at the Public Safety Complex
	Tuesday 18	1:30 – 3:00 p.m.	Workshop on the 2017 State and Federal Legislative Priorities
		3:00 p.m.	Regular Meeting
		6:00 p.m.	First and Only Public Hearing to Consider the Adoption of an Ordinance Amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, Regarding Affordable Housing Assistance
		6:00 p.m.	First and Only Public Hearing to Consider Proposed Ordinance Amending Chapter 9, Article VI of the Leon County Code of Laws Regarding “Human Trafficking”
		6:00 p.m.	First and Only Public Hearing to Consider a Proposed Ordinance Governing Mosquito Control
		6:00 p.m.	First and Only Public Hearing for the Type ‘C’ Site and Development Plan Application for the Crowder Sand Mine at Silver Lake Road
		6:00 p.m.	First and Only Public Hearing on Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule
		6:00 p.m.	First and Only Public Hearing to Consider Adoption of Resolution Renouncing and Disclaiming Certain Interests and Rights of the County and the Public in and to the Use of a Portion of Orchard Pond Road Lying West of the Orchard Pond Parkway Known as the Orchard Pond Road West Segment
	Tuesday 25	3:00 p.m.	Regular Meeting

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
<b>October 2016 (cont.)</b>	Thursday 27	9:30 a.m.	Joint Workshop with the City Commission on Affordable Housing Issues
		1:00 p.m.	Blueprint Intergovernmental Agency Board Special Meeting - Economic Development Strategic Plan City Commission Chambers
<b>November 2016</b>	<b>Friday 11</b>	<b>Offices Closed</b>	<b>VETERAN'S DAY OBSERVED</b>
	<del>Monday 14</del> <b><u>Rescheduled to December 5</u></b>	1:00 p.m.	<del>Capital Region Transportation Planning Agency (CRTPA) City Commission Chambers</del>
<b>November 2016 (cont.)</b>	Monday 21	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 22	3:00 p.m.	Installation of Newly-Elected Commissioners Reorganization of the Board Regular Meeting
	<b>Thursday 24</b>	<b>Offices Closed</b>	<b>THANKSGIVING DAY</b>
	<b>Friday 25</b>	<b>Offices Closed</b>	<b>FRIDAY AFTER THANKSGIVING DAY</b>
	<i>Wednesday 30 – Friday, Dec. 2</i>	<i>FAC Legislative Conference</i>	<i>Buena Vista Orange County</i>
<b>December 2016</b>	Monday 5	1:00 p.m.	Capital Region Transportation Planning Agency (CRTPA) City Commission Chambers
	Wednesday 7 – Saturday 10		NACo Fall Board Meeting Leon County, FL
	Monday 12	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 13	<b><u>1:00 – 3:00 p.m.</u></b>	<b><u>Hurricane Hermine After Action Report Workshop</u></b>
		3:00 p.m.	Regular Meeting
	<b>Monday 26</b>	<b>Offices Closed</b>	<b>CHRISTMAS DAY OBSERVED</b>
	<b>Tuesday 27</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
<b>January 2017</b>	<b>Monday 2</b>	<b>Offices Closed</b>	<b>NEW YEAR'S DAY OBSERVED</b>
	<b>Tuesday 10</b>	<b>No Meeting</b>	<b>Board Recess</b>
	Tuesday 24	3:00 p.m.	Regular Meeting

## **Citizen Committees, Boards, and Authorities 2016/17 Expirations and Vacancies**

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

### **VACANCIES**

#### **CareerSource Capital Region**

Board of County Commissioners (1 appointment)

#### **Educational Facilities Authority**

Board of County Commissioners (2 appointments)

### **UPCOMING EXPIRATIONS**

#### **OCTOBER 31, 2016**

##### **Audit Advisory Committee**

Board of County Commissioners (2 appointments)  
(public accountant, internal auditor, or a financial manager for a public, private, or a not-for-profit institution)

##### **Canopy Roads Citizens Committee**

Board of County Commissioners (1 appointment)

##### **Tourist Development Council**

Board of County Commissioners (1 appointment)

#### **DECEMBER 31, 2016**

##### **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)

##### **Library Advisory Board**

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

##### **Tourist Development Council**

Board of County Commissioners (1 appointment)

**JANUARY 31, 2017**

**Minority, Women & Small Business Enterprise Committee**

- Commissioner - District I: Proctor, Bill (1 appointment)
- Commissioner - District III: Dailey, John (1 appointment)
- Commissioner - District IV: Desloge, Bryan (1 appointment)
- Commissioner - District V: Dozier, Kristin (1 appointment)

**FEBRUARY 28, 2017**

**Value Adjustment Board**

- Board of County Commissioners (1 appointment)

**MARCH 31, 2017**

**Contractors Licensing and Examination Board**

- Commissioner - At-large II: Maddox, Nick (1 appointment)
- Commissioner - District IV: Desloge, Bryan (1 appointment)
- Commissioner - District V: Dozier, Kristin (1 appointment)

**Science Advisory Committee**

- Commissioner - District I: Proctor, Bill (1 appointment)
- Commissioner - District II: Sauls, Jane G. (1 appointment)
- Commissioner - District V: Dozier, Kristin (1 appointment)

**APRIL 30, 2017**

**Tallahassee Sports Council**

- Board of County Commissioners (2 appointments)

**MAY 31, 2017**

**Minority, Women & Small Business Enterprise Citizens Advisory Committee**

- Commissioner - At-large I: Lindley, Mary Ann (1 appointment)

**JUNE 30, 2017**

**Board of Adjustment and Appeals**

- Board of County Commissioners (2 appointments)

**CareerSource Capital Region**

- Board of County Commissioners (2 appointments)

**Planning Commission**

- Board of County Commissioners (1 appointment)

**JULY 31, 2017**

**Water Resources Committee**

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

**Leon County  
Board of County Commissioners**

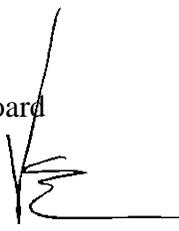
**Notes for Agenda Item #1**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #1

October 18, 2016

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Minutes: April 26, 2016 FY 2017 Budget Workshop;  
September 13, 2016 Regular Meeting, and September 20, 2016 Regular Meeting

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Kim Ferrell, 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 April 26, 2016 FY 2017 Budget Workshop;  
September 13, 2016 Regular Meeting, and September 20, 2016 Regular Meeting

### **Attachments:**

1. April 26, 2016 FY 2017 Budget Workshop
2. September 13, 2016 Regular Meeting
3. September 20, 2016 Regular Meeting

**LEON COUNTY  
BOARD OF COUNTY COMMISSIONERS  
FISCAL YEAR 2017 BUDGET WORKSHOP  
April 26, 2016**

The Leon County Board of County Commissioners met for a FY 2017 Budget Workshop on Tuesday, April 26, 2016.

Attending were: Chairman Bill Proctor, Vice Chairman John Dailey and Commissioners Jane Sauls, Nick Maddox, Mary Ann Lindley, Kristin Dozier and Bryan Desloge. Also attending were Deputy County Attorney Patrick Kinni, and Board Secretary Rebecca Vause.

Facilitators: Vincent Long, County Administrator  
Alan Rosenzweig, Deputy County Administrator

Chairman Proctor called the Budget Workshop to order at 9:07 a.m.

Chairman Proctor provided opening remarks.

County Administrator Long announced that this was the Board's second workshop to discuss the tentative FY2017 budget, and if needed, another is scheduled for July 12<sup>th</sup>. He mentioned that the preliminary budget is projected to be balanced with no increase in the current millage rate, a modest growth in sales tax and other revenues based on an improving economy, cost savings and avoidances through continuous internal efforts and a reduced use of fund balance. He stated that, while conservative, he believed this budget places the County in a position to continue to provide high quality services to the community and to address the Board's top priorities. He pointed out that previous actions by the Board have placed the County in a very favorably position to remain financially viable as an organization well into the future.

County Administrator Long then provided an overview of a proposed organizational realignment, which he submitted would align the limited resource of the County with the highest priorities of the Board. These proposed changes would address current and foreseeable strategic and operational challenges and opportunities and ensure that the right people are in the right roles at the right time.

Chairman Proctor asked for a moment of silence on behalf of the families affected by the recent tragedy in Orlando.

**Workshop Item #1: Fiscal Year 2017 Preliminary Budget Overview**

Deputy County Administrator Rosenzweig provided an overview of the preliminary budget. He mentioned that major elements of the budget were provided in the Board's workshop packet; however, highlighted areas such as:

- Expected revenues and expenditures;
- Cost Avoidance and Savings Efforts;
- Leon LEADS Sessions;
- Staffing;
- Use of Fund Balance;
- Proposed Capital Improvement Plan, and
- New Preventative Maintenance Capital Improvement Project.

Commissioner Desloge commented that the possible consolidation of City and County Animal Control made a lot of sense to him and would better serve the community. He inquired about County health care costs and ascertained that final numbers would not be received from providers until July or

August. He voiced his support for the County's hire of a Wellness Coordinator and suggested that this has had a positive impact on the health of County employees.

*Commissioner Lindley moved, duly seconded by Commissioner Dozier, approval of Option 1: Accept staff's report on the preliminary budget overview. The motion carried 7-0.*

### **Workshop Item #2: FY 2017 Review of Outside Agency Contracts for Services**

Deputy County Administrator Rosenzweig provided an overview of the item and conveyed that it responds to a Board direction from the March 8, 2016 Board meeting for a detailed analysis and review of all outside agency funding requests, whether contractual or line item. He then reviewed the options offered to the Board for consideration; noting that option 4 requests Board direction on whether to eliminate, phase out or provide the current level of funding to St. Francis Wildlife Preservation; Whole Child Leon; Domestic Violence Coordinating Council; United Partners for Human Services; TMH Trauma Center, and The Sharing Tree.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Options 1, 2, 3 & 5:*

- 1) *Provide continued contract funding for the following agencies at the previous year funding level in FY 2017:*
  - *Tallahassee Senior Citizens Foundation: \$179,000*
  - *Legal Services of North Florida: \$125,000*
  - *Tallahassee Trust for Historic Preservation: \$63,175*
  - *Oasis Center: \$20,000*
  - *Sustainable Tallahassee: \$8,800.*
- 2) *Provide increased contract funding for Disc Village in the amount of \$37,000 for a total FY 2017 funding level of \$222,759. Develop a long term contract that includes provisions for cost controls.*
- 3) *Discontinue funding (\$21,375) with Keep Tallahassee-Leon County Beautiful (KTLCB) and direct the funding to the Office of Sustainability. Sustainability staff has identified specific efforts to more effectively engage community partners in addressing both volunteer beautification efforts and illegal dumping impacting the National Forest.*
- 5) *Approve Policy No. 93-44, Fiscal Planning is modified to reflect: Annually as part of the annual budget process, staff will prepare a budget discussion item providing a mid-year performance report for all outside agency contracts and include funding recommendations for the following fiscal year.*

Commissioner Dailey indicated that while he could support the motion, was interested in a discussion on continued funding for the KTLCB organization. He also stated that he was not comfortable eliminating or reducing TMH funding this fiscal year, but that discussions on funding for FY 18 should be initiated.

Chairman Proctor ascertained from County Administrator Long that staff's recommendation for elimination of KTLCB funding was borne out of identified opportunities for better efficiency.

Commissioner Maddox spoke to his motion. He stated that his willingness to include defunding the KTLBC was reflective of staff's analysis that County could do a lot with the money; however, should the Board wish to continue its funding, he could support that.

Commissioner Dozier stated that she was very interested in moving forward with the realignment of the KTLCB funds to the Sustainability Office and expressed support for the County Administrator's proposed reorganization. She indicated that she was most interested in staff's intention to direct some funds toward the illegal dumping issue. She established with County Administrator Long that the Board could, at this time, request additional information to be discussed at the June workshop. She

voiced an interest in having more information brought forward on Whole Child, Sharing Tree and Tallahassee Trust and was not interested in taking this off the list at this time.

Commissioner Desloge suggested that the Board maintain funding on Options 3 & 4; however, look at a way to phase out or place within the organization.

Commissioner Lindley stated that she was not interested in perpetuating KTLBC at this time and brought up the possibility of utilizing TMH Trauma Center funds to help fund the Kearney Center.

Commissioner Dailey conveyed that he was not interested in zero funding organizations at this time. Understanding the sentiment regarding KTLBC funding, he suggested that they be given an opportunity to present a plan of action at the June budget workshop.

*Commissioner Maddox amended his motion, duly seconded by Commissioner Dailey to approve Options 1, 2 & 5:*

1. *Provide continued contract funding for the following agencies at the previous year funding level in FY 2017:*
  - *Tallahassee Senior Citizens Foundation: \$179,000*
  - *Legal Services of North Florida: \$125,000*
  - *Tallahassee Trust for Historic Preservation: \$63,175*
  - *Oasis Center: \$20,000*
  - *Sustainable Tallahassee: \$8,800.*
2. *Provide increased contract funding for Disc Village in the amount of \$37,000 for a total FY 2017 funding level of \$222,759. Develop a long term contract that includes provisions for cost controls.*
5. *Approve Policy No. 93-44, Fiscal Planning is modified to reflect: Annually as part of the annual budget process, staff will prepare a budget discussion item providing a mid-year performance report for all outside agency contracts and include funding recommendations for the following fiscal year*

*The motion carried 7-0.*

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Option 3: Discontinue funding (\$21,375) with Keep Tallahassee-Leon County Beautiful (KTLCB) and direct the funding to the Office of Sustainability. Sustainability staff has identified specific efforts to more effectively engage community partners in addressing both volunteer beautification efforts and illegal dumping impacting the National Forest.*

*A substitute motion was offered by Commissioner Desloge, duly seconded by Commissioner Dailey, to combine Options 3 & 4, maintain current funding with the understanding that perpetual funding is not guaranteed and development of a plan for each to determine on-going funding or a phased out approach.*

Chairman Proctor received additional information on the differences in Sustainable Tallahassee, KTLBC and the County's Sustainability Office. He suggested a more collaborative effort was needed between the three offices.

There continued to be considerable discussion regarding the substitute motion.

*The substitute motion failed 2-5 (Commissioners Dozier, Maddox, Proctor, Sauls and Lindley in opposition).*

*Commissioner Maddox's original motion for approval of Option 3 carried 5-2 (Commissioners Dailey and Desloge in opposition).*

Considerable discussion took place regarding Option 4, culminating with the following:

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, to provide the following agencies with the current level of funding:*

- a. Whole Child Leon (FY 2016 funding level, \$38,000)*
- b. Domestic Violence Coordinating Council (FY 2016 funding level, \$25,000)*
- c. The Sharing Tree (FY 2016 funding level, \$20,000).*

The motion carried 7-0.

Additional Board direction was provided for staff to bring back additional information on the following:

- St. Francis Wildlife Preservation – Additional information on the services provided by St. Francis Wildlife Preservation and the potential impacts if funding were to decrease or be eliminated. The analysis should also address how the organization’s efforts differ from Leon County Animal Control.
- United Partners for Human Services – Additional information on current services being provided to the non-profit agencies and how these services could be enhanced or strengthened.
- TMH Trauma Center – Additional information on the Trauma Center services and on how a possible phasing out of County funding could be implemented.

### **Workshop Item #3: Consideration of Additional Funding for the Kearney Center**

County Administrator Long provided an overview of the item. He noted that the Center has requested \$1.5 million each in recurring funds from the County and the City. He advised that the City has not yet considered the request. He reminded the Board that the County provides the Kearney Center with \$100,000 annually to cover debt service on the construction of the facility.

Deputy County Administrator Rosenzweig shared that the Kearney Center receives annually \$425,000 from CHSP and the United Way. He noted that detailed information on the funding request is provided in the agenda item. He reminded the Board that there is a County ordinance that prohibits entities or programs that are eligible for CHSP funding to receive funding directly from the County; however, the \$500,000 requested for housing appears to be eligible for direct County funding as a capital expenditure. He noted that the request is for recurring funds and staff recommends that a budget discussion item be prepared for the June budget workshop.

Chairman Proctor asked if there is a legal basis by which the County is obligated to provide funding to the Kearney Center. Deputy County Attorney Kinni responded that approval of the funding request is at the discretion of the Board; however, an objective of the County’s Comprehensive Plan is to encourage affordable housing in the community. Chairman Proctor praised the Kearney Center and its purpose sharing that it has had a “staggering impact” on the community.

Commissioner Dozier submitted that there is a need for more affordable and transitional housing and looked forward to the May 26<sup>th</sup> joint City/County Housing Workshop. She wished to defer the funding request until after the joint workshop and have it brought up again at the June Budget Workshop. She also referenced the housing inventory that is currently being conducted by the Continuum of Care (CoC) and suggested that more collaboration with the CoC would be beneficial.

There was discussion regarding the timing of the workshop and the scheduled June budget workshop. Commissioner Dozier agreed that it would be prudent to have the funding discussion at the joint City/County Housing Workshop.

*Commissioner Dozier moved, duly seconded by Commissioner Desloge, to 1) include materials for the Joint County/City Affordable Housing issues workshop on May 26, 2016 regarding homelessness and affordable housing options consistent with the Kearney Center's funding request, and 2) to bring back an agenda item or presentation to provide the Board information on the CoC and its resources and to ascertain what collaboration could be formed. (Commissioner Dozier left the timing of the CoC presentation at staff's discretion.)*

*The motion carried 7-0.*

**Workshop Item #4: Acceptance of the Minority, Women and Small Business Enterprise Programs Evaluation Committee's Final Report and consideration of the Recommendations for Program Improvement**

County Administrator Long acknowledged the hard work of the Minority, Women, and Small Business Enterprise (MWSBE) Committee led by its Chair, Christi Hale. He invited Cristina Paredes, Director, Office of Economic Vitality, to make presentation to the Board.

Ms. Paredes provided an overview of the report and the 12 recommendations offered by the MWSBE Evaluation Committee. She noted that the Committee was established in December and charged with evaluating the existing MWSBE Programs and developing recommendations to grow and expand opportunities for local minority and women-owned businesses. Ms. Paredes pointed out that the Committee, upon its thorough evaluation of the program, unanimously agreed to support the continuation of the county's race/gender specific program and utilization of aspirational targets in order to establish levels of participation by certified WMBEs in procurement of goods and services.

Chairman Proctor voiced his appreciation to the Evaluation Committee for its in-depth review of the program and providing needed clarity and a stronger direction for addressing WMSBE participation.

Commissioner Maddox also expressed his thanks for the review and recommendations which he deemed would place the County amongst the leaders in this area. He stated that he supported every recommendation presented by the Committee, especially the consolidation of the County and City's MWSE program into a single joint department.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1-6:*

*Option #1: Accept the FY 2015 MWSBE Expenditure Status Report.*

*Option #2: Accept the MWSBE Programs Evaluations Committee's Final Report and continue to support a race/gender specific program to promote parity of MWSBE firms in Leon County Government procurement activities through the utilization of aspirational targets.*

*Option #3: Approve the consolidation of the County and City MWSBE program under the Tallahassee/Leon County Office of Economic Vitality by May 16, 2016.*

*Option #4: Direct staff to develop business assessment and educational opportunities through FAMU SBDC for the MWSBE program to leverage partnerships available through the economic development ecosystem.*

*Option #5: Direct staff to move with a joint County/City RFP for a disparity study and include the following in the scope of work:*

- a. Anecdotal analysis of the MWSBE Program.*
- b. Develop a Tiered Certification Program taking into consideration other programs including but not limited to the City of Tallahassee's UCP Program and the FDOT DBE certification process.*
- c. Modifications to existing certification thresholds and size standards, if necessary.*
- d. Define measurable goals and benchmarks.*
- e. Examine methods to ensure contract compliance, monitoring, and enforcement.*
- f. Develop a uniform evaluation policy for applying the MWSBE targets to awarding projects.*

- g. *Expenditure analysis for all County, City, and all other related agencies (i.e. CRA, CDA, and Blueprint).*
- h. *Develop a Mentor-Protégé Program for certified MWSBE vendors.*
- i. *Modifications to the SBE program including, but not limited to: graduation requirements, increase the set aside-ceiling for SBE projects to at least \$250,000, and automatically certify MWSBEs as SBEs, when eligible.*

*Option #6: Direct staff to extend an invitation to Leon County Schools to determine their interest in participating in the disparity study.*

Commissioner Lindley acknowledged that while there was some concern that the Board's request for a review of the program meant its demise, hoped that the end result signified the County's commitment to the program and its success. She too appreciated the Committee's work and relayed her support for the consolidation effort. Commissioner Lindley also considered the educational aspect a key to the program's success.

Chairman Proctor discussed with County Administrator Long the proposed strategy for consolidation. Mr. Long stated that the newly created department would be identified as the Tallahassee/Leon County Office of Economic Vitality. Deputy County Attorney Patrick Kinni added that the consolidation of the two departments would most likely be formalized through a Memorandum of Understanding, which would come back to the Board as an agenda item. County Administrator Long provided clarification on the structure of the new department. Chairman Proctor articulated that he was not in favor of abandoning the Minority, Women & Small Business Enterprise Committee, as it provided much needed citizen input into the program.

Commissioner Dozier expressed her enthusiasm for the mentoring aspect of the program and hoped that the City would embrace its inclusion. She also stated her desire that consolidation would result a unified program.

*The motion carried 7-0.*

#### **Workshop Item #5: Consideration of Matching Funds for Springs Restoration Grant Funds**

Deputy County Administrator Rosenzweig provided an overview of the item. He advised that the State has identified funding for the Matching Funds for Springs Restoration Grant Program and reviewed various projects and funding options for the Board's consideration.

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

*Option #1: Authorize staff to finalize the Primary Springs Protection Grant submission for Woodville Sewer Design utilizing \$1.5 million in unallocated fund balance to be repaid from the County's share of the Blueprint 2020 Water Quality allocation.*

*Option #2: Authorize staff to negotiate an agreement with the Florida Department of Environmental Management, Northwest Florida Management District, and the Florida/Leon County Department of Health for the acceptance of a \$750,000 grant to fund and evaluate a new Onsite Sewage Treatment and Disposal Systems (OSTDS) in the Wilkinson Woods subdivision.*

*Option #3: Direct staff to continue to seek future Springs Restoration Grant Funds for the Northeast Lake Munson (\$2.75 million match) area and the Annawood/Belair area (\$1.75 million match), utilizing unallocated fund balance for the initial match requirements, to be repaid from the County's share of the Blueprint 2020 Water Quality allocation.*

Commissioner Dozier asked about federal funding opportunities. County Administrator Long responded that staff is working in-house and through federal lobbyist to advocate for additional funding, and to also be involved in the program development at the federal level. He noted that this issue would be included in the Board's Legislative Priorities Workshop.

*The motion carried 6-0 (Chairman Proctor out of Chambers).*

**Workshop Item #6: Approval to Establish a \$1,000,000 Economic Development Incentive Fund for the Tallahassee/Leon County Office of Economic Vitality through \$500,000 Contributions Each by the County and City of Tallahassee**

Deputy County Administrator Rosenzweig provided an overview of the item.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, approval of Option #1: Approve the establishment of a \$1.0 million economic development incentive fund for the Tallahassee/Leon County Office of Economic Vitality, contingent upon a matching \$500,000 allocation by the City, as follows: realign \$356,000 of existing County QTI funds and \$144,000 from the fund balance. The motion carried 6-0 (Chairman Proctor out of Chambers).*

**Workshop Item #7: Consideration to Include \$50,000 in the FY 2017 Budget and Draft Ordinance Amendments to Streamline the Nuisance Abatement Process**

Deputy County Administrator Rosenzweig provided an overview of the item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1 & 2: Option #1: Approve the allocation of \$50,000 in the preliminary budget to support the abatement of structures declared to be a public nuisance by the proposed Nuisance Abatement Board, and 2) Option #2: Authorize staff to draft a proposed ordinance streamlining the nuisance abatement process. The motion carried 6-0 (Chairman Proctor out of Chambers).*

**Workshop Item #8: Accept Staff Report on Infant Mortality Issues**

Deputy County Administrator Rosenzweig provided an overview of the item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Accept the staff report to continue actively collaborating and participating with local stakeholders on targeted efforts and upcoming events to reduce the disparity and overall infant mortality rates including EMS outreach for infant specific CPR training. The motion carried 6-0 (Chairman Proctor out of Chambers).*

**Workshop Item #9: Consideration of Alternative Approaches for the Provision of Street Lights in the Unincorporated Area**

County Administrator Long introduced the item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1 & 2: 1) Direct County staff to develop program parameters and a draft ordinance that provides neighborhoods the ability to establish street lighting districts to be supported through a dedicated municipal services tax; and 2) Direct County staff to develop a formal policy with specific criteria for the placement of street lights in the unincorporated area on County roads/intersections and establish an initial \$125,000 capital improvement project and corresponding recurring expenses of \$10,000 as part of the FY 2017 budget development.*

Commissioner Dozier voiced appreciation for the item and supported the lighting at intersections. She did however have concerns about the lighting in some of the larger neighborhoods outside the USA. She suggested that further discussion was needed on this topic.

*Commissioner Dozier made a substitute motion for Option 2, as amended: Direct County staff to develop a formal policy with specific criteria for the placement of street lights in the unincorporated area on County roads/intersections and establish an initial \$125,000 capital improvement project and corresponding recurring expenses of \$10,000 as part of the FY 2017 budget development., and to have future discussion on Option 1. The motion died for lack of a second.*

The original motion offered by Commissioner Maddox carried 5-1 (Commissioner Dozier in opposition and Chairman Proctor out of Chambers)

**Workshop Item #10: Consideration of Providing Funding to Hire a Mobility Fee Consultant in Coordination with the City of Tallahassee**

County Administrator Long introduced the item.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, to defer action on the item until the June 14 meeting and to ask staff to work with the Chamber and interested stakeholders to create an Evaluation Committee to consider the idea of a mobility fee and the hiring of a consultant.*

Commissioner Dozier noted that the Chamber has already provided some comment on this issue and confirmed with County Administrator Long that pending direction from the Board staff would engage as appropriate. She asked if it would benefit the County to have a consultant to work with a committee during the process and suggested that it include representatives from a number of various groups, i.e., contractors and non-contractors.

Commissioner Maddox amended his motion to include “and interested stakeholders” in his motion.

*Commissioner Lindley offered a substitute motion for Option 1: Provide \$162,500 in the FY 2017 preliminary budget for a joint Mobility Fee Study with the City of Tallahassee. The motion was seconded by Commissioner Dozier.*

*The substitute motion carried 6-1 (Commissioner Maddox in opposition).*

**Workshop Item #11: Consideration of Capital Improvement Funding for Boat Landing Improvements and Renovations**

County Administrator Long introduced the item.

*Commissioner Dailey moved, duly seconded by Commissioner Desloge, approval of Option #1: Approve the inclusion of \$125,000 per year in the FY 2017 – FY 2021 preliminary capital improvement program for Boat Landing Improvements and Renovations. The motion carried 7-0.*

**Workshop Item #12: Consideration of Capital Improvement Funding for the Northeast Park Trail Construction**

County Administrator Long introduced the item.

*Commissioner Desloge moved, duly seconded by Commissioner Lindley, approval of Option 1: Authorize the inclusion of \$250,000 next fiscal year in the FY 2017 – FY 2021 preliminary capital improvement program for the development and construction of a temporary trail and a temporary trail head at the NE park located on Proctor Road.*

Commissioner Dozier asked if consideration had been given to a single track bike trail. She stated that this has been requested by the mountain bikers and others.

In response, Commissioner Desloge asked that staff seek input from other outside recreational trail-user stakeholders regarding the types of trails to be constructed.

*The motion carried 7-0.*

**Workshop Item #13: Establishing Guidance on the FY 2017 Millage Rate**

County Administrator Long introduced the item. He shared that staff recommends no increase in the millage rate for next fiscal year.

*Commissioner Sauls moved, duly seconded by Commissioner Maddox, approval of Option 1: Establish the preliminary maximum countywide millage rate at 8.3144 to be used in the development of the preliminary FY 2017 budget. The motion carried 7-0.*

Chairman Proctor adjourned the workshop at 11:54 a.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Bob Inzer, Clerk of the Court  
Leon County, Florida

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
September 13, 2016**

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

Chairman Proctor called the meeting to order at 3:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was provided by Pastor Greg James of Life Church International Center. Commissioner Nick Maddox then led the Pledge of Allegiance.

**Awards and Presentations**

- County Administrator Long provided the Board an overview of the County's activities on the 9/11 Day of Service. Approximately 100 volunteers from the County and partner agencies participated working on projects at 11 homes and one church in the Woodville Heights neighborhood.
- Karen Walker, Holland & Knight Executive Partner, presented the 2016 Glenn J. Winuk Humanitarian Award to Sam Carter. Mr. Carter's organization, Carter's Corner, provides supportive services to local youth athletes and operates Dream Manor, a 12-month residential program for young adults who have aged out of foster care.
- Commissioner Nick Maddox along with Chairman Proctor presented a Proclamation recognizing the accomplishments of Ernie Simms, Big H.I.T.S (Helping to Instill Tools for Success) Foundation.
- Chairman Proctor, read into the record, a letter from Melissa McKinlay, County Commissioner, District 6, Palm Beach County, expressing her appreciation to Leon County and its employees; specifically mentioning Media Relations Director Matt Cavell and Assistant to the County Administrator Shington Lamy, for the "empathy and assistance" shown to the victims of the bus crash involving Belle Glade Farm Workers. Additionally, Chairman Proctor distributed, on behalf of Commissioner McKinlay, Certificates of Appreciation to County Administrator Vince Long, Mr. Lamy and Mr. Cavell.

**Consent:**

*Commissioner Desloge moved, duly seconded by Commissioner Lindley to approve the Consent Agenda, with the exception of 5, 18 & 19, which were pulled for further discussion. The motion carried 7-0.*

- 1. Approval of Minutes: June 14, 2016 FY 2017 Budget Workshop; June 14, 2016 Regular Meeting; July 12, 2016 Status Report on Existing Court Diversion Programs Workshop; and July 12, 2016 Regular Meeting**

*The Board approved Option 1: Approve the minutes of the June 14, 2016 FY 2017 Budget Workshop; June 14, 2016 Regular Meeting; July 12, 2016 Status Report on Existing Court Diversion Programs Workshop; and July 12, 2016 Regular Meeting*

**2. Request to Schedule First and Only Public Hearing to Consider Proposed Ordinance amending Chapter 9, Article VI of the Leon County Code of Laws Regarding “Human Trafficking”**

*The Board approved Option 1: Schedule first and only public hearing for October 18, 2016 to consider proposed ordinance amending Chapter 9, Article VI of the Leon County Code of Laws regarding “Human Trafficking”.*

**3. Adoption of Proposed Revised Policy No. 98-15, “Library Patron Rights and Responsibilities”**

*The Board approved Option 1: Adopt revised Policy No. 98-15, “Library Patron Rights and Responsibilities.”*

**4. Approval of the Leon County Office of Library Services FY 16-17 Annual Plan, Approval of Library Long-Range Plan for Library Services FY 17-19, and Approval of the State Aid to Libraries Grant Agreement Between the Florida Department of State and Leon County**

*The Board approved Options 1 & 2: 1) Approve the Office of Library Services FY 15-16 Annual Plan, and FY 17-19 Long Range Plan for Library Services, and 2) Approve the State Aid to Libraries Grant Agreement between the Florida Department of State and Leon County, and authorize the County Administrator to execute.*

**5. Approval of the Renaming of the Fort Braden Branch Library in Honor of Commissioner Jane G. Sauls**

Chairman Proctor requested the item be pulled for further discussion.

County Administrator Long introduced the item.

Chairman Proctor extended his personal congratulations to Commissioner Sauls and saluted her years of service to the citizens of Leon County. He asserted that the “virtues and attributes” that her name upholds would be conveyed by this action.

*Commissioner Dozier moved, duly seconded by Commissioner Desloge, approval of Option 1: Approve the renaming of the Fort Braden Branch Library in honor of Commissioner Jane G. Sauls. The motion carried 7-0.*

**6. Ratification of Commissioner Appointments to the Development Support & Environmental Management Citizens User Group; Housing Finance Authority; Community Development Block Grant Citizens Task Force, and the Tallahassee-Leon County Commission on the Status of Women and Girls**

*The Board approved Options 1-8: 1) Ratify Commissioner Maddox’s reappointment of Stephen Fredrickson to the Development Support & Environmental Management Citizens User Group for a term ending September 30, 2019; 2) Ratify Commissioner Proctor’s reappointment of April Asker to the Development Support & Environmental Management Citizens User Group for a term ending September 30, 2019; 3) Ratify Commissioner Desloge’s appointment of Doug Barton to the Development Support & Environmental Management Citizens User Group for a term ending September 30, 2019; 4) Ratify Commissioner Desloge’s reappointment of Thomas Lewis to the Housing Finance Authority and the Community Development Block Grant Citizens Committee for terms ending September 30, 2020; 5) Ratify Commissioner Dozier’s reappointment of Mike Rogers to the Housing Finance Authority and the Community Development Block Grant*

*Citizens Committee for terms ending September 30, 2020; 6) Ratify Commissioner Proctor's appointment of Dr. Michelle Mitcham to the Tallahassee-Leon County Commission for the Status of Women & Girls for a term ending September 30, 2018; 7) Ratify Commissioner Dozier's appointment of Jacqueline Porter to the Tallahassee-Leon County Commission for the Status of Women & Girls for a term ending September 30, 2018, and 8) Ratify Commissioner Dailey's reappointment of Jane Johnson to the Tallahassee-Leon County Commission for the Status of Women & Girls for a term ending September 30, 2018.*

**7. Approval of Payment of Bills and Voucher Submitted for September 13, 2016, and Pre-Approval of Payment of Bills and Vouchers for the Period of September 14 through September 19, 2016**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for September 13, 2016, and pre-approval of payment of bills and vouchers for the period of September 14 through September 19, 2016.*

**8. Approval to Certify the Tax Collector's Recapitulation of the Property Tax Rolls for 2015**

*The Board approved Option 1: Approve certification of the recapitulation of the Property Tax Roll for 2015, which entitles the Tax Collector to credit the tax assessment roll accordingly.*

**9. 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 16/17**

*The Board approved Option 1: Approve the renewal of the FY 16/17 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.*

**10. Adoption of Proposed Amended and Restated Resolution Concerning the Affordable Housing Advisory Committee (AHAC) and Request to Schedule the First and Only Public Hearing to Consider a Proposed Amendment to the AHAC Ordinance for October 18, 2016 at 6:00 p.m.**

*The Board approved Options 1 & 2: 1) Adopt the proposed amended and restated Resolution concerning the Affordable Housing Advisory Committee, and 2) Schedule the first and only Public Hearing for October 18, 2016 at 6:00 p.m. to consider the proposed Ordinance amending Chapter 8, Article V of the Code of Laws of Leon County, Florida regarding Affordable Housing Assistance.*

**11. Approval to Allocate Funds for Fiscal Year 15/16 to the Leon County School Board for the Leon County Expanded Driver's Education Program and Approval of Agreement with Leon County Schools for Fiscal Year 16/17**

*The Board approved Options 1, 2 & 3: 1) Approve the allocation of 100% of the fiscal year 2015/2016 Dori Slosberg funds to Leon County School Board for the 2016/2017 school year's Expanded Driver's Education Program; 2) Approve the Agreement with Leon County School Board for Fiscal Year 2016/17 Leon County Expanded Driver's Education Program, and authorize the County Administrator to execute, and 3) Accept the FY 2015/2016 Summary Report and FY 2016/17 Dori Slosberg Fund Proposals.*

- 12. Approve the Submittal of Three 2016 Edward Byrne Memorial Justice Assistance Grant Applications to the Florida Department of Law Enforcement and Approval of the Memorandum of Understanding Between Leon County, the City of Tallahassee and the Leon County Sheriff's Office on Allocation of U.S. Department of Justice's Justice Assistance Grants Funding**

*The Board approved Options 1 & 2: 1) Approve the submittal of three 2016 Edward Byrne Memorial Justice Assistance Grant applications to the Florida Department of Law Enforcement, and 2) Approve the Memorandum of Understanding between Leon County, the City of Tallahassee, and the Leon County Sheriff's Office, outlining the distribution of the U.S. Department of Justice's Justice Assistance Grant funds, and authorize the County Administrator to execute.*

- 13. Approval of a Public/Private Project Agreement with Ox Bottom Homeowners Association for the Installation of a Roundabout at the Intersection of Ox Bow Road at Single Tree Trace**

*The Board approved Options 1 & 2: 1) Approve the Public/Private Project Agreement (P<sup>3</sup>) with Ox Bottom Homeowners Association (HOA) for the installation of a roundabout at the intersection of Ox Bow Road and Single Tree Trace, and authorize the County Administrator to execute, and 2) Approve the Resolution and associated Budget Amendment Request recognizing \$36,225 from the Ox Bottom Homeowners Association for the Ox Bow Road roundabout.*

- 14. Approval of the Plat of the Preserve at Buck Lake Phase II Subdivision for Recording in the Public Records and Acceptance of a Maintenance Agreement and Surety Device**

*The Board approved Option 1: Approve the plat of The Preserve at Buck Lake Phase II Subdivision for recording in the Public Records, contingent upon staff's final review and approval and accept the Maintenance Agreement and Surety Device and Authorize the Chairman to Execute.*

- 15. Approval of the Plat Mills-Livy at Fallschase Subdivision for Recording in the Public Records**

*The Board approved Option 1: Approve the plat of Mills-Livy at Fallschase Subdivision, for recording in the Public Records, contingent upon staff's final review and approval.*

- 16. Approval of Designation Agreement with the Florida Department of Environmental Protection's Office of Greenways and Trails for the Lake Jackson Paddling Trail**

*The Board approved Option 1: Approve the Designation Agreement with the Florida Department of Environmental Protection's (FDEP) Office of Greenways and Trails (OGT) for the Lake Jackson Paddling Trail and authorize the Chairman to execute.*

- 17. Acceptance of Status Report on Leon County's Participation with the Florida Department of Elder Affairs Dementia Caring Community Initiative**

*The Board approved Option 1: Accept the status report on Leon County's Participation with the Florida Department of Elder Affairs Dementia Caring Community Initiative.*

**18. Consideration of the Funding Request to Support the November 12, 2016 Concert at Doak Campbell Stadium in the Amount of \$50,000 and Approve the Resolution and Associated Budget Amendment Request**

The item was pulled by Commissioner Dozier for further discussion.

County Administrator Long introduced the item.

Commissioner Dozier stated that while she would support the item, had concerns about the process for event funding. She mentioned that there are a number of factors related to special event funding that the Board might want to discuss going forward, such as requirement about private sector donations before commitment of public funds and streamlining the special event requests into line items. She requested a workshop be scheduled after the TDC report is received to further explore the process for special events funding.

*Commissioner Dozier moved, duly seconded by Commissioner Desloge,, approval of Option 1, as amended: Approve funding in the amount of \$50,000 from the TDT unallocated fund balance to support a November 12, 2016 Concert at Doak Campbell Stadium, as recommended by the Tourist Development Council, and approve the Resolution and Associated Budget amendment Request, and to direct staff to schedule a workshop on the TDC's process for special events funding.*

Commissioner Desloge (the Board's representative on the TDC Board) opined that the County's role in these type events was as a catalyst, not to provide ongoing subsidies. He noted it was made clear to FSU that this was a test case that would be reviewed to determine viability.

Commissioner Dozier agreed with Commissioner Desloge; however, noted that these are public dollars being invested and documentation of economic return on that investment was needed.

Chairman Proctor indicated that he could not support the motion. He stated that while he respects Florida State and its contributions to the community, did not agree with the funding process and amount requested.

*The motion carried 6-1 (Chairman Proctor in opposition).*

**19. Acceptance of a Status Report on the 2016 NACo Annual Conference**

County Administrator Long introduced the item and provided a brief overview of the National Association of Counties (NACo) Conference, where Commissioner Desloge was sworn in as President of the organization.

Chairman Proctor, along with Commissioner Dailey, presented a Proclamation recognizing Commissioner Desloge for his service, outstanding leadership, and commitment to the community. Chairman Proctor noted that Commissioner Desloge is the first Leon County Commissioner to become NACo President and the first County Commissioner from Florida to hold the position in over 20 years.

Commissioner Desloge expressed his appreciation to staff and fellow Commissioners and stated that it was a "huge honor" to have an opportunity to showcase and profile the good things happening in Leon County.

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, approval of Option 1: Accept the Status Report on the 2016 NACo Annual Conference. The motion carried 7-0.*

Chairman Proctor then recognized County Administrator Long, County Attorney Thiele and Commissioner Proctor for their accomplishments and ascension into leadership roles as President of the Florida Association of County Managers, President of the International Municipal Lawyers Association, and 2<sup>nd</sup> Vice President of the Florida Association of Counties, respectively.

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

- Christopher Walsh, 2122 Pecan Lane, brought forth concerns about the need for bike lanes and sidewalks along Tharpe Street.

### **General Business**

**20. Acceptance of a Status Report on Leon County's Actions Related to the Zika Virus and Request to Schedule the First and Only Public Hearing to Consider a Proposed Ordinance Governing Mosquito Control for October 18, 2016 at 6:00 p.m.**

County Administrator Long introduced the item. He stated the County has a very thorough and proactive Zika action plan. The item offered an opportunity for the Board to provide direction to further enhance the plan relating to protecting the public health and containing the spread of the virus. He indicated that staff was available to provide additional information or answer any questions the Board may have on this issue.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1 & 2: 1) Accept the status report on Leon County's actions related to the Zika virus, and 2) Schedule the first and only Public Hearing to consider an Ordinance to establish Leon County's Mosquito Control procedures for October 18, 2016 at 6:00 p.m.*

Commissioner Dozier established with the County Administrator that aerial spraying has only been done twice in the last 15 years. She mentioned that she has received numerous calls related to concerns regarding the spraying and wanted to reinforce that the County is taking a number of alternative steps to prevent mosquito breeding.

County Administrator Long asked Glen Pourciau, Stormwater Superintendent, to provide further clarification on the County's efforts to control the spread of mosquitos.

Mr. Pourciau advised the Board that the County is working with the Sheriff's Aviation Unit in monitoring and larvaciding many of the surrounding swamp and wetlands, as part of a regular maintenance program and in response to the storm.

County Administrator Long noted that the "drain and cover" and "spill the water" educational campaign remains the most effective method of preventing mosquito breeding.

*The motion carried 7-0.*

County Administrator Long and the Board recognized Kevin Peters, Emergency Management Director.

**21. Approval of the FY 16/17 Community Human Service Partnership Funding for Social Service Agencies**

County Administrator Long introduced the item. He shared that the item reflects the recommendations of the Human Services Grant Review Committee and the distribution of the County's budget of \$1.2 million in competitive grants to local human services providers.

In response to Chairman Proctor's inquiry about the \$10,000 in unallocated CHSP appeal funds, County Administrator Long shared that no appeals were received this funding cycle and staff recommends that the \$10,000 be used to further enhance the on-line application system.

*Commissioner Dozer moved, duly seconded by Commissioner Desloge, approval of Options 1, 2, & 3: 1) Approve the Community Human Service Partnership (CHSP) funding for human service agencies; 2) Authorize the County Administrator to execute or modify agreements with the funded agencies, as necessary, in a form approved by the County Attorney, and 3) Authorize staff to use \$10,000 in unallocated CHSP appeal funds for online application system enhancements requested by the agencies.*

**Speakers:**

- Darby Kerrigan Scott, 2001 Trescott Drive, Executive Director of the Legal Aid Foundation, voiced her support for the agenda item. She thanked the Board for its funding through the CHSP.
- Haley Cutler-Seeber, 2804 Starmount Lane, Executive Director of the Oasis Center, spoke to Items #21 and #22. She thanked the Board for its increased funding and commitment to the CHSP process and requested that a public hearing to hear from human service agencies be included in the timeline included in Item #22.

*The motion carried 7-0.*

**22. Consideration of Community Human Services Partnership (CHSP) Process Modifications**

County Administrator Long introduced the item and provided a brief overview. He stated that the item offers the Board a number of recommendations in moving forward with the City and the United Way of the Big Bend (UWBB) in support of service delivery agencies. He indicated that the proposed timeline is designed to minimize disruption and duplication of effort to the agencies, where possible, and ensure continued collaboration in support of the CHSP funded agencies. He assured the Board that restated Memorandum of Understandings related to the CHSP process would come back to the Board for approval.

Chairman Proctor established with County Administrator Long that the existing CHSP would be maintained until the FY 19 budget cycle. Chairman Proctor suggested that the Board consider expediting the separation from UWBB prior to FY 19.

Commissioner Lindley expressed concerns over modifying the CHSP process prior to FY19; noting the possible impact on human service providers who rely on CHSP funding.

Commissioner Maddox stated that he too was concerned about how the changes would affect human service providers and did not want to move too hastily. He also ascertained from County Administrator Long that the details for disbursement of funds collected through the City and County United Way campaigns (beginning in FY19) had

not been discussed, but could potentially be addressed in the restated MOU. Commissioner Maddox stressed the need to keep the service providers informed and involved throughout the process.

**Speakers:**

- Ellen Piekalkiewicz, 2477 Tim Gamble Place, Executive Director, United Partners for Human Services, thanked the Board for its support and believes that the CHSP is an extremely valuable and successful model. She noted the uncertainty of the impact from the proposed funding changes and shared that her membership wants to be proactive in planning for the future.
- Kelly Otte, 1075 Alameda Drive, Chair of the United Way Executive Directors Committee, expressed appreciation to County Administrator Long for his communication with human service organizations when the proposed change was announced. She stated that the CHSP has evolved and it would be difficult to predict the consequences of the changes. She stated that while a single-application process was useful, it should not drive the Board's decision. She also asked that the Board recognize that the City and County are equal partners and not be reactive to what the UWBB does. Ms. Otte also requested that the Board hold a public hearing to hear from providers directly.

Commissioner Dozier also expressed concerns about a "quick split" from UWBB as they continue to be a strong and important partner. She suggested that there is an opportunity when developing the restated MOU to use the data collected from the on-line application to help determine future funding for various categories. Commissioner Dozier also expressed some discomfort in discontinuing the County's United Way Campaign and suggested this be a topic for further discussion.

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Options 1, 2, 3 & 4: 1) Direct staff to maintain the current arrangement with the City of Tallahassee and the United Way of the Big Bend in the Community Human Service Partnership (CHSP) process through the CHSP FY17 and FY18 funding cycles; 2) Direct staff to work with the City of Tallahassee to revise the CHSP process and draft a new Memorandum of Understanding for the allocation of FY19 CHSP funds; 3) direct staff to prepare a draft MOU between Leon County and the UWBB to ensure continued collaboration in support of the CHSP funded agencies, and 4) Direct staff to prepare recommendations for Board consideration regarding maintaining a joint online application/web portal and options for implementing a multi-year funding cycle. The motion carried 7-0.*

**23. Approval of the Advance Implementation of a Section of the 2020 Master Bike Route System for Velda Dairy Road from the City Limits to Bradfordville Road**

County Administrator Long introduced the item. He shared that given the relative ease and low cost of the project, staff recommended that the project be advanced and funded out of existing revenues. The project is anticipated to cost \$8,000.

**Speaker:**

- Ella Hinson, 3540 Kimmer Road, stated that Velda Dairy is a well-traveled road and not wide enough for motorist and bicyclists. She requested that the Board leave the road the way that it is.

Commissioner Lindley established with Tony Park, Public Works Director, that the \$8,000 was for signage, i.e., reduction of speed from 45 to 35 and road markings indicating the road to be shared by cyclists.

*Commissioner Maddox moved, duly seconded by Commissioner Proctor, approval of Option 1: Approve the advance implementation of a Section of the 2020 Master Bike Route System for Velda Dairy Road from the City limits to Bradfordville Road. The motion carried 6-1 (Commissioner Lindley in opposition).*

**24. Consideration of the Voluntary Annexation Proposal from Preserve Homes, LLC, to Annex Phase II of the Preserve at Buck Lake Residential Subdivision**

County Administrator Long introduced the item. He indicated that the request conforms to established procedures and no objections were noted from the technical review of the request.

*Commissioner Dozier moved, duly seconded by Commissioner Dailey, approval of Option 1: Do not object to the voluntary annexation proposal from Preserve Homes, LLC, to annex Phase II of the Preserve at Buck Lake Residential Subdivision.*

Commissioner Dozier brought up that there were reports that the reason for delayed power restoration to some communities was that they were “going through annexation”. She expressed appreciation for the recent changes to the annexation policy and suggested that, if needed, changes are also made to the policy to ensure that utility providers are clearly defined in the annexation process.

Chairman Proctor echoed Commissioner Dozier’s request for staff’s review of utility services on future annexation requests. County Administrator Long conveyed that staff would include in future annexation analyses a review of utility services.

*The motion carried 7-0.*

**25. Consideration of the Voluntary Annexation Proposal from Oak Grove Hammock, LLC to Annex Properties Along the East Side of Oak Grove Road and South of Bannerman Road**

County Administrator Long introduced the item. He indicated that the request conforms to established procedures and no objections were noted from the technical review of the request.

Chairman Proctor asked if the proposed annexation would create an “island”. County Attorney Thiele explained that the proposed annexation is sequenced to avoid the creation of enclaves. Chairman Proctor also confirmed with the County Attorney that the City is obligated to provide services to the area.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, approval of Option 1: Do not object to the voluntary annexation proposal from Oak Grove Hammock, LLC to annex properties along the east side of Oak Grove Road and south of Bannerman Road. The motion carried 7-0.*

**26. Consideration of Full Board Appointments to the CareerSource Capital Region Board, Community Development Block Grant Citizens Task Force, and the Council on Culture and Arts**

The following Board appointments were made:

**CareerSource Capital Region**

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, the appointment of Susan Bucklew and Holly Henderson to the CareerSource Capital Region for the remainder of unexpired terms ending June 30, 2018. The motion carried 7-0.*

**Community Development Block Grant Advisory Task Force**

*Commissioner Lindley moved, duly seconded by Commissioner Dozier, the reappointment of Lila Richardson to the Community Development Block Grant Advisory Task Force, for a four year term ending September 30, 2020. The motion carried 7-0.*

**Council on Culture & Arts (COCA)**

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, the reappointment of Roseanne Wood to the Council on Culture and Arts, for a four year term ending September 30, 2020. The motion carried 7-0.*

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

Chairman Proctor reconvened the Board at 6:00 p.m. and conducted the following public hearings.

Commissioner Dailey recognized Boy Scout Troop #44.

**27. First Public Hearing for Adoption of the FY 16/17 Tentative Millage Rates and Tentative Budgets**

County Administrator Long announced the public hearing.

Chairman Proctor read the following into the record:

- This is the first of two required public hearings to adopt the tentative Countywide budget for FY 2016/17 and the second and final public hearing would be held on September 20, 2016 at 6:00 p.m. He invited those individuals who wished to comment on the item to complete a speaker card and submit to the Clerk.

County Administrator Long read the following into the record:

- The proposed aggregate millage rate is 8.8144 mills, which is 1.32 percent over the aggregate rolled back millage of 8.6994 mills. Ad valorem revenues will increase due to an upturn in property values and will be used to support the following: sustaining a high level of Countywide service delivery, including preventative stormwater maintenance activities; a continued support of human services initiatives; enhanced support for law enforcement and corrections.
- He stated that the Board had provided much guidance from development of the tentative budget and all the direction provided at the various stages including workshops are included in the FY 16/17 tentative budget.

County Administrator Long confirmed there were no speakers on this item.

Chairman Proctor closed the public hearing.

Chairman Proctor asked for and received the following motions:

- *Option 1: Commissioner Dozier moved, duly seconded by Commissioner Maddox Adoption of Resolution 16-22, the tentative FY 16/17 Countywide millage rate of 8.3144. The motion carried 7-0.*
- *Option 2: Commissioner Maddox moved, duly seconded by Commissioner Desloge adoption of Resolution 16-23, the tentative FY 16/17 Countywide budget. The motion carried 7-0.*
- *Option 3: Commissioner Maddox moved, duly seconded by Commissioner Dozier, a Adoption of Resolution 16-24, the tentative FY 16/17 Emergency Medical Services MSTU millage rate of 0.5000 mills. The motion carried 7-0.*
- *Option 4: Commissioner Maddox moved, duly seconded by Commissioner Desloge Adoption of Resolution 16-25, the tentative FY 16/17 Emergency Medical Services MSTU budget. The motion carried 7-0.*
- *Option 5: Commissioner Lindley moved, duly seconded by Commissioner Dozier, to direct staff to advertise, in accordance with the Florida Statutes, the tentative millage rates and budgets for FY 16/17 and the date, time and place of the public hearing to adopt the final millage rates and budget for FY 16/17. The motion carried 7-0.*

**28. First and Only Public Hearing to Adopt an Ordinance Amending the Composition of the Leon County Research and Development Authority Nominating Committee**

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

*Commissioner Dozier moved, duly seconded by Commissioner Maddox, approval of Option 1: Conduct the first and only public hearing and adopt the proposed Ordinance amending the composition of the Leon County Research and Development Authority Nominating Committee. The motion carried 7-0.*

**Add-on item: (To be discussed under General Business)**

**29. Acceptance of a Status Report on Leon County's Response and Recovery Efforts Related to Hurricane Hermine and the September 7, 2016 Mayor/Chair Meeting**

County Administrator Long introduced the item. He provided an overview of Leon County's response and recovery efforts related to Hurricane Hermine and emphasized that this was not an after action report. This report, he stated, would come to the Board in 60 to 90 days and would include specific findings and recommendations regarding disaster recovery and emergency response. Mr. Long's overview also included recommendations resulting from the September 7 Mayor/Chair meeting and an update on the financial impacts of the storm and Federal Emergency Management Assistance (FEMA).

Chairman Proctor voiced appreciation for the status report and expressed gratitude to staff for their extraordinary efforts.

Commissioner Desloge asked if the Red Cross would also be eligible for reimbursement from FEMA. County Administrator Long responded that the Red Cross is one of the eligible non-profit organizations and staff would be working with them.

Commissioner Lindley stated that while the County “performed wonderfully”, oftentimes citizens do not differentiate between the various governments during emergencies. She indicated that she looked forward to the community listening sessions as the feedback from these sessions could prove helpful in the future. With this in mind, Commissioner Lindley asked that the Board consider delaying the hiring of a disaster planning professional, as recommended in Option #3.

*Commissioner Lindley moved, duly seconded by Commissioner Dozier, approval of Options 1, 2, 4 & 5: 1) Accept the status report on Leon County’s response and recovery efforts related to Hurricane Hermine and the September 7, 2016 Mayor/Chair Meeting; 2) Approve County staff participating jointly with the City staff in conducting a series of community listening sessions to hear directly from citizens on the preparation and response to Hurricane Hermine. The sessions would be conducted throughout the City and unincorporated areas of the County; 4) Authorize the County Administrator to procure Federal Emergency Management Emergency Consulting Services consistent with Federal Emergency Management Procurement Guidelines and execute agreements in a form approved by the County Attorney based on the Current Declaration of Emergency, and 5) Authorize the Chairman to extend the Local State of Emergency for an additional seven day period.*

County Administrator Long clarified that the Federal Emergency Management Emergency Consultant, included in Option #4, specializes in damage assessment and FEMA reimbursement and strongly recommended that the Board move forward with this option. He added that Option #4 reflects an outcome from the Mayor/Chair meeting for a consultant to evaluate vulnerabilities, resiliency and expectations and understood that the Board may wish to discuss this in more detail.

Chairman Proctor explained that the thought process behind Option #4 was that it could be beneficial to have a third party assess the City/County response to Hurricane Hermine in an effort to improve our preparation and response to a disaster.

Commissioner Desloge supported the motion and, as the hiring of disaster planning professional was not time sensitive, asked that staff bring back more details on this issue for the Board to discuss and consider.

Commissioner Dozier discussed the importance of communication during emergency situations and thanked County Administrator Long for his e-mail updates. She requested that the after action report include: data on the utility franchise agreement, i.e., what they saw, response times, how systems operated, communications, etc.; expectations of utility providers (and WastePro); role of County Commissioners during an incident; coordination with local shelters, and potential changes to the County’s tree policy. She emphasized that she wanted to see the after action report before any action is taken by the City or County on changes to the tree policy. She also suggested that, in addition to community listening sessions, a survey be conducted to learn the mechanism by which citizens were kept informed during the storm. She commended St. Francis Wildlife Refuge for their efforts during the emergency.

The Board collectively expressed its appreciation to staff for their extraordinary response in the aftermath of the storm.

*The motion carried 7-0.*

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

- Dorothy Spence, 3982 Chaires Cross Road, expressed concerns about a homeowner with Multiple Sclerosis in the Chaires neighborhood who has received several code violations. She asked that the Code Enforcement Board (CEB) consider the circumstances of the homeowner and provide relief if possible. Ms. Spence also mentioned a residence in the same vicinity that is an eyesore and numerous complaints have been made against, and the Code Enforcement Board has done nothing.
- Commissioner Dozier asked if any resources were available to individuals who are unable to maintain their yard and if mitigating circumstances were taken into account by the Code Enforcement Board.
- County Attorney Thiele responded that his office would provide a report on this issue to include what forms of assistance might be available to homeowners. He also affirmed that mitigating circumstances of a homeowner are considered by the CEB.

**Comments/Discussion Items**

**County Attorney Thiele:**

- No issues.

**County Administrator Long:**

- Introduced Kerri Post, the new Executive Director of Leon County Tourism Development, and invited her to provide an update to the Board on upcoming events.
    - Ms. Post announced –
      - The Alabama Shakes concern has officially sold out.
      - The Annual Marketing Rollout is scheduled for Thursday, September 22<sup>nd</sup> at the new Champions Club and invited Commissioners to attend.
      - The Florida Jazz & Blues Festival is scheduled for the week-end of September 23-25.
      - The Apalachee Regional Park will host 10 cross country events where three national championships will be decided. The events are expected to bring 10,000 runners and 21,000 visitors which equates to approximately \$8.4 million in direct spending.
- Ms. Post also expressed her enthusiasm to be back and part of the Leon County family.

**Commissioner Discussion Items**

**Commissioner Sauls:**

- Thanked staff for the terrific job exhibited during the recent storm event and expressed appreciation for being part of the team.

**Commissioner Desloge:**

- Requested a brief analysis on Pokemon Go; how it works and if there's a way it could be used by the County to help promote some of its sites.
- Congratulated Leon County paramedic Lieutenant Allison Hall for being named 2016 State of Florida Paramedic of the Year by the Florida Department of Health.
- *Commissioner Desloge moved, duly seconded by Commissioner Dozier, to direct staff to bring back an agenda item on "Over the Edge – A Public Safety Campaign". The motion carried 7-0.*

- Conveyed that he would be traveling for most of the month of September and requested he be allowed to participate in the September 20, 2016 Board meeting via teleconference.
  - Commissioner Dailey noted that Commissioner Desloge's travel as President of the National Association of Counties (NACo) may preclude him from attending some Board meetings and asked County Attorney Thiele if it would be prudent to make a motion that would allow Commissioner Desloge, when not present due to his duties as President of NACo, to participate via telephone.
  - County Attorney advised that a blanket motion would be acceptable; however, Commissioner Desloge could not participate in quasi-judicial matters that may come before the Board.
  - *Commissioner Dailey moved, duly seconded by Commissioner Maddox, to permit Commissioner Desloge to participate in Board meetings by telephone during travel related to his NACo presidency. The motion carried 7-0.*

**Commissioner Lindley:**

- *Commissioner Lindley moved, duly seconded by Commissioner Maddox, to direct staff to bring back an agenda item exploring a partnership with the City on some type of residential tree removal rebate or voucher program, similar to what the City has for energy efficient and gas appliances, to include discussions with Talquin Electric. The motion carried 7-0.*

**Commissioner Maddox:**

- Recognized County Administrator Long and staff for their response efforts to Hurricane Hermine.
- Recognized the Supervisor of Elections Office for their tremendous effort in the manual recount for the Congressional Seat District 2, which was held during the storm event.
- Wished FSU and FAMU luck on their upcoming football games with Louisville and Tuskegee, respectively.
- Commended FSU football player Travis Rudolph for his gesture of kindness toward an autistic young boy at Montford Middle School.

**Commissioner Dozier:**

- *Commissioner Dozier moved, duly seconded by Commissioner Maddox, approval for a Proclamation designating October as Breast Cancer Awareness Month; to be presented at the September 20, 2016 Board meeting. The motion carried 7-0.*

**Commissioner Dailey:**

- *Commissioner Dailey moved, duly seconded by Commissioner Daily, approval for a Proclamation honoring Thomas Stevens on achieving the rank of Eagle Scout, to be presented at an off-site event. The motion carried 7-0.*

**Chairman Proctor:**

- Welcomed Ms. Dorothy Spence back to the Chambers.
- Commended TCC President Jim Murdaugh for welcoming the transfer of ITT Technical students following the closing of its campuses.
  - Commissioners Lindley and Maddox echoed Chairman Proctor's praise of TCC.
- On behalf of Chairman Proctor the following motions were offered:
  - *Commissioner Maddox moved, duly seconded by Commissioner Dozier, a Proclamation recognizing September as Hunger Action Month, to be presented at the Board's September 20, 2016 meeting. The motion carried 7-0.*
  - *Commissioner Dailey moved, duly seconded by Commissioner Dozier, approval for a Proclamation recognizing the FAMU Sports Hall of Fame 2016 inductees, to be presented at an off-site event on September 23, 2016. The motion carried 7-0.*

- *Commissioner Dailey moved, duly seconded by Commissioner Maddox, to approve Chairman Proctor's travel to Washington, D.C. to attend the opening of the Smithsonian's National Museum of African American History & Culture on September 24, 2016. The motion carried 7-0.*
- Thanked Commissioner Desloge for representing Leon County during his tenure as President of NACo.
- Voiced his support for all high school football players, band, and cheerleaders.
- Recognized citizens adversely affected by the storm and commended County and City staff, first responders, Emergency Management and all who provided relief and assistance.
- Wished a "Happy Birthday" to his aid Regina Glee and Dr. Remelda Saunders-Jones.

**Receipt and File:**

- Capital Region Community Development District June 9, 2016 Meeting Minutes.
- Dove Pond Community Development District May 3, 2016 Meeting Minutes.
- Wakulla County Resolution No. 2016-23 in support of acquisition of the Ames Sink Property.
- Wakulla County Resolution No. 2016-33 opposing the moving of the Buckeye/Foley Cellulose Plant Effluent discharge pipeline
- Letter from Taylor County to Senator Bill Nelson regarding the Georgia Pacific Foley Mill and Fenholloway River Project.
- Leon County Educational Facilities Authority Financial Statements dated September 30, 2015
- Leon County Educational Facilities Ocala Road LLC Financial Statements dated September 30, 2015.

**Adjourn:**

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Bob Inzer, Clerk of the Court  
Leon County, Florida

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
September 20, 2016**

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

Vice Chairman John Dailey called the meeting to order at 3:00 p.m. He announced that Chairman Proctor was delayed, but would arrive shortly. He also announced that Commissioner Desloge was participating in the meeting via teleconference.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was provided by Pastor Quincy Griffin of Family Worship and Praise Center. Commissioner Dailey then led the Pledge of Allegiance.

Chairman Proctor arrived and assumed the gavel.

Commissioner Maddox requested that the record reflect last week's Proclamation recognizing the accomplishments of Ernie Simms, Big H.I.T.S. (Helping to Instill Tools for Success) Foundation, was signed by all Commissioners and attested to by the County Administrator.

**Awards and Presentations**

- Commissioner Nick Maddox presented a Proclamation declaring September 2016 as National Sickle Cell Awareness Month. Velma Stephens, Executive Director of The Sickle Cell Foundation, on behalf of the clients, staff and Board of Directors, expressed appreciation to the Board for the acknowledgment.
- Commissioner Mary Ann Lindley presented a Proclamation declaring September as National Hunger Action Month. Rick Minor, Executive Director of Second Harvest, on behalf of the Board, staff and the citizens it serves, thanked the Board. He shared that canned food and non-perishable items are being collected at local Bank of America and all Super Lube locations. Additionally, financial donations are accepted through its web site [www.fightinghunger.org](http://www.fightinghunger.org). He mentioned that a \$10 donation provided 40 meals.
- Commission Kristin Dozier presented a Proclamation declaring October as Breast Cancer Awareness Month. Ms. Kristie Teal, American Cancer Society, expressed appreciation for the Proclamation. She invited all to participate in the 5K walk/run "Making Strides of Leon" to be held on October 23, 2016 at Cascade Park.
- Chairman Bill Proctor presented a Proclamation recognizing the accomplishments of Star Swain. A presentation of Ms. Swain's impromptu performance of the Star Spangled Banner at the Lincoln Memorial and other venues was shown. Ms. Swain expressed her appreciation for the opportunity to show her pride in the Country and hoped her song would bring healing and hope to all.

**Consent:**

*Commissioner Dailey moved, duly seconded by Commissioner Dozier, to approve the Consent Agenda, with the exception of Item 13, which was pulled for discussion. He advised that Item #14 was removed from the agenda. The motion carried 7-0.*

**1. Approval of Payment of Bills and Voucher Submitted for September 20, 2016, and Pre-Approval of Payment of Bills and Vouchers for the Period of September 21 through October 17, 2016**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for September 20, 2016, and Pre-Approval of Payment of Bills and Vouchers for the Period of September 21 through October 17, 2016.*

**2. Approval of FY 2017 Outside Agency Grant Funding Agreements**

*The Board approved Option 1: Approve the FY 2017 Outside Agency Grant Funding Agreements.*

**3. Approval of the Renewal of the Certificate of Public Convenience and Necessity to Provide Limited Advanced and Basic Life Support Ground Transport Ambulance Services to Tallahassee Memorial Healthcare, Inc.**

*The Board approved Option 1: Approve the renewal of the Certificate of Public Convenience and Necessity to provide Limited Advanced and Basic Life Support Ground Transport Ambulance Services to Tallahassee Memorial Healthcare, Inc.*

**4. Approval of Renewal of the Certificate of Public Convenience and Necessity to Provide Advanced Life Support and Basic Life Support Ground Transport Services to Leon County Emergency Medical Services**

*The Board approved Option 1: Approve the renewal of the Certificate of Public Convenience and Necessity to Provide Advanced Life Support and Basic Life Support Ground Transport Services to Leon County Emergency Medical Services.*

**5. Acceptance of the Florida Department of Health County Emergency Medical Services Entitlement Grant in the Amount of \$40,451**

*The Board approved Options 1 & 2: 1) Accept the Florida Department of Health County Emergency Medical Services Entitlement Grant in the Amount of \$40,451 and authorize the County Administrator to execute all documents related to the grant, and 2) Approve the Resolution in support of the grant.*

**6. Approval to Renew the Agreements with Tallahassee Community College and North Florida Community College for the Provision 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..*

**7. Adoption of a Resolution Authorizing the Leon County Housing Finance Authority to Engage the Hendrickson Company as the Housing Finance Authority's Financial Advisor**

*The Board approved Option 1: Adopt the Resolution Authorizing the Leon County Housing Finance Authority to engage the Hendrickson Company as the Housing Finance Authority's Financial Advisor.*

**8. Consideration of Request from Neighborhood Medical Center, Inc. for a Letter of Support for the Health Resources and Services Administration Services Area Competition Grant**

*The Board approved Option 1: Direct the County Administrator to provide a letter of support to Neighborhood Medical Center, Inc. for the Health Resources and Services Administration's Service Area Competition Grant.*

**9. Approval of the Memorandum of Agreement Between Leon County and the Florida Veterans Foundation, Inc. for Administration of the Veterans Emergency Assistance Program for FY 2016/2017**

*The Board approved Options 1 & 2: 1) Approve Memorandum of Agreement with the Florida Veterans Foundation, Inc. for the administration of the Veterans Emergency Assistance Program, and 2) Authorize the County Administrator to execute the Agreement, in a form approved by the County Attorney, and approve any future modifications.*

**10. Adoption of Proposed Amended Policy No. 01-07, Meeting Rooms - Library**

*The Board approved Option 1: Adopt proposed amended Policy No. 01-07, "Meeting Rooms - Library".*

**11. Approval of the Agreement to the Traffic Signal Maintenance and Compensation Agreement with the Florida Department of Transportation**

*The Board approved Options 1 & 2: 1) Approve the Amendment to the Traffic Signal Maintenance and Compensation Agreement with Florida Department of Transportation, and authorize the County Administrator to execute, and 2) Approve the Resolution and associated Budget Amendment Request recognizing an additional \$48,877 from the Florida Department of Transportation for traffic signal maintenance.*

**12. Approval of Crowder Road Maintenance Map for Recording in the Public Records**

*The Board approved Option 1: Approve the Maintenance Map for a section of Crowder Road for recording in the Public Records.*

**13. Acceptance of a Status Report on the Big Bend Continuum of Care**

Commissioner Dozier requested the item be pulled for further discussion.

County Administrator Long introduced the item and invited Heather Peeples, Special Projects Coordinator, to provide a brief overview of the item. He noted that Commissioner Dozier is the Board's representative on the Big Bend Continuum of Care Board.

Ms. Peeples reviewed the role of the Big Bend Continuum of Care in addressing homelessness in the community and provided a summary of governing structures used by other continuums of Care throughout the State of Florida.

Commissioner Dozier thanked Ms. Peeples for such a robust and comprehensive report. She discussed the transition currently being undertaken by the Big Bend Continuum of Care Board and invited fellow Commissioners to attend the next meeting of the Big Bend continuum of Care Board on October 13, 2016.

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Option 1: Accept the status report on the Big Bend Continuum of Care. The motion carried 7-0.*

**~~14. Acceptance of Status Report on Educational Facilities Authority~~**

~~The Board approved Option 1: Accept Status Report on Educational Facilities Authority.~~

**REMOVED FROM THE AGENDA**

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

- Mickey Britt, 4407 Millwood Lane, stated that there were several large trees on his property that needed to be removed and questioned the County's authority to require him to obtain a permit before they could be removed. He also was troubled that a permit was required to build a structure on his property.
  - Chairman Proctor responded that Florida Statute provides the County its delegated authority to set public policy. He added that the policies in place reflect an active commitment by many citizens to protect the County's trees.
  - County Attorney Thiele confirmed that a permit is required to remove larger trees and the fee is based on the size of the trunk of the tree.
  - County Administrator Long explained that the County does not require a permit for the removal of trees on an owner occupied lot or rental property; however, a permit was required on vacant property, as it often constitutes as development activities.
  - David McDevitt, Development Support & Environmental Management Director, confirmed that the County and City's code does not regulate the cutting down of any tree on homesteaded property. However, a building or tree removal permit is required for a vacant piece of property.
  - Commissioner Dozier recalled that Commissioner Lindley had previously requested an agenda item on a potential tree removal voucher/rebate program and asked that permitting costs be included in the agenda item.
  - Chairman Proctor requested staff meet with Mr. Britt to resolve the issue and to determine if a refund is warranted.

**General Business**

**15. Acceptance of 2016 Leon County Annual Report**

County Administrator Long, in accordance with Florida Statutes, presented the County's 2016 annual Report to the Board and citizens. On behalf of all County employees, he thanked the Board for its clear and consistent leadership, its belief in County employees and its vision. He asserted that in 2016 Leon County continues to provide to be a productive government "that people can believe in and others benchmark against". He added that an electronic version of the document is available on the County's website, social media platforms, and would be shared with all media partners. County Administrator Long presented a video summarizing the 2016 Annual Report.

County Administrator Long submitted that the report provides results of staff's implementation of the strategic priorities and initiatives associated with the Strategic Plan. He conveyed that the Board has established four Strategic Priorities (Economy, Environment, Quality of Life, and governance) and 154 strategic initiatives, of which 137 have been completed and 17 remain in progress. Highlights of the report included, but were not limited to, the following:

- Financial Stewardship
  - No change in the millage rate.
  - Maintained an upgraded "AA" Bond and stable outlook rating;
  - Realized cost savings of nearly \$304,000 in recurring annual costs and \$28,000 in one-time costs through the I<sup>2</sup> Employee Awards Program, and

- Continued 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.”*
    - Tourism – recording-setting year, 2.35 million visitors; \$863 million economic impact, 14,000 tourism-related jobs;
    - Conducted First Leon Works Expo, and
    - Created new Office of Economic Vitality.
  - *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.”*
    - Trained 600 community members in CPR;
    - Celebrated the 25<sup>th</sup> anniversary of the County’s downtown Main Library;
    - Continued to expand and improve County parks, and
    - Leveraged public-private partnerships to realize Orchard Pond toll road and to enhance Bannerman Road.
  - *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.”*
    - Partnered with neighborhoods to support 27 community gardens;
    - Raised recycling create to a new high of 54%;
    - Leveraged \$2.5 million in state funding to begin the Woodside Heights Wastewater Retrofit project, and
    - Partnered with the Florida Development Finance Corporation to launch a residential and commercial PACE program.
  - *Governance: “To be a model local government which our citizens trust and to which other local governments aspire.”*
    - Continued to engage citizens as co-creators of our community through events like “Created Equal: A community Conversation about Race,” the Great Leon County Scavenger Hunt, Operation Thank You, and LEADS Listening Sessions, and
    - Received 14 national awards from the National Association of Counties (NACo), for a total of 25 NACo awards over the past two years include two programs designated “Best in Category”.

County Administrator Long also noted other activities that were carried out by staff, such as the crafting of a Zika Action Plan; responding to and caring for migrant farmworkers involved in the bus accident; and efforts to restore the community after Hurricane Hermine. He proclaimed it another very productive year and one to be proud of. He concluded by commending the dedication and commitment of Leon County employees.

*Commissioner Lindley moved, duly seconded by Commissioner Dailey, approval of Option 1: Accept the 2016 Leon County Annual Report.*

Commissioner Lindley stated that she was proud of the County and its ability to respond to all unplanned incidents.

Commissioner Maddox expressed amazement for the amount the County is able to achieve each year.

Commissioner Dozier echoed comments of fellow Commissioners and remarked on how well the County is run. She stated that she was proud of the organization and reflected on the planning that is required to be able to respond to all unique situations. She also commended the County's Community and Media Relations Office for their work.

Commissioner Sauls appreciated the Annual Report and commented on the great year.

Commissioner Desloge stated that he was proud to be part of the Leon County team and thankful to live in Tallahassee.

Commissioner Dailey conveyed a "job well done" to staff.

Chairman Proctor thanked the County Administrator and staff. He reflected on the success of the year including staff's ability to respond to incidents such as the migrant farmworker tragedy and restoration after Hurricane Hermine. He also noted the successful public/private partnership on the Orchard Pond Toll Road and continues to be impressed with the County's parks, culture, arts and tourism. He maintained that the County had been a great steward of taxpayer resources.

The motion carried 7-0.

#### **16. Acceptance of the FY 16/17 Board Retreat Overview**

County Administrator Long introduced the item. He relayed that this is the first of the new five-year cycle and is scheduled for December 12, 2016.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Options 1 & 2: 1) Accept the FY 16/17 Board Overview, and 2) Authorize staff to conduct a strengths, weaknesses, opportunities and threats survey with Board-appointed advisory committee members and participants from the 2016 LEADS Listening Sessions, Citizen Engagement Series, Club of Honest Citizens, and Village Square events.*

Chairman Proctor asked if the agenda could include a discussion on storm management, to include outcomes from the community listening sessions.

Commissioner Maddox asked if staff intended to bring the after action report to the Board prior to the Board Retreat. If not, Commissioner Maddox would consider amending his motion to accept Chairman Proctor's recommendation. County Administrator Long responded that staff expected to present the after action report to the Board at the December 13, 2016 Board meeting; thus would be available to provide a presentation at the Retreat should the Board so desire.

*Commissioner Maddox accepted, as a friendly amendment, to add a presentation on the after action report to the Board Retreat agenda.*

Commissioner Dozier expressed some concerns for the limited time available during the Retreat to develop the next five-year strategic plan and suggested the Board consider scheduling a workshop for December 13, 2016 (day after the Retreat) to discuss the after action report.

Commissioner Maddox voiced his preference to have the storm discussion at the Retreat; but would defer to the will of the Board.

Commissioner Lindley voiced her support for a separate workshop on the after action report.

Commissioner Dozier reminded the Board that the Retreat would not be televised and there could be an interest by citizens to listen to the Board's discussion on the County's storm response.

*Commissioner Maddox withdrew his amendment to the motion and returned back to his original motion.*

Chairman Proctor asked if the receipt of input from representatives from FSU, FAMU and TCC would be appropriate in the development of the five-year plan. He also brought up adding a discussion on mental health to the agenda. County Administrator Long explained that the strategic planning process would require more time during the Board Retreat than in previous years; thus, no specifics (such as mental health) were included on the formal agenda. He added however, that additional items could be included at the Board's request.

The Board took no formal action in adding the item referenced by Chairman Proctor to the agenda; however, Chairman Proctor asked that the issues such mental health and storm management not be excluded.

Commissioner Maddox clarified that while his motion was for staff's recommendation only, it was understood that staff direction was to schedule a workshop for December 13, 2016 to discuss the after action report.

*The motion carried 7-0.*

**17. Approval to Support the Request for a Letter of Support and Funding to Establish the Apalachee Center Central Receiving Facility**

County Administrator Long introduced the item. He stated that the analysis describes the benefits and the state funding associated with this designation as well as the significant local match committed by local hospitals. He also noted that the County's share of the funding could be accomplished by utilizing Apalachee's share of existing budgeted Healthcare Program Competitive Pool dollars earmarked for mental health services. County Administrator Long advised that Dr. Reeve, Apalachee's CEO was available to provide more detail or answer questions.

Commissioner Dailey expressed his enthusiasm for the request.

*Commissioner Dailey moved, duly seconded by Commissioner Lindley, approval of Option 1: Approval to support the request for a Letter of Support and Funding for the Apalachee Center Central Receiving Facility in an amount not to exceed \$150,000 annually over the next five years (FYs 17-21), subject to annual appropriation and contingent on letters of support and continued annual funding commitments in an amount up to \$300,000 annually from both Capital Regional Medical Center and Tallahassee Memorial Hospital.*

Commissioner Dozier opined that this was a creative approach to obtain large funding for a critical service. She asked Dr. Reeve to speak to the verbal commitment from Capital Regional and thoughts about realigning a portion of funds to this endeavor.

Dr. Reeve recognized individuals from Capital Regional Hospital who were in the audience to show their support for the request. He confirmed that a letter of support from Capital Regional would be provided prior to submittal of the grant. He added that he believes that those individuals currently being served by Leon County funding would not lack for service, should the funded be diverted. He opined that the centralization of receiving services would provide an opportunity to serve even more indigent Leon county residents than previously served.

Commissioner Dozier asked that Dr. Reeve discuss the managing entity for the region. Dr. Reeve explained that Big Bend Community Based Care organization is the managing entity and approximately 50 percent of Apalachee's funding is contracted through the managing entity. He added that the new funding would also be contracted through the managing entity.

Chairman Proctor asked if contributions were being made by other counties and if a statutory requirement existed to match pro rata share for the services being provided to outlying counties. Dr. Reeve responded that he is in conversation with all counties being served on their level of support and he did not believe that such a matching requirement existed under the grant.

The motion carried 7-0.

Chairman Proctor transferred the gavel to Vice Chairman Dailey and departed the Chambers.

**18. Consideration of the Full Board Appointments to the Leon County Research and Development Authority Board of Governors**

County Administrator Long introduced the item.

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Option 1: The full Board to consider the appointment of Paul Dean, Kim Dixon, April Salter, and Kim Williams to the Leon County Research and Development Authority Board of Governors; the reappointment of David Ramsay to the Leon County Research and Development Authority Board of Governors; and the approval of the associated Resolution.*

Commissioner Dozier expressed her enthusiasm for the future and direction of the LCRDA and recognized Ron Miller, LCRDA Executive Director.

The motion carried 6-0 (Chairman Proctor out of Chambers).

**19. Consideration of Full Board Appointments to the Affordable Housing Advisory Committee and the Tallahassee-Leon County Commission on the Status of Women & Girls**

County Administrator Long introduced the item.

Option 1:

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, the reappointment of six members to the Affordable Housing Advisory Committee: The five members for reappointment for a term beginning October 1, 2016 ending March 31, 2020 are: Marva Bonner, Wanda Carter, John Clark, Wallisa Cobb, and Mark Worley. The sixth member for reappointment for a term beginning October 1, 2016 and ending June 30, 2018 is Dianne Williams-Cox. The motion carried 6-0 (Chairman Proctor out of Chambers).*

Option 2:

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, the appointment of Bruce Strouble to the Affordable Housing Advisory Committee for a term beginning October 1, 2016 ending March 31, 2020.*

*Commissioner Lindley offered as a friendly amendment the following appointments: Madelon Horwich, Chuck White, Connie Ruggles and Michael Thomas.*

*The friendly amendment was accepted by Commissioner Maddox.*

Commissioner Dozier asked if a conflict of interest existed for any of the applicants. County Administrator Long responded that no conflict existed that would disqualify any of the candidates from serving on the Committee.

The amended motion carried 6-0 (Chairman Proctor out of Chambers)

Option 3: Commissioner Dozier moved, duly seconded by Commissioner Lindley, ratification of appointments of four members to the Tallahassee-Leon County Commission for the Status of Women and Girls for terms ending September 30, 2018. The appointees are: Marcia Warfel, Elizabeth Jakubowski, Erika McKibbin and Tineshia Morris. The motion carried 6-0 (Chairman Proctor out of Chambers).

## **SCHEDULED PUBLIC HEARINGS**

Chairman Proctor reconvened the Board at 6:00 p.m. and conducted the following public hearings.

### **20. Second and Final Public Hearing for Adoption of the FY 16/17 Final Millage Rates and Final Budgets**

Chairman Proctor announced the public hearing.

County Administrator Long stated that this was the second and final public hearing on the adoption of the FY 16/17 millage rate and budget. He confirmed that there were no speakers on this item.

County Administrator Long read the following into the record:

- The proposed aggregate millage rate is 8.8144 mills; which is 1.32 percent over the aggregate rolled back millage rate of 8.6994 mills. Ad valorem revenues will increase due to an upturn in property values and will be used to support the following: sustaining a high level of Countywide service delivery, including preventative stormwater maintenance activities; a continued support of human services initiatives; enhanced support for law enforcement and corrections.
- He stated that the Board had provided much guidance from development of the tentative budget and all the direction provided at the various stages including workshops are reflected in the FY 16/17 tentative budget.

Chairman Proctor asked for and received the following motions:

- Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Adopt Resolution 16-27, the final FY 16/17 countywide millage rate of 8.3144 mills. The motion carried 7-0.
- Commissioner Dozier moved, duly seconded by Commissioner Dailey, approval of Option 2: Adopt Resolution 16-28, the final FY 16/17 Countywide Budget. The motion carried 7-0.
- Commissioner Lindley moved, duly seconded by Commissioner Dozier, approval of Option 3: Adopt Resolution 16-29, the final FY 16/17 Emergency Medical Services MSTU millage rate of 0.5000 mills. The motion carried 7-0.
- Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Option 4: Adopt, via Resolution 16-30, the final FY 16/17 Emergency Medical Services MSTU budget. The motion carried 7-0.

**21. Conduct the first and Only TEFRA Public Hearing and Adopt the Resolution and Approve the Interlocal Agreement Regarding Presbyterian Retirement Communities, Inc.**

County Attorney Thiele announced the public hearing. He explained that approval of the item will enhance and expand the Westminster Oaks Retirement Community. He advised that the proceeds will enable the construction of 50 additional units and create another facility. County Attorney Thiele advised that all documentation had been reviewed and recommended that the Board adopt the resolution as presented. He added that representatives from the Presbyterian Retirement Community were available for questions or clarification.

County Administrator Long confirmed there were no speakers on this item.

*Commissioner Desloge moved, duly seconded by Commissioner Dozier, approval of Option 1: Conduct the first and only TEFRA public hearing and adopt the Resolution and approve the Interlocal Agreement regarding Presbyterian Retirement Communities, Inc. The motion carried 7-0.*

**ADD-ON ITEM (to be considered under the General Business Agenda)**

**22. Consideration of Full Board Appointment of a Commissioner to the Canvassing Board**

County Administrator Long introduced the item. He advised that Chairman Proctor notified the Chairman of the Canvassing Board Canvassing Board that he would be resigning; which necessitates Board action to appoint a substitute member. He advised that Commissioner Maddox is eligible to serve.

Commissioner Maddox indicated his willingness to serve in this capacity.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, approval of Option 1: Appoint Commissioner Maddox as a substitute member to the Canvassing Board.*

Commissioner Dozier asked County Attorney Thiele if the Board is required to waive County policy requiring the Chair to serve on the Canvassing Board. County Attorney Thiele responded that it is a statutory requirement for the Chair to serve on the Canvassing Board, but only if he or she is eligible to do so. Thus, based on Chairman Proctor's electioneering and endorsements he is no longer qualified to serve on the Canvassing Board.

In response to Commissioner Dozier's concerns about appointment of a third member to the Canvassing Board (substitute alternate), County Administrator Long clarified that the appointment did not need to be a Commissioner, but another elector within the community.

The motion carried 7-0.

The gavel was returned to Chairman Proctor.

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

- Mickey Britt, 4407 Millwood Lane, asserted that the three minute rule for public speakers is a suppression of freedom of speech and requested the Board abolish the three minute speaking rule.

### **Comments/Discussion Items**

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

- No items.

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

- No items.

### **Commissioner Discussion Items**

#### **Commissioner Sauls:**

- No items.

#### **Commissioner Desloge:**

- No items.

#### **Commissioner Lindley:**

- No items.

#### **Commissioner Maddox:**

- No items.

#### **Commissioner Dozier:**

- *Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval for a Proclamation to the Institute for Nonprofit Innovation and Excellence recognizing the Big Bend Gives Back Kickoff event to be held on November 15, 2016. The motion carried 7-0.*

#### **Commissioner Dailey:**

- Requested County Administrator Long speak to the issue regarding the Goodwood Museum and the funding for Goodwood Jams, an annual music event and fundraiser for the organization.
- County Administrator Long stated that the Goodwood Museum received less than it has historically received from the COCA grant process and has requested an additional \$15,000 to avoid cancelling the event. He added that, should the Board wish to consider the proposed additional funding, staff recommends allocating those dollars from the TDT unallocated fund balance.
- Commissioner Dailey offered that this type of event was better suited for the TDC's Signature Event Grant, rather than COCA's Cultural Grant Program funding. He added that the event is in 45 days and a decision needs to be made soon on whether to move forward with the event.
- *Commissioner Dailey moved, duly seconded by Commissioner Desloge, to allocate \$15,000 from the TDT unallocated fund balance for the Goodwood Jams event. (This motion, while not acted upon by the Board, was restated by Commissioner Dailey after more discussion by the Board.)*
- County Attorney Thiele advised that a motion was needed to waive the rules for an agendaed item to consider funding for this issue.
- Commissioner Lindley, as the Board's representative on the COCA Board, noted that Goodwood received most of the funding it had requested and expressed concerns that other organizations who also received less than the amount requested would also seek additional funding from the Board.
- Commissioner Dozier remarked that there are limited dollars available and did not want to second guess COCA's decision; however, wanted to be sure that organizations seeking funding are aware of when they should apply for TDC or COCA funds. She indicated that she could be supportive of this particular funding situation if it was caught in the

transition period. She invited Dr. Audra Pittman, Executive Director of CCA, to speak to the issue.

- Dr. Pittman explained that COCA staff discussed the various sources of funding available to applicants and that several organizations, such as Lemoyne's Chain of Parks Art Festival, have shifted to applying for Signature Event funds rather than COCA grant funds.
- *Commissioner Dailey moved, duly seconded by Commissioner Maddox, to waive the requirement for an agenda item to consider the funding request. The motion carried 7-0.*
- *Commissioner Dailey moved, duly seconded by Commissioner Maddox, to allocate \$15,000 from the TDT unallocated fund balance and directed staff to bring back an agenda item ratifying the Board's decision. The motion carried 7-0.*

**Chairman Proctor:**

- *Requested that a letter of support on behalf of the Board be sent to FAMU Interim President Larry Robinson. The motion was approved without Objection.*
- Commended the Board and staff on the FY 16/17 budget adopted by the Board.
- Reminded the Board that a number of constitutional officers would be honored at the Board's October 25, 2016 meeting and that any input should be provided to the County Administrator.

**Receipt and File:**

- None.

**Adjourn:**

There being no further business to come before the Board, the meeting was adjourned at 6:13 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Bob Inzer, Clerk of the Court  
Leon County, Florida

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #2**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #2

October 18, 2016

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

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

**Title:** Approval of Payment of Bills and Vouchers Submitted for October 18, 2016 and Pre-Approval of Payment of Bills and Vouchers for the Period of October 19 through October 24, 2016

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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 October 18, 2016, and pre-approve the payment of bills and vouchers for the period of October 19 through October 24, 2016.

### **Report and Discussion**

This agenda item requests Board approval of the payment of bills and vouchers submitted for approval October 18, 2016 and pre-approval of payment of bills and vouchers for the period of October 19 through October 24, 2016. The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the October 18, 2016 meeting, the morning of Monday, October 17, 2016. 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 until October 25, 2016, it is advisable for the Board to pre-approve payment of the County's bills for October 19 through October 24, 2016, 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 October 18, 2016, and pre-approve the payment of bills and vouchers for the period of October 19 through October 24, 2016.
2. Do not approve the payment of bills and vouchers submitted for October 18, 2016, and pre-approve the payment of bills and vouchers for the period of October 19 through October 24, 2016.
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

October 18, 2016

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

**From:** Vincent S. Long, County Administrator  
Herbert W.A. Thiele, County Attorney

**Title:** Approval of the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>County Attorney Review and Approval:</b>	Herbert W. A. Thiele, County Attorney
<b>Department/Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, DSEM John Kraynack, Director, Environmental Services Division
<b>Lead Staff/Project Team:</b>	Jessica M. Icerman, Assistant County Attorney

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Approve the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee (Attachment #1), and authorize the Chairman to execute the Agreement.

## **Report and Discussion**

### **Background:**

This agenda item requests the Board approval to renew the Aquifer/Wellhead Protection Interlocal Agreement with the City of Tallahassee for an additional five years.

Since the initial adoption of the Aquifer/Wellhead Protection Interlocal Agreement on November 16, 2005, the City has provided county-wide enforcement of the County's Aquifer/Wellhead Ordinance through the City's Water Quality Division. The City has a vested interest in the enforcement of the ordinance because of the need to protect the City's extensive public water supply well system. Any chemicals stored near any of the City's public wells are inspected by the City to ensure proper containment. The proposed Agreement would continue this cooperative relationship for another five years. The City funds the program through its Underground Utilities operating budget at no charge to the County.

### **Analysis:**

The Aquifer/Wellhead Protection provisions of the Leon County Code of Laws (Chapter 10, Article X) prohibit the discharge of certain listed hazardous substances in a manner that may contaminate ground water. The Aquifer/Wellhead provisions of the Code implement Comprehensive Plan Policy 4.2.4 [C] requiring local government to "...adopt a comprehensive wellhead protection ordinance that protects existing and future water supply wells from potential contamination." The Code addresses the regulation of entities responsible for maintaining and constructing containment facilities, and underground and above-ground petroleum storage tanks. The City's Water Quality Division will also continue to enforce provisions related to the location of new wells, well maintenance, and well abandonment.

The current Interlocal Agreement was adopted in 2011, and will expire on November 15, 2016. The proposed Agreement would become effective on November 1, 2016, and expire on November 30, 2021. Under the proposed Agreement, the City will continue to enforce the County's ordinance at no cost to the County (Attachment #1). The City will be considering the Interlocal Agreement at their October 26, 2016 meeting.

### **Options:**

1. Approve the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee (Attachment #1), and authorize the Chairman to execute the Agreement.
2. Do not approve the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee.
3. Board direction.

### **Recommendation:**

Option #1.

Title: Approval of the Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee  
October 18, 2016  
Page 3

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Attachment:

1. Proposed Aquifer/Wellhead Protection Program Interlocal Agreement between Leon County and the City of Tallahassee

**AQUIFER/WELLHEAD PROTECTION PROGRAM  
INTERLOCAL AGREEMENT**

THIS INTERLOCAL AGREEMENT is made and entered into this 1st day of November, 2016 (the "Effective Date"), pursuant to the authority of Section 163.01, Florida Statutes, by and between LEON COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, hereinafter referred to as the "County" and the CITY OF TALLAHASSEE, a Florida municipal corporation, hereinafter referred to as the "City".

**RECITALS**

WHEREAS, the City, by the through its Water Quality Division, pursuant to the Aquifer/Wellhead Protection Program Interlocal Agreement approved August 23, 2011, currently enforces County ordinances governing protection of the Floridan aquifer by monitoring, inspecting and, if necessary, instituting enforcement action, for the proper use, protection and storage of groundwater in the County; and

WHEREAS, the parties hereto desire to make the most efficient use of their resources and powers to cooperate for their mutual advantages and the County wishes to delegate its enforcement authority to the City by utilizing the services of the City of Tallahassee Water Quality Division to enforce its Aquifer/Wellhead Protection Program, Chapter 10, Article X of the Leon County Code of Laws; and

WHEREAS, Section 163.01(4), Florida Statutes, provides "a public agency of this state may exercise jointly with another public agency of the state, of any other state, or of the United States Government any power, privilege or authority which such agencies share in common and which each might exercise separately."

NOW THEREFORE, in consideration of the mutual promises, covenants and obligations herein contained, and subject to the terms and conditions hereinafter stated, the parties hereto agree as follows:

1. Delegation of Authority. Leon County hereby delegates to the City of Tallahassee its authority to administer and enforce compliance with Chapter 10, Article X, Leon County Code of Laws. In carrying out such authority, the City's Underground Utilities Water Quality Manager or designee, shall perform the following functions in furtherance of the City's and the County's effort to protect the aquifer and groundwater in Leon County:

- A. Supervise City environmental inspectors who conduct on-site inspections at regulated entities for compliance with Chapter 10, Article X of the Leon County Code of Laws.
- B. Oversee the scheduling of on-site inspections of regulated entities by utilizing the current aquifer protection program database.
- C. Provide information to the County's designated Aquifer Protection Program

contract administrator and be available if needed to assist in presentation of an annual report to the Board of County Commissioners describing, in detail, the status of activities, including enforcement mechanisms carried out under the Aquifer Protection Program during the previous fiscal year.

D. Coordinate with other state, city and/or county employees, as needed, to implement the Aquifer Protection Program.

The City shall perform these duties in accordance with reasonable professional standards and in a satisfactory and proper manner as reasonably determined by the County and subject to City appropriation of funds for such purposes.

2. Employee Designation. The County and the City agree that all employees of the City involved in carrying out the obligations of the City under this Interlocal Agreement shall remain employees of the City and be subject to the City's personnel rules and regulations.

3. City Responsible for Operating Costs, Salary and Benefits. The County and the City agree that the City shall be responsible for payment of all operating costs, including, but not limited to, salaries, pension plan, health and dental benefits, and insurance, associated with City employees. Any fees, fines or penalties assessed and collected under Aquifer Protection Program, while the program is administered by the City pursuant to this Interlocal Agreement, shall be paid directly to the City to be used for payment of operating costs of the program.

4. Termination. This Interlocal Agreement shall be effective as of the Effective Date written above and shall terminate on November 30, 2021, unless terminated as hereinafter provided.

A. Termination for Cause. If, through any cause, any party to this Interlocal Agreement shall fail to fulfill in timely and proper manner its obligation under this Interlocal Agreement, or if any party shall violate any of the covenants, agreements, or stipulations of this Interlocal Agreement, the party not in violation shall thereupon have the right to terminate this Agreement in whole or part by giving written notice to the party in such violation of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination.

B. Termination for Convenience. Either the City or the County may terminate this Interlocal Agreement at any time by giving at least thirty (30) days notice in writing to the other party.

5. Examination of Records. The City agrees that the County or any of its duly authorized representatives shall have access to and the right to examine, audit, copy, excerpt and transcribe any directly pertinent books, documents, papers and records of the City, relating to this Interlocal Agreement.

6. Contract Administrator. The County Administrator or his designee shall be designated as the contract administrator for the purpose of acting as the County's representative

with respect to questions regarding this Interlocal Agreement. The County Administrator or his designee shall have authority to transmit instructions, receive information and communicate the County's policies to the City. He shall also examine all reports and other documents presented by the City and render in writing any decision pertaining thereto within a reasonable time so as not to delay the City. The County Administrator or his designee shall provide the City ready access to all data, files, reports or other information in possession of the County or readily available to it in order to fulfill the purpose of this agreement.

7. Liability Limitation. Each party hereto agrees that it shall be responsible for the negligent or wrongful acts or omissions of its employees in accordance with Florida law. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the limitations set forth under Florida law, including Section 768.28, Florida Statutes.

8. Dispute Resolution. Any disputes between the City and the County in respect to this Interlocal Agreement shall be resolved in accordance with the process set forth in Exhibit A of this Interlocal Agreement.

IN WITNESS WHEREOF, the parties have executed this Interlocal Agreement with the intent to be legally bound.

CITY OF TALLAHASSEE

LEON COUNTY FLORIDA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
ANDREW GILLUM  
MAYOR

\_\_\_\_\_  
BILL PROCTOR  
CHAIRMAN

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
LEWIS E. SHELLEY  
CITY ATTORNEY

\_\_\_\_\_  
HERBERT W.A. THIELE  
COUNTY ATTORNEY

ATTESTED BY:

ATTESTED BY:

\_\_\_\_\_  
JAMES O. COOKE, IV  
CITY TREASURER-CLERK

\_\_\_\_\_  
BOB INZER  
CLERK OF THE COURT AND  
COMPTROLLER

EXHIBIT A  
DISPUTE RESOLUTION PROCEDURE

- 1.0 The parties shall attempt to resolve any disputes that arise under this Interlocal Agreement in good faith and in accordance with this Section. The provisions of the "Florida Governmental Conflict Resolution Act" shall not apply to disputes under this Interlocal Agreement as an alternative dispute resolution process is hereby provided. The aggrieved party shall give written notice to the other party setting forth the nature of the dispute, date of occurrence (if known), and proposed resolution, hereinafter referred to as the "Dispute Notice".
- 2.0 The appropriate City and County department heads shall meet at the earliest opportunity, but in any event within ten (10) days from the date the Dispute Notice is received, to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of both, the department heads shall report their decision, in writing, to the City Manager and the County Administrator.
- 3.0 If the department heads are unable to reconcile the dispute, they shall report their impasse to the City Manager and the County Administrator who shall then convene a meeting at their earliest opportunity, but in any event within twenty (20) days following receipt of the Dispute Notice, to attempt to reconcile the dispute.
- 4.0 If a dispute is not resolved by the foregoing steps within thirty (30) days after receipt of the Dispute Notice, unless such time is extended by mutual agreement of the parties, then either party may require the dispute to be submitted to mediation by delivering written notice thereof (the "Mediation Notice") to the other party. The mediator shall meet the qualifications set forth in Rule 10.100(d), Florida Rules for Mediators, and shall be selected by the parties within ten (10) days following receipt of the Mediation Notice. If agreement on a mediator cannot be reached in that ten (10) day period, then either party can request that a mediator be selected by an independent conflict resolution organization, and such selection shall be binding on the parties. The costs of the mediator shall be borne equally by the parties.
- 5.0 If an amicable resolution of a dispute has not been reached within sixty (60) calendar days following selection of the mediator, or by such later date as may be mutually agreed upon by the parties, then such dispute may be referred to binding arbitration by either party; otherwise, each party may pursue whatever remedies may be available at law, in equity, or otherwise. If the dispute is so referred, such arbitration shall be conducted in accordance with the Florida Arbitration Code (Chapter 682, Florida Statutes).
  - 5.1 Such arbitration shall be initiated by delivery, from one party (the "Petitioner") to the other (the "Respondent"), of a written Arbitration Notice therefore containing a statement of the nature of the dispute and the amount, if any, involved. The Respondent, within ten (10) days following its receipt of such Arbitration Notice, shall deliver an answering statement to the Petitioner. After the delivery of such statements, either party may make new or different claims by providing the other

with written notice thereof specifying the nature of such claims and the amount, if any, involved.

- 5.2 Within ten (10) days following the delivery of such Arbitration Notice, each party shall select an arbitrator and shall deliver written notice of that selection to the other. If either party fails to select an arbitrator within such time, the other party may make application to the court for such appointment in accordance with the Florida Arbitration Code. Within ten (10) days following delivery of the last of such written notices, the two arbitrators so selected shall confer and shall select a third arbitrator.
- 5.3 The arbitration hearing shall be commenced in Leon County, Florida within sixty (60) days following selection of the third arbitrator. Except as may be specifically provided herein, the arbitration shall be conducted in accordance with Rules R-23 – R-48, of the Commercial Arbitration Rules of the American Arbitration Association.

**Leon County  
Board of County Commissioners**

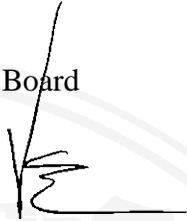
**Notes for Agenda Item #4**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #4

October 18, 2016

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

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

**Title:** Ratification of Funding Approval for the Goodwood Museum in the Amount of \$15,000

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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 Ken Morris, Assistant County Administrator Scott Ross, Director, Office of Financial Stewardship
<b>Lead Staff/ Project Team:</b>	Timothy Barden, Budget Manager, Office of Management & Budget

**Fiscal Impact:**

This item has a fiscal impact. Goodwood Museum has requested \$15,000 for the Goodwood Jams Musical Event. Funding is available in the Tourist Development unappropriated fund balance.

**Staff Recommendation:**

Option # 1: Ratify the funding approved at the September 20, 2016 Board Meeting, to support the Goodwood Museum in the amount of \$15,000, and approve the Resolution and associated Budget Amendment Request (Attachment #1).

## **Report and Discussion**

### **Background:**

This agenda item ratifies the actions of the Board taken at the September 20, 2016 meeting, allocating \$15,000 from the Tourist Development fund balance for the Goodwood Museum's Goodwood Jams event. During the September 20, 2016 meeting, the Board waived the rules and approved the funding for the event without a regularly scheduled agenda item; as part of the motion, the Board directed that a ratification agenda item be prepared to support this funding request. The funding will support the 5<sup>th</sup> Annual Goodwood Jams event to be held on Saturday, November 5, 2016. Goodwood Museum had been recently notified by COCA of a reduction in their funding request from the FY17 COCA Cultural Grant Program. They had applied for \$25,000 in funding support but were awarded \$8,450, impacting their ability to host this event without additional funding support.

### **Analysis:**

Goodwood Museum and Gardens is a 501(c)3 organization dedicated to preserving the Goodwood Estate as a museum and learning center for the public. The Goodwood Jams event is a one day food and music festival that celebrates the rich tradition of great entertaining in North Florida. Proceeds from the event will benefit the Goodwood Museum & Gardens and its educational and historic preservation programs.

Consistent with Board direction, the \$15,000 approved by the Commission was appropriated from the Tourist Development fund balance. The Tourist Development fund balance will still remain above the required 15% policy reserve minimum with this additional appropriation.

### **Options:**

1. Ratify the funding approved at the September 20, 2016 Board Meeting, to support the Goodwood Museum in the amount of \$15,000, and approve the Resolution and associated Budget Amendment Request (Attachment #1).
2. Do not ratify the funding approved at the September 20, 2016 Board Meeting, to support the Goodwood Museum in the amount of \$15,000.
3. Board direction.

### **Recommendation:**

Option #1.

### **Attachment:**

1. Resolution and Budget Amendment Request

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2016/2017; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Leon County, Florida, hereby amends the budget as reflected on the Departmental Budget Amendment Request Form attached hereto and incorporated herein by reference.

Adopted this 18th day of October, 2016.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Bill Proctor, 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

## FISCAL YEAR 2016/2017 BUDGET AMENDMENT REQUEST

No: BAB17001  
Date: 9/28/2016

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 10/18/16

County Administrator

Deputy County Administrator

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

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

### Request Detail:

#### Revenues

Account Information				Title	Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog				
160	000	399900	000	Appropriated Fund Balance	2,459,276	15,000	2,474,276
							-
							-
							-
							-
					<b>Subtotal:</b>	15,000	

#### Expenditures

Account Information				Title	Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog				
160	304	58300	552	Other Grants & Aids	515,000	15,000	530,000
					<b>Subtotal:</b>	15,000	

### Purpose of Request:

This budget amendment appropriates \$15,000 from the Tourist Development fund balance for the November 5, 2016 Goodwood Jams Event at the Goodwood Estate and Museum. Goodwood requested this funding due to a decrease in grant funding. The Board approved the request at the September 20, 2016 meeting.

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 #5**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #5

October 18, 2016

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

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

**Title:** Approval of the Proposed Staffing Enhancements at the Department of Development Support and Environmental Management

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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 Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
<b>Lead Staff/ Project Team:</b>	Emma Smith, Director of Permit and Code Services Ryan Culpepper, Director of Development Services

**Fiscal Impact:**

This item has a fiscal impact. In order to fund the two proposed positions for the remainder of FY17 an additional \$99,640 in permitting fee revenue will need to be appropriated. Funds are available to support the proposed positions due to increased development and permitting activity.

**Staff Recommendation:**

Option #1: Approve the proposed staffing enhancements at the Department of Development Support and Environmental Management, and approve the Resolution and associated Budget Amendment Request (Attachment #1).

## **Report and Discussion**

### **Background:**

To support the continued increase in development activity, this agenda item recommends the addition of two positions within the Department of Development Support and Environmental Management (DSEM) to be supported by the growth in permitting revenues. Staff continues to monitor development trends and may recommend additional future staffing adjustments to support increased workload demands.

During the downturn in the land development and building construction related industries in recent years, staffing levels at DSEM were significantly reduced. The reduction in staffing was achieved through elimination of vacant positions during the Board's annual budget process, as well as by transferring DSEM staff to vacancies in other departments and/or divisions in the County. The DSEM staff downsizing was also a direct result of the reduction in application review fees being collected due to the downturn in the economy. Throughout the implementation of this staff downsizing, it was noted that when development and construction related activities increased, along with an increase in the collection of associated application review fees, staffing enhancements would be proposed to ensure that DSEM provides the level of customer service anticipated by the public.

### **Analysis:**

During the economic downturn (2007 – 2010), 16 career service and four full-time OPS positions were eliminated from the Department's budget based on the significant reduction in development and construction-related activities and associated fees. Since 2012, six career service positions and one OPS position has been re-established in the Department . These have included three positions in Building Plans Review and Inspection, one position in Environmental Services, and three positions in Development Services (which includes one full-time equivalent OPS position). Currently, the Department staffing level is 13 positions (10 career service and three full-time OPS) below the pre-economic downturn level of 2007.

The Department's workload, including new development proposals, environmental review and permitting, building plans review and permitting, building inspections and code compliance, has increased over the past several years as the economy continues to recover from the recession. As a result of this increase in permitting activity, the requested positions would be funded in FY 2017 and subsequent out years, from the associated growth in development and construction-related fee revenues.

The positions being requested are a Principal Planner position in the Development Services Division and a Senior Compliance Specialist position in the Code and Permit Services Division. Both program areas have experienced a significant increase in customer demand. If approved, the Principal Planner position will also serve as a Project Manager in the Development Services Division, as well as coordinate and direct the work of the Division's planning staff. This second Project Manager will allow the Department to expand its implementation of pre-submittal

meetings for proposed site plans and subdivisions, to expedite the review and approval of new development projects, and to provide timely as well as enhanced customer service delivery. This position will be funded from fees associated with Development Review applications.

The proposed Senior Compliance Specialist position, if approved, would allow the consolidation of all inspection and compliance activity associated with building code violations in the Permit and Code Services Division. It is anticipated this reallocation of responsibilities would result in a reduction in the overall review and approval time frames associated with building permits. In addition, the proposed Senior Compliance Specialist position would be responsible for all follow-up inspections relating to building code compliance (predominately unpermitted construction activity), including the processing of all building code compliance related matters before the Code Enforcement Board. This position will be funded by building permitting fees. A proposed Budget Amendment Request has been prepared by the Office of Management and Budget (Attachment #1).

**Options:**

1. Approve the proposed staffing enhancements at the Department of Development Support and Environmental Management, and approve the associated Resolution and Budget Amendment Request (Attachment #1).
2. Do not approve the proposed staffing enhancements at the Department of Development Support and Environmental Management, and do not approve the Resolution associated Budget Amendment Request.
3. Board direction.

**Recommendation:**

Option #1.

**Attachment:**

1. Resolution and Budget Amendment Request

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2016/2017; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Leon County, Florida, hereby amends the budget as reflected on the Departmental Budget Amendment Request Form attached hereto and incorporated herein by reference.

Adopted this 18th day of October, 2016.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Bill Proctor, 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

## FISCAL YEAR 2016/2017 BUDGET AMENDMENT REQUEST

No: BAB17002  
Date: 9/30/2016

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 10/18/2016

County Administrator

Deputy County Administrator

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

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

### Request Detail:

#### Revenues

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
120	000	322000	000	Building Permits	1,877,200	44,302	1,921,502.00
121	000	322100	000	Licenses and Permits	1,649,200	55,338	1,704,538.00
							-
							-
<b>Subtotal:</b>						99,640	

#### Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
120	220	51200	524	Regular Salaries	1,096,746	29,607	1,126,353
120	220	52100	524	FICA Taxes	84,563	2,265	86,828
120	220	52200	524	Retirement Contribution	96,142	2,227	98,369
120	220	52300	524	Life and Health	221,292	10,155	231,447
120	220	52400	524	Worker's Compensation	11,000	48	11,048
121	220	51200	524	Regular Salaries	1,058,863	39,626	1,098,489
121	220	52100	524	FICA Taxes	81,842	2,756	84,598
121	220	52200	524	Retirement Contribution	108,314	2,709	111,023
121	220	52300	524	Life and Health	176,331	10,188	186,519
121	220	52400	524	Worker's Compensation	12,427	59	12,486
<b>Subtotal:</b>						99,640	

### Purpose of Request:

This budget amendment allocates \$99,640 in funding for two additional positions in Development Services and Environmental Management, a Principal Planner and a Senior Compliance Specialist. The building and environmental permit fee revenue continues to increase with the rise in construction activity. These staff enhancements would ensure the maintenance of the level of customer service anticipated by the public that utilize the various services provided by DSEM.

Group/Program Director

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

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

Approved By:                      Resolution                       Motion                       Administrator

**Leon County  
Board of County Commissioners**

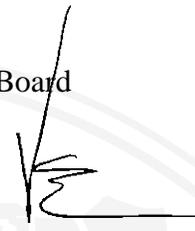
**Notes for Agenda Item #6**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #6

October 18, 2016

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

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

**Title:** Approval of the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III

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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 Maggie Theriot, Director of Office of Resource Stewardship
<b>Lead Staff/ Project Team:</b>	Leigh Davis, Director of Parks & Recreation

**Fiscal Impact:**

This item has no fiscal impact to the County. Currently funds for the trail improvement project are budgeted at a 50/50 grant match between DEP and the County.

**Staff Recommendation:**

Option #1: Approve the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III and authorize the County Administrator to execute all documents (Attachment #1).

## **Report and Discussion**

### **Background:**

This request seeks approval of the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III. The primary reason for this Amendment is to update the Project Work Plan to more accurately reflect the Project Tasks and Due Dates.

In March 2015, County staff received the fully executed Project Agreement #T1401 from the Department of Environmental Protection for the Miccosukee Greenway – Phase III project. This project is a matching Recreation Trails Program (RTP) grant for the third and final segment of trail stabilization at the Miccosukee Greenway. This segment lies between the Fleischmann Road trailhead and the Edenfield Road trailhead.

In June 2016, the bid was awarded, and construction began on September 6, 2016.

This trail improvement is essential to the following FY2012 - FY2016 Strategic Initiative that the Board approved at the January 26, 2016 meeting:

- Implement strategies which advance parks, greenways, and recreational offerings (2012).

This particular Strategic Initiative aligns with the Board's Strategic Priority:

- (Q1) Maintain and enhance our recreational offerings associated with parks and greenway system for our families, visitors, and residents (rev. 2013).

### **Analysis:**

The primary reason for this Amendment is to update the Project Work Plan to more accurately reflect the Project Tasks and Due Dates. In addition, the State's new Work Plan format no longer requires cost estimates of the project tasks, but rather simply recognizes the amount of the grant award and the funding split. This is beneficial to the County given that it allows more flexibility in the task elements (construction, signage, fixtures, etc.) and enables dollars to be moved from element to element without requiring additional work plan amendments. The actual costs are then reported and submitted to the State for reimbursement in accordance with the due dates and other Agreement requirements.

The Amendment also extends the end date to May 17, 2017 and updates the contact information for both State RTP staff and County Parks & Recreation staff.

**Options:**

1. Approve the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III and authorize the County Administrator to execute all documents (Attachment #1).
2. Do not approve the First Amendment to the Department of Environmental Protection Project Agreement #T1401 for the Miccosukee Greenway Trail Improvements – Phase III.
3. Board direction.

**Recommendation:**

Option #1.

**Attachment:**

1. First Amendment to the DEP Project Agreement

T14001  
(RTP Contract Number)

T1401  
(DEP Contract Number)

**FIRST AMENDMENT TO  
DEP PROJECT AGREEMENT NUMBER T1401  
LEON COUNTY  
MICCOSUKEE GREENWAY TRAIL PHASE III  
NON-MOTORIZED – DIVERSE USE**

**THIS FIRST AMENDMENT TO DEP PROJECT AGREEMENT NUMBER T14001** (“FIRST AMENDMENT”) affects MICCOSUKEE GREENWAY TRAIL PHASE III and is made and entered into between the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (“DEPARTMENT”) and the LEON COUNTY (“GRANTEE”).

**RECITALS:**

**WHEREAS**, on or about March 17, 2015, the Department and Grantee entered into a Florida Recreational Trails Program (“RTP”) Project Agreement No. T14001 (“Agreement”) for the recreational trail project known as the MICCOSUKEE GREENWAY TRAIL PHASE III (“Project”).

**WHEREAS**, the Agreement collectively includes Attachment(s) A, B, C, and D, and such Agreement and its Attachments are incorporated herein by reference.

**WHEREAS**, pursuant to Florida Administrative Code (“F.A.C.”), paragraph 62S-2.075(7)(a), at the written request of the grantee, Department will extend the grant period for good cause shown. Two, one-year extensions shall be allowed.

**WHEREAS**, Department and Grantee agree to revise the Project Work Plan to more accurately reflect the Project Tasks and Due Dates.

**WHEREAS**, Department and Grantee agree such revisions are within the parameters of the RTP Program, the Agreement, and Amendments thereto.

**WHEREAS**, Agreement requires that revisions be reduced to writing in an Amendment to the Agreement.

**NOW THEREFORE**, in consideration of the foregoing Recitals, the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

1. Recitals: The Recitals set forth hereinabove are true and correct and are incorporated herein by reference.
2. Amendments to the Agreement: The Agreement is hereby amended as follows:
  - a. Paragraph 1 is hereby deleted in its entirety and replaced with the following:

1. This Agreement shall be effective upon execution, March 17, 2015, and shall end on the approved extended end date, May 17, 2017, inclusive. Pursuant to paragraph 62S-2.075(7)(a), F.A.C., and at the written request of the Grantee, Department extends the grant period from the original end date of March 17, 2017 to May 17, 2017, for good cause shown.
- b. Attachment A, from the Agreement is hereby deleted in its entirety and replaced, with Attachment A-1, Project Work Plan attached to this Amendment. From and after the date of this First Amendment, all references to the Project Work Plan shall mean Attachment A-1, attached hereto and incorporated herein.
- c. Paragraph 37 is hereby deleted in its entirety and replaced with the following: All notices related to this Agreement and written communication between the parties shall be sent by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient. Any and all notices required by this Agreement shall be delivered in one of the above methods to the parties at the following addresses: Department's Grant Manager: Pamela Lister (or her successor), Recreational Trails Program, Office of Operations, State of Florida Department of Environmental Protection, 3900 Commonwealth Boulevard, MS 585, Tallahassee, FL 32399-3000, Pamela.Lister@dep.state.fl.us. Grantee's Grant Manager: Leigh Davis (or her successor), Director of Parks and Recreation, Office of Resource Stewardship, 1907 S. Monroe St, Tallahassee, Florida 32301, DavisLe@leoncountyfl.gov .
- d. Paragraph 38 is hereby revised to update the name and address of the Department's Grant Manager, for the purpose of the Agreement, to: Pamela Lister (or her successor), Recreational Trails Program, Office of Operations, State of Florida Department of Environmental Protection, 3900 Commonwealth Boulevard, MS 585, Tallahassee, FL 32399-3000.
- e. Paragraph 56 is added in its entirety as follows:
  56. RECORD KEEPING/AUDIT:
    - A. The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles consistently applied. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Agreement and for five (5) years following the completion date of the Agreement. In the event any work is subcontracted, the Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes.
    - B. The Grantee understands its duty, pursuant to Section 20.055(5), F.S., to cooperate with the Department's Inspector General in any investigation, audit,

inspection, review, or hearing. The Grantee will comply with this duty and ensure that its subcontracts issued under this Grant, if any, impose this requirement, in writing, on its subcontractors.

C. Grantee shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records under Florida law, as defined in Section 119.011(12), F.S. Grantee shall keep and maintain public records required by the Department to perform the services under this Agreement.

D. This Agreement may be unilaterally canceled by the Department for refusal by the Grantee to either provide to the Department upon request, or to allow inspection and copying of all public records made or received by the Grantee in conjunction with this Agreement and subject to disclosure under Chapter 119, Florida Statutes, and Section 24(a), Article I, Florida Constitution.

E. If Grantee meets the definition of "Contractor" found in Section 119.0701(1)(a), F.S.; [i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency], then the following requirements apply:

i. Pursuant to Section 119.0701, F.S., a request to inspect or copy public records relating to this Agreement for services must be made directly to the Department. If the Department does not possess the requested records, the Department shall immediately notify the Grantee of the request, and the Grantee must provide the records to the Department or allow the records to be inspected or copied within a reasonable time. If Grantee fails to provide the public records to the Department within a reasonable time, the Grantee may be subject to penalties under s. 119.10, F.S.

ii. Upon request from the Department's custodian of public records, Grantee shall provide the Department with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

iii. Grantee shall identify and ensure that all public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Grantee does not transfer the records to the Department.

iv. Upon completion of the Agreement, Grantee shall transfer, at no cost to Department, all public records in possession of Grantee or keep and maintain public records required by the Department to perform the services under this Agreement. If the Grantee transfers all public records to the Department upon completion of the

Agreement, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Grantee keeps and maintains public records upon completion of the Agreement, the Grantee shall meet all applicable requirements for retaining public records. All records that are stored electronically must be provided to Department, upon request from the Department's custodian of public records, in a format that is accessible by and compatible with the information technology systems of Department.

**F. IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS by telephone at (850) 245-2118, by email at [ombudsman@dep.state.fl.us](mailto:ombudsman@dep.state.fl.us), or at the mailing address below:**

**Department of Environmental Protection  
ATTN: Office of Ombudsman and Public Services  
Public Records Request  
3900 Commonwealth Blvd, Mail Slot 49  
Tallahassee, FL 32399**

3. Ratification: Except as modified by this First Amendment and its Attachment A-1, the Agreement is hereby ratified and confirmed and remains in full force and effect. In the event of a conflict between the Agreement and this First Amendment, this First Amendment shall control.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have caused this First Amendment to be duly executed as of the day and year last written below.

STATE OF FLORIDA DEPARTMENT  
OF ENVIRONMENTAL PROTECTION

LEON COUNTY

BY: \_\_\_\_\_  
Secretary or Designee

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Address:  
301 S. Monroe St.  
Tallahassee, FL 32301

Attest: \_\_\_\_\_

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

Approved as to form and legality:

  
\_\_\_\_\_  
DEP Attorney

\_\_\_\_\_  
Grantee's Attorney (if required)

\*For amendments with governmental boards/commissions: If someone other than the Chairman signs this amendment, a resolution, statement, or other document authorizing that person to sign on behalf of the Grantee must accompany this amendment.

LIST OF ATTACHMENTS/EXHIBITS INCLUDED AS PART OF THIS FIRST AMENDMENT:

<u>Specify Type</u>	<u>Letter/Number</u>	<u>Description</u>
Attachment	A-1	Project Work Plan (2 Pages)

**ATTACHMENT A-1**  
**PROJECT WORK PLAN**  
**RECREATIONAL TRAILS PROGRAM (RTP)**  
Project Name: MICCOSUKEE GREENWAY PHASE III  
Grantee Name: LEON COUNTY  
RTP Project # T14001

**SUMMARY:** The Grantee shall complete the Project Element(s), which were approved by the Department through the RTP Application Evaluation Criteria, pursuant to Florida Administrative Code (F.A.C.), Chapter 62S-2 and the FHWA Recreational Trails Program Interim Guidance Manual. All work must be completed in accordance with local, state and federal laws, the approved Project Plans, all required permits, the Florida Building Code and, as applicable, the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (“Florida Greenbook”). Prior to issuance of a Notice to Proceed, the Department must receive evidence of and have approved all Deliverables in Task 1.<sup>1</sup>

The Project is designated complete by the Department upon receipt and approval of all deliverables and when Project Site is open and available for use by the public for outdoor recreation purpose. Ten percent (10%) of the payment request will be retained until the Project is designated complete by the Department. The final payment of the retained 10% will be processed within 30 days of the Project designated complete by the Department.

For the purpose of this Agreement, the terms “Project Element” and “Project Task” are used interchangeably to mean an identified facility within the Project.

The Project is located at 2015 Fleischmann Road, Tallahassee, FL and is a non-motorized, diverse use project.

Budget: Reimbursement for allowable costs for the Project shall not exceed the maximum grant award amount outlined below. Required match will be provided by cash or in-kind services and shall be supported by the same level of detail for match as for reimbursement. The total estimated Project Cost provided below is based on the approved RTP Application. A detailed Project Budget will be provided in the Deliverables for Task 1, prior to the Department providing the Notice to Proceed. All final Project Costs shall be submitted to the Department with the payment request.

<b>Maximum Grant Award Amount:</b>	<b>\$ 200,000.00</b>
<b>Required Grantee Match Amount:</b>	<b>\$ 200,000.00</b>
<b>Total estimated Project Cost:</b>	<b>\$ 400,000.00</b>
<b>Match Ratio:</b>	<b>50:50</b>

<b>Scope of Work/Tasks within Deliverable</b>	<b>Deliverables</b>	<b>Due Date</b>	<b>Financial Consequences</b>
<b>TASK 1</b> 1a. Development of Site Plan 1b. Completion of Project Development and Environmental Survey (PD&E) 1c. Completion of Permitting	<b>DELIVERABLE 1</b> The Grantee will be given Notice to Proceed upon receipt and approval of: <ul style="list-style-type: none"> <li>All applicable Project specific Commencement documentation, Form OGT-11<sup>2</sup></li> <li>Schedule of Values Form, with supporting Bid Documents and/or In-House Cost Schedule(s)</li> </ul>	October 30, 2016	The Department shall terminate the Project Agreement if the required deliverables are not submitted and approved by the Department.

<p>1d. Completion of Construction Bid Process and/or In-House Cost Schedule(s)</p> <p>1e. Survey and Legal Description of Project Site</p>	<p>Project planning expenses, such as application preparation, architectural and engineering fees, permitting fees, project inspection, and other similar fees are eligible for reimbursement. However, reimbursement, if requested, shall not exceed 15% of total project cost, and shall be invoiced upon Project completion, in accordance with the Payment Request Schedule.</p>		
<p><b>TASK 2</b></p> <p>Construction of 1.5 to 2 miles (+/- 10%) of 10-to-12-foot-wide compacted stone dust multi-use trail, installation of (5) signs to include markers, interpretive and large trail overview, (2) benches and a (1) drinking fountain.</p>	<p><b>DELIVERABLE 2</b></p> <p>Upon receipt and approval of:</p> <ul style="list-style-type: none"> <li>• All applicable project specific Completion documentation, Form OGT-13</li> <li>• Final status report</li> </ul> <p>The Grantee may request reimbursement for allowable budgeted expenses and costs pursuant to Paragraph 3.A. of the Agreement that are directly related to the successful completion of construction and/or development of the Project Site. Reimbursement shall not exceed the Grant Award Amount, less any reimbursement requested for Deliverable 1, and shall be invoiced upon Project completion, in accordance with the Payment Request Schedule. Ten percent (10%) of the payment request will be retained until the Project is designated complete by the Department.</p>	<p>Due 60 days prior to expiration of this agreement.</p>	<p>Failure to perform any percentage of this deliverable will result in a reduction in reimbursement of an equal percentage of the total deliverable amount and subject to the match percentage.</p>

**Project Task Performance Standard:** The Department’s Grant Manager will review the Project Completion Certificate and the Deliverables to verify compliance with the requirements for funding under the Recreation Trails Program (RTP); approved plans and application approved for funding. Upon review and written acceptance by the Department’s Grant Manager of the Project Completion Certification and the Deliverables, the Grantee may proceed with the payment request submittal.

**Payment Request Schedule:** Following Department approval of all Project Deliverables, the Grantee may submit a **single payment request** on Payment Request Summary Form (DRP-115) along with all required documentation, including DRP-116, DRP-117, DRP-118, DRP-120, and/or DRP-119, as applicable, to support payment. A payment request submitted as part of the reimbursement process must correspond with the detailed budget and supporting documents provided under Task 1. The payment request must include documentation regarding the match source, as required.

Endnotes:

1. RTP documentation is available at <http://www.dep.state.fl.us/gwt/grants/> and/or from the Office of Operations, Land and Recreational Grants Section, State of Florida Department of Environmental Protection, 3900 Commonwealth Boulevard, M.S. 585, Tallahassee, Florida 32399-3000.
2. Project Agreement is subject to termination if Commencement documentations under Task 1 are not received and approved by the Department within 12 months of the Project Agreement Execution.
3. This time period may be extended within the parameters of the RTP and/or FHWA federal guidelines, upon written request of the Grantee and approval by the Department.

**Leon County  
Board of County Commissioners**

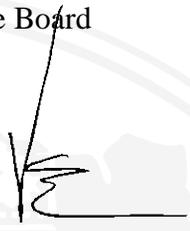
**Notes for Agenda Item #7**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #7

October 18, 2016

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

**From:** Vincent S. Long, County Administrator  
Herbert W.A. Thiele, County Attorney 

**Title:** Adoption of Resolution and Approval of Agreement Authorizing Conveyance of County Parcels to the City of Tallahassee for Lower Central Drainage Ditch Erosion Control Project

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>County Attorney Review and Approval</b>	Herbert W.A. Thiele, County Attorney
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Tony Park, P.E., Director, Public Works Charles Wu, P.E., Director of Engineering Services
<b>Lead Staff/ Project Team:</b>	Theresa Heiker, P.E. Stormwater Management Coordinator Dan Rigo, Assistant County Attorney

**Fiscal Impact:**

This item has a fiscal impact. Consideration in the amount of \$2,087 will be received by the County for conveyance of the County Parcels.

**Staff Recommendation:**

- Option #1: Adopt Resolution authorizing conveyance of County Parcels to the City of Tallahassee (Attachment #1), and authorize the Chairman to execute the associated County Deed and Temporary Construction Easement.
- Option #2: Approve Agreement with the City of Tallahassee authorizing conveyance of County Parcels to City of Tallahassee (Attachment #2), and authorize the Chairman and/or County Administrator to execute any associated documents.

## **Report and Discussion**

### **Background:**

Pursuant to the provisions of Section 125.38, Florida Statutes (2016), the City of Tallahassee has made application to Leon County for the conveyance of a portion of real property in fee simple, together with adjacent temporary construction easements, across certain County lands (collectively the "County Parcels"). The County Parcels will be used by the City in its Lower Central Drainage Ditch (LCDD) Erosion Control Project.

The Lower Central Drainage Ditch between Springhill Road and Kissimmee Street is severely eroded. The Lower Central Drainage Ditch Erosion Control Project will realign the Lower Central Drainage Ditch and install erosion control measures. The Project is anticipated to prevent the loss and discharge of approximately 3.23 million pounds of sediment annually, which, in turn, will reduce the amount of phosphorus load downstream. The Project is expected to provide protection to downstream resources, including Lake Munson and Wakulla Springs.

The County-owned property containing the County Parcels was originally acquired by the County for the widening of Springhill Road and construction of a stormwater management facility (SWMF). The City will be granted temporary construction easements to provide access across the SWMF and make adjustments to allow the facility to function with the City's new Ditch. In addition to a cash payment as consideration for the conveyance, City Stormwater Management staff has committed that Springhill Road and the SWMF will be protected from construction impacts.

### **Analysis:**

Pursuant to Section 125.38, Florida Statutes (2016), the City of Tallahassee may apply to the Board for the conveyance of real or personal property to be used for the purposes of the public or community interests and welfare. The Board, if satisfied that the property is required for such use by the City and is not needed for County purposes, may convey the property to the City at a private sale. A price, whether nominal or otherwise, may be set for the conveyance of the property. This procedure requires the adoption of a resolution by the Board.

Accordingly, the City has requested that the Board adopt a Resolution (Attachment #1) and approve an Agreement (Attachment #2) authorizing the conveyance of the County Parcels to the City. Consideration in the amount of \$2,087 will be paid to the County by the City for the conveyance of the County Parcels. An area location map showing the general location of the County Parcels and the Project is provided as Attachment #3.

**Options:**

1. Adopt Resolution authorizing conveyance of County Parcels to the City of Tallahassee (Attachment #1), and authorize the Chairman to execute the associated County Deed and Temporary Construction Easement.
2. Approve Agreement with the City of Tallahassee authorizing conveyance of County Parcels to City of Tallahassee (Attachment #2), and authorize the Chairman and/or County Administrator to execute any associated documents.
3. Do not adopt Resolution or approve Agreement authorizing conveyance of County Parcels to the City of Tallahassee.
4. Board direction.

**Recommendations:**

Options #1 and #2.

**Attachments:**

1. Resolution authorizing conveyance of County Parcels to the City of Tallahassee.
2. Agreement authorizing conveyance of County Parcels to the City of Tallahassee.
3. Area Location Map for County Parcels.

**RESOLUTION NO. R16-\_\_\_\_\_**

**A RESOLUTION OF THE LEON COUNTY BOARD OF COUNTY COMMISSIONERS  
AUTHORIZING CONVEYANCE OF A PORTION OF COUNTY-OWNED LAND  
TOGETHER WITH ADJACENT TEMPORARY CONSTRUCTION EASEMENTS TO  
THE CITY OF TALLAHASSEE PURSUANT TO FLA. STAT. §125.38**

**WHEREAS**, pursuant to Section 125.38, Florida Statutes, the City of Tallahassee has made application to Leon County for conveyance of a portion of real property in fee simple, together with adjacent temporary construction easements, across certain County lands described in Composite Exhibit “A,” attached hereto and made a part hereof (collectively the “County Parcels”); and

**WHEREAS**, it is necessary that the County Parcels across said lands now owned by Leon County be acquired by the City of Tallahassee for purposes of erosion control;

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

1. The application made by the City of Tallahassee for the conveyance of the County Parcels across certain lands owned by the County and described in Composite Exhibit “A,” is in the public or community interest and welfare.

2. The County is satisfied that the County Parcels being conveyed are necessary for erosion control purposes by the City of Tallahassee and are not needed for County purposes.

3. The consideration to be paid to the County by the City of Tallahassee for the conveyance of the County Parcels is Two Thousand Eighty-Seven and 00/100 Dollars (\$2,087.00).

4. A County Deed for Parcels 112 East and 112 West and a Temporary Construction Easement document for Parcels 712 East and 712 West, as legally described and depicted in

Composite Exhibit "A," shall be drawn in a form approved by the County Attorney and executed forthwith by the Chairman to thereby duly convey the County Parcels to the City of Tallahassee; provided, however, that the terms of said Temporary Construction Easements shall be for a period not to exceed thirty-six (36) months.

5. A certified copy of this duly executed Resolution shall be forwarded to the City of Tallahassee, Florida.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the \_\_\_\_\_ day of October, 2016.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

ATTEST:

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

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

APPROVED AS TO FORM:

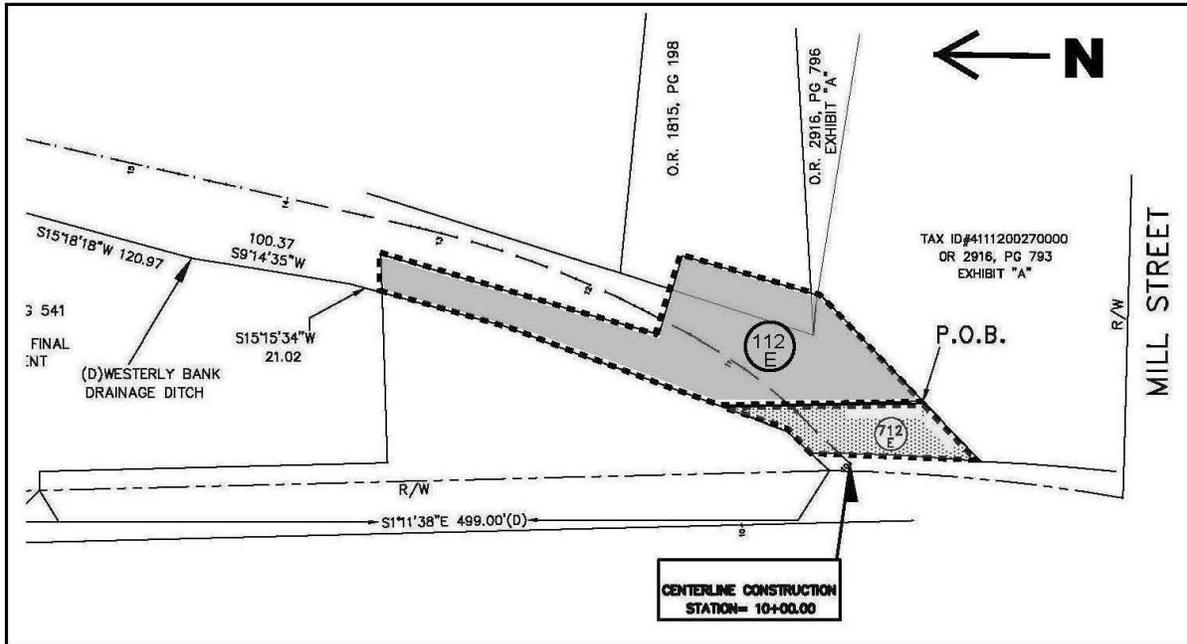
Office of the County Attorney  
Leon County, Florida

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

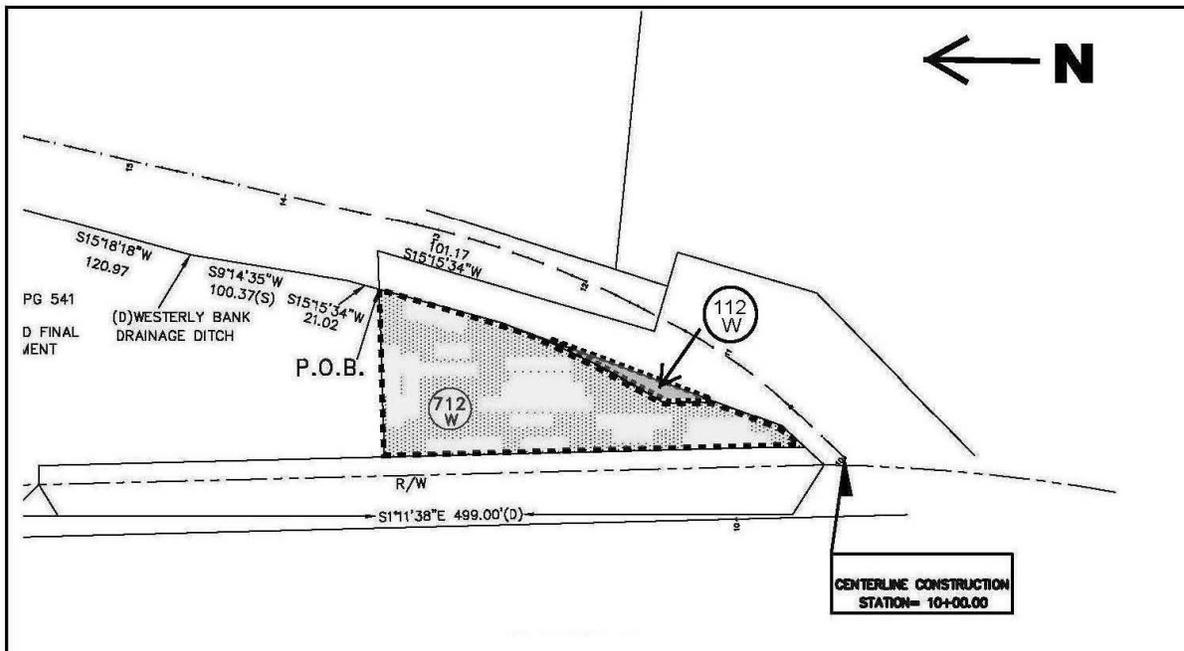
# Composite Exhibit "A"

## County Parcels

### Parcels 112-East and 712-East



### Parcels 112-West and 712-West





Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised March 16, 2016

Parcel No. 112-EAST

PARCEL No.004.1

That part of: Property described in Official Record Book 1283, Page 1470 (Order of Taking, Parcel No. 004.1) of the Public Records of Leon County, Florida.

Original Parent Tract:

Begin at a point located South 02 degrees 39 minutes 50 seconds East 669.82 feet from the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, said concrete monument being 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation and run thence East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373), said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument,

Composite Exhibit "A"  
Page 2 of 11

thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet, thence North 01 degrees 11 minutes 38 seconds West along the East right of way boundary as claimed by the Department of Transportation, 111.00 feet to the POINT OF BEGINNING; containing 9.20 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Order of Taking, Parcel No. 004.1)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet back of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation thence run East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373) being the POINT OF BEGINNING. Said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run North 88 degrees 36 minutes 18 seconds East 24.32 feet, thence run South 16 degrees 36 minutes 18 seconds West 182.40 feet, thence run South 73 degrees 23 minutes 42 seconds East 52.14 feet, thence run South 16 degrees 36 minutes 18 seconds West 92.24 feet, thence run South 43 degrees 36 minutes 18 seconds West 142.50 feet to a point on the Easterly right of way of Springhill Road said point being on a curve concave Westerly and lying 45 feet from the centerline of said road, thence run along said right of way curve having a radius of 1251.23 feet, through a central angle of 03 degrees 54 minutes 23 seconds for an arc distance of 85.31 feet, thence run South 39 degrees 59 minutes 56 seconds East 6.65 feet, thence run North 88 degrees 18 minutes 20 seconds West 24.45 feet to the POINT OF BEGINNING; containing 21,279 square feet (0.49 Acre), more or less.

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds

East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence North 88 degrees 13 minutes 23 seconds East 24.32 feet, thence South 16 degrees 13 minutes 23 seconds West 182.40 feet, thence South 73 degrees 46 minutes 37 seconds East 52.14 feet, thence South 16 degrees 13 minutes 23 seconds West 92.24 feet, thence South 45 degrees 52 minutes 06 seconds East 91.89 feet, thence North 1 degrees 26 minutes 26 seconds West 127.66 feet, thence North 20 degrees 15 minutes 59 seconds East 145.57 feet, thence North 15 degrees 15 minutes 34 seconds East 80.15 feet to the POINT OF BEGINNING; containing 14,495 square feet, of 0.33 acres, more or less.



Lower Central Ditch  
November 20, 2014  
Revised March 16, 2016

Parcel No. 712-EAST

PARCEL No.004.1

That part of: Property described in Official Record Book 1283, Page 1470 (Order of Taking, Parcel No. 004.1) of the Public Records of Leon County, Florida.

Original Parent Tract:

Begin at a point located South 02 degrees 39 minutes 50 seconds East 669.82 feet from the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, said concrete monument being 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation and run thence East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373), said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet, thence North 01 degrees 11 minutes 38 seconds West along the East right of

Composite Exhibit "A"  
Page 5 of 11

way boundary as claimed by the Department of Transportation, 111.00 feet to the POINT OF BEGINNING; containing 9.20 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Order of Taking, Parcel No. 004.1)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet back of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation thence run East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373) being the POINT OF BEGINNING. Said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run North 88 degrees 36 minutes 18 seconds East 24.32 feet, thence run South 16 degrees 36 minutes 18 seconds West 182.40 feet, thence run South 73 degrees 23 minutes 42 seconds East 52.14 feet, thence run South 16 degrees 36 minutes 18 seconds West 92.24 feet, thence run South 43 degrees 36 minutes 18 seconds West 142.50 feet to a point on the Easterly right of way of Springhill Road said point being on a curve concave Westerly and lying 45 feet from the centerline of said road, thence run along said right of way curve having a radius of 1251.23 feet, through a central angle of 03 degrees 54 minutes 23 seconds for an arc distance of 85.31 feet, thence run South 39 degrees 59 minutes 56 seconds East 6.65 feet, thence run North 88 degrees 18 minutes 20 seconds West 24.45 feet to the POINT OF BEGINNING; containing 21,279 square feet (0.49 Acre), more or less.

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record

Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet, thence North 88 degrees 13 minutes 23 seconds East 24.32 feet, thence South 16 degrees 13 minutes 23 seconds West 182.40 feet, thence South 73 degrees 46 minutes 37 seconds East 52.14 feet, thence South 16 degrees 13 minutes 23 seconds West 92.24 feet, thence South 45 degrees 52 minutes 06 seconds East 91.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 45 degrees 52 minutes 06 seconds East 52.33 feet to a point of curve concave to the West, thence Northeasterly along said curve with a radius of 1190.38 feet, through a central angle of 5 degrees 11 minutes 17 seconds for an arc distance of 107.79 feet, (chord of said arc bears North 2 degrees 48 minutes 05 seconds East 107.75 feet), thence North 42 degrees 52 minutes 43 seconds East 20.12 feet, thence North 20 degrees 15 minutes 59 seconds East 44.44 feet, thence South 1 degrees 26 minutes 26 seconds East 127.66 feet to the POINT OF BEGINNING; containing 3612 square feet, of 0.08 acres, more or less.



Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised June 1, 2015  
Revised March 16, 2016

Parcel No. 112-WEST

PARCEL No.041.1

That part of: Property described in Official Record Book 1331, Page 541 (Stipulated Final Judgment Parcel No. 041.1 and 041.2) of the Public Records of Leon County, Florida

Original Parent Tract:

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 732.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet to the POINT OF BEGINNING; containing 2.27 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Stipulated Final Judgment Parcel No. 041.1 and 041.2)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a

Composite Exhibit "A"  
Page 8 of 11

concrete monument located 1.0 feet East of the back of curb of Springhill Road and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 344.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 499.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run South 88 degrees 36 minutes 18 seconds West 105.56 feet, to the Easterly right of way of Springhill Road, said right of way being 45 feet Easterly of the centerline, thence run North 01 degree 23 minutes 42 seconds West along said right of way boundary 220.00 feet, thence run West 12.00 feet to the POINT OF BEGINNING; containing 21,865 square feet more or less (0.5019acres)

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds West 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 101.17 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 20 degrees 15 minutes 59 seconds West 145.57 feet, thence North 1 degrees 26 minutes 26 seconds West 33.28 feet, to a point of curve concave to the Northwesterly, thence Northeasterly along said curve with a radius of 530.00 feet, through a central angle of 12 degrees 29 minutes 24 seconds for an arc distance of 115.54 feet, (chord of said arc bears North 26 degrees 23 minutes 39 seconds East 115.31 feet) to the POINT OF BEGINNING; containing 654 square feet, of 0.02 acres, more or less.



Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised March 16, 2016

Parcel No. 712-WEST

PARCEL No.041.1

That part of: Property described in Official Record Book 1331, Page 541 (Stipulated Final Judgment Parcel No. 041.1 and 041.2) of the Public Records of Leon County, Florida

Original Parent Tract:

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 732.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet to the POINT OF BEGINNING; containing 2.27 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Stipulated Final Judgment Parcel No. 041.1 and 041.2)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road and being on the East

right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 344.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 499.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run South 88 degrees 36 minutes 18 seconds West 105.56 feet, to the Easterly right of way of Springhill Road, said right of way being 45 feet Easterly of the centerline, thence run North 01 degree 23 minutes 42 seconds West along said right of way boundary 220.00 feet, thence run West 12.00 feet to the POINT OF BEGINNING; containing 21,865 square feet more or less (0.5019acres)

Lying within the following described boundaries:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 15 degrees 15 minutes 34 seconds West 80.15 feet to a point of curve concave to the Northwesterly thence Southwesterly along said curve with a radius of 530.00 feet through a central angle of 12 degrees 29 minutes 24 seconds for an arc distance of 115.54 feet, (chord of said arc bears South 26 degrees 23 minutes 39 seconds West 115.31 feet) thence South 1 degrees 26 minutes 26 second East 33.28 feet, thence South 20 degrees 15 minutes 59 seconds West 44.44 feet, thence South 42 degrees 52 minutes 43 seconds West 20.12 feet to a point of curve concave to the West, thence Northwesterly along said curve with a radius of 1190.38 feet, through a central angle of 1 degrees 38 minutes 53 seconds for an arc distance of 34.24 feet, (chord of said arc bears North 0 degrees 37 minutes 00 seconds West 34.24 feet), thence North 1 degrees 26 minutes 26 seconds West 232.84 feet, thence North 88 degrees 13 minutes 23 seconds East 106.87 feet to the POINT OF BEGINNING; containing 15,330 square feet, or 0.35 acres, more or less.

**AGREEMENT TO PURCHASE AND SELL REAL PROPERTY INTEREST**

*Lower Central Drainage Ditch Erosion Control Project, Parcels 112 (East and West) & 712(East and West)  
Leon County, Florida, a charter county and political subdivision of the State of Florida  
No Tax ID #*

**THIS AGREEMENT** (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between Leon County, Florida, a charter county and political subdivision of the State of Florida (hereinafter referred to as the "Owner") and the City of Tallahassee, a Florida municipal corporation (hereinafter referred to as the "City").

**WITNESSETH**

For and in consideration of the mutual covenants, conditions and representations herein contained, Owner does hereby agree to grant the City the following real property interest, upon the following terms and conditions:

- 1) That the undersigned has been authorized by the City to enter into an Agreement to purchase and acquire that certain property or interest therein of the Owner legally described and depicted in the attached Composite Exhibit "A" (hereinafter the "Property").
- 2) That, although the Property may be ultimately utilized by the City for the above-referenced municipal project (hereinafter the "Project"), it is understood and agreed by the parties hereto that the City is not acquiring the Property under the threat of condemnation pursuant to Chapters 73, 74, and 166, *Florida Statutes*, and this Agreement is in no way incident to any such proceedings. Accordingly, the transaction contemplated is an ordinary arm's length purchase between the parties.
- 3) That the amounts or services offered by the City to the Owner pursuant to this Agreement represent any and all compensation to which the Owner is entitled for the City's acquisition of the Property.
- 4) The real property interests acquired in the Property shall include the land and all improvements, unless otherwise noted.

**I. DESCRIPTION**

- a. Real estate or interest therein as described and depicted on Exhibit "A", Exhibit "B", Exhibit "C" and Exhibit "D" attached hereto.
 

<input checked="" type="checkbox"/> Fee Simple (P. 112 East & 112 West)	\$2,087.00
<input type="checkbox"/> Permanent Easement	\$ N/A
<input checked="" type="checkbox"/> Temporary Construction Easement (P. 712 East & 712 West) (36 months)	\$-0-
<b>TOTAL:</b>	<b>\$2,087.00</b>

**II. SETTLEMENT PRICE**

- a. Amount to be paid by City to Owners at closing: **\$2,087.00**

5) Conveyance of the Property from Owner to the City shall be by County Deed and Temporary Construction Easement.

6) The City shall pay closing costs including title insurance charges, documentary stamps, appraisal, survey and recording fees of the instruments conveying property rights to the City.

7) At closing and if applicable, Owner shall only be responsible for prorated ad valorem taxes, payment of any judgments, liens, mortgages, satisfactions, deeds of trust or other such encumbrances against the Property, recording of same in the Public Records and any commissions due to realtors or real estate brokers.

8) Time is of the essence in this Agreement.

9) This Agreement shall be binding upon the parties hereto, their heirs, successors and assigns, subject only to the City of Tallahassee's approval process as described in City Commission Policy #136, Real Estate Policy.

IN WITNESS WHEREOF, the parties have set their hands the date above first written.

**OWNER:**

**WITNESSES:**

**LEON COUNTY, FLORIDA**  
a charter county and political subdivision  
of the State of Florida

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

As its: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

Attest:

\_\_\_\_\_

**CITY:**

**CITY OF TALLAHASSEE**  
a Florida municipal corporation

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

As its: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_

Kristen L. Coons  
Assistant City Attorney

\_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

Attest:

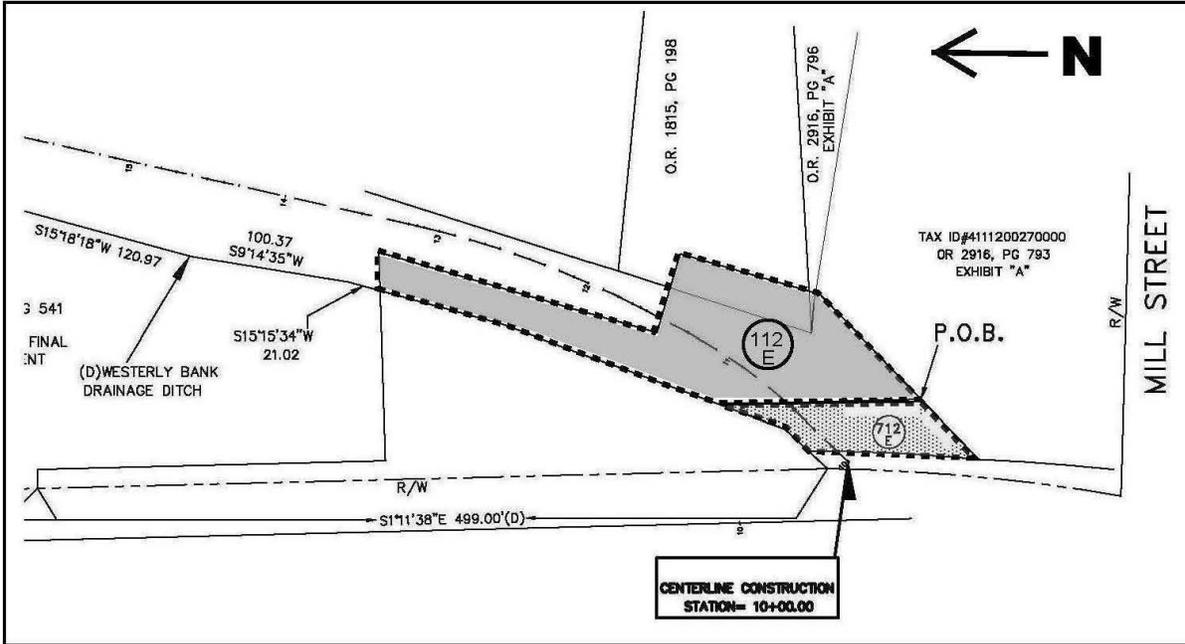
\_\_\_\_\_

James O. Cooke, IV  
City Treasurer-Clerk

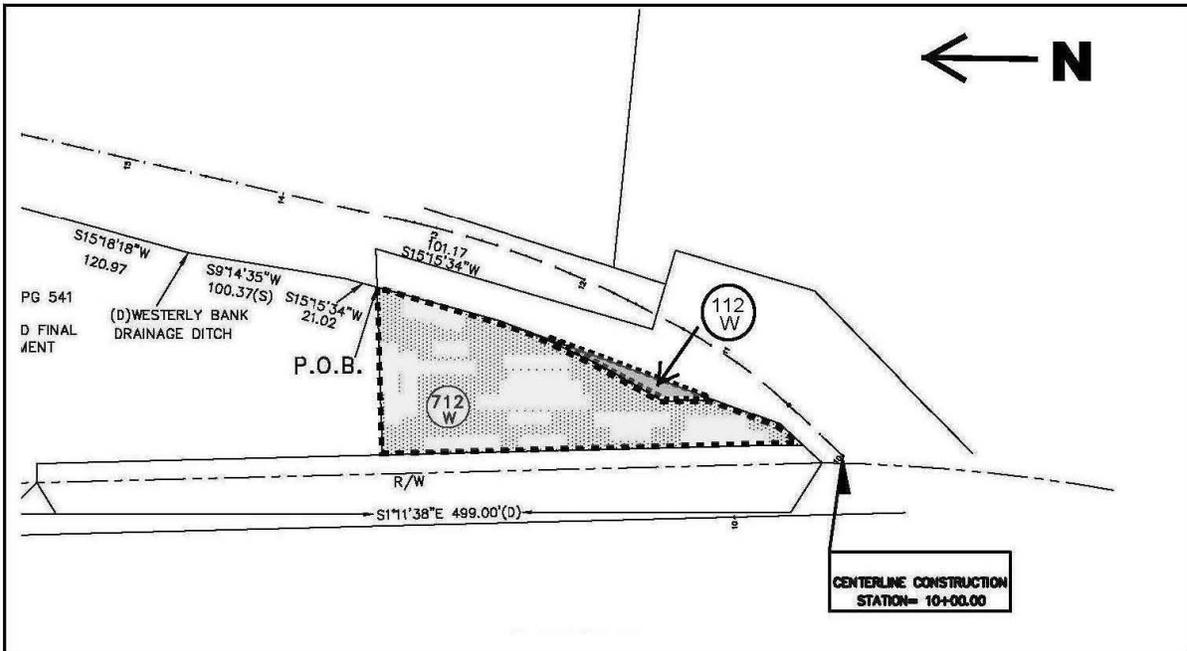
# Composite Exhibit "A"

## The Property

### Parcels 112-East and 712-East



### Parcels 112-West and 712-West





Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised March 16, 2016

Parcel No. 112-EAST

PARCEL No.004.1

That part of: Property described in Official Record Book 1283, Page 1470 (Order of Taking, Parcel No. 004.1) of the Public Records of Leon County, Florida.

Original Parent Tract:

Begin at a point located South 02 degrees 39 minutes 50 seconds East 669.82 feet from the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, said concrete monument being 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation and run thence East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373), said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument,

Composite Exhibit "A"  
Page 2 of 11

thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet, thence North 01 degrees 11 minutes 38 seconds West along the East right of way boundary as claimed by the Department of Transportation, 111.00 feet to the POINT OF BEGINNING; containing 9.20 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Order of Taking, Parcel No. 004.1)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet back of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation thence run East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373) being the POINT OF BEGINNING. Said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run North 88 degrees 36 minutes 18 seconds East 24.32 feet, thence run South 16 degrees 36 minutes 18 seconds West 182.40 feet, thence run South 73 degrees 23 minutes 42 seconds East 52.14 feet, thence run South 16 degrees 36 minutes 18 seconds West 92.24 feet, thence run South 43 degrees 36 minutes 18 seconds West 142.50 feet to a point on the Easterly right of way of Springhill Road said point being on a curve concave Westerly and lying 45 feet from the centerline of said road, thence run along said right of way curve having a radius of 1251.23 feet, through a central angle of 03 degrees 54 minutes 23 seconds for an arc distance of 85.31 feet, thence run South 39 degrees 59 minutes 56 seconds East 6.65 feet, thence run North 88 degrees 18 minutes 20 seconds West 24.45 feet to the POINT OF BEGINNING; containing 21,279 square feet (0.49 Acre), more or less.

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds

East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence North 88 degrees 13 minutes 23 seconds East 24.32 feet, thence South 16 degrees 13 minutes 23 seconds West 182.40 feet, thence South 73 degrees 46 minutes 37 seconds East 52.14 feet, thence South 16 degrees 13 minutes 23 seconds West 92.24 feet, thence South 45 degrees 52 minutes 06 seconds East 91.89 feet, thence North 1 degrees 26 minutes 26 seconds West 127.66 feet, thence North 20 degrees 15 minutes 59 seconds East 145.57 feet, thence North 15 degrees 15 minutes 34 seconds East 80.15 feet to the POINT OF BEGINNING; containing 14,495 square feet, of 0.33 acres, more or less.



Lower Central Ditch  
November 20, 2014  
Revised March 16, 2016

Parcel No. 712-EAST

PARCEL No.004.1

That part of: Property described in Official Record Book 1283, Page 1470 (Order of Taking, Parcel No. 004.1) of the Public Records of Leon County, Florida.

Original Parent Tract:

Begin at a point located South 02 degrees 39 minutes 50 seconds East 669.82 feet from the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, said concrete monument being 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation and run thence East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373), said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet, thence North 01 degrees 11 minutes 38 seconds West along the East right of

Composite Exhibit "A"  
Page 5 of 11

way boundary as claimed by the Department of Transportation, 111.00 feet to the POINT OF BEGINNING; containing 9.20 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Order of Taking, Parcel No. 004.1)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet back of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation thence run East 202.70 feet, thence North 495.50 feet, thence East 436.76 feet to the Westerly right of boundary of Mill Street as recorded in Official Record Book 141, at Page 353 of the Public Records of Leon County, Florida, thence Southwesterly and Westerly along said right of way boundary as follows: South 22 degrees 58 minutes 40 seconds West 691.29 feet, thence South 05 degrees 49 minutes 40 seconds West 831.31 feet to a point of curve to the right, thence along said right of way curve having a radius of 77.49 feet through a central angle of 85 degrees 52 minutes 00 seconds for an arc distance of 116.13 feet, thence North 88 degrees 18 minutes 20 seconds West 159.70 feet to the end of the recorded Northerly right of way boundary of Mill Street, thence continue North 88 degrees 18 minutes 20 seconds West 43.56 feet along the Northerly maintained right of way boundary of Mill Street to a point on the Easterly maintained right of way boundary of Springhill Road (State Road No.373) being the POINT OF BEGINNING. Said point being on a curve concave to the Westerly, thence from a tangent bearing of North 09 degrees 03 minutes 59 seconds East run along said right of way curve having a radius of 1179.28 feet, through a central angle of 09 degrees 12 minutes 19 seconds, for an arc distance of 189.47 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run North 88 degrees 36 minutes 18 seconds East 24.32 feet, thence run South 16 degrees 36 minutes 18 seconds West 182.40 feet, thence run South 73 degrees 23 minutes 42 seconds East 52.14 feet, thence run South 16 degrees 36 minutes 18 seconds West 92.24 feet, thence run South 43 degrees 36 minutes 18 seconds West 142.50 feet to a point on the Easterly right of way of Springhill Road said point being on a curve concave Westerly and lying 45 feet from the centerline of said road, thence run along said right of way curve having a radius of 1251.23 feet, through a central angle of 03 degrees 54 minutes 23 seconds for an arc distance of 85.31 feet, thence run South 39 degrees 59 minutes 56 seconds East 6.65 feet, thence run North 88 degrees 18 minutes 20 seconds West 24.45 feet to the POINT OF BEGINNING; containing 21,279 square feet (0.49 Acre), more or less.

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record

Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet, thence North 88 degrees 13 minutes 23 seconds East 24.32 feet, thence South 16 degrees 13 minutes 23 seconds West 182.40 feet, thence South 73 degrees 46 minutes 37 seconds East 52.14 feet, thence South 16 degrees 13 minutes 23 seconds West 92.24 feet, thence South 45 degrees 52 minutes 06 seconds East 91.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 45 degrees 52 minutes 06 seconds East 52.33 feet to a point of curve concave to the West, thence Northeasterly along said curve with a radius of 1190.38 feet, through a central angle of 5 degrees 11 minutes 17 seconds for an arc distance of 107.79 feet, (chord of said arc bears North 2 degrees 48 minutes 05 seconds East 107.75 feet), thence North 42 degrees 52 minutes 43 seconds East 20.12 feet, thence North 20 degrees 15 minutes 59 seconds East 44.44 feet, thence South 1 degrees 26 minutes 26 seconds East 127.66 feet to the POINT OF BEGINNING; containing 3612 square feet, of 0.08 acres, more or less.



Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised June 1, 2015  
Revised March 16, 2016

Parcel No. 112-WEST

PARCEL No.041.1

That part of: Property described in Official Record Book 1331, Page 541 (Stipulated Final Judgment Parcel No. 041.1 and 041.2) of the Public Records of Leon County, Florida

Original Parent Tract:

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 732.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet to the POINT OF BEGINNING; containing 2.27 acres, more or less.

Lying within the following described boundaries to wit:

Parcel to Leon County as per (Stipulated Final Judgment Parcel No. 041.1 and 041.2)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a

Composite Exhibit "A"  
Page 8 of 11

concrete monument located 1.0 feet East of the back of curb of Springhill Road and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 344.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 499.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run South 88 degrees 36 minutes 18 seconds West 105.56 feet, to the Easterly right of way of Springhill Road, said right of way being 45 feet Easterly of the centerline, thence run North 01 degree 23 minutes 42 seconds West along said right of way boundary 220.00 feet, thence run West 12.00 feet to the POINT OF BEGINNING; containing 21,865 square feet more or less (0.5019acres)

Lying within the following described boundary:

Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds West 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 101.17 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 20 degrees 15 minutes 59 seconds West 145.57 feet, thence North 1 degrees 26 minutes 26 seconds West 33.28 feet, to a point of curve concave to the Northwesterly, thence Northeasterly along said curve with a radius of 530.00 feet, through a central angle of 12 degrees 29 minutes 24 seconds for an arc distance of 115.54 feet, (chord of said arc bears North 26 degrees 23 minutes 39 seconds East 115.31 feet) to the POINT OF BEGINNING; containing 654 square feet, of 0.02 acres, more or less.



Lower Central Ditch  
July 7, 2014  
Revised, November 20, 2014  
Revised April 1, 2015  
Revised March 16, 2016

Parcel No. 712-WEST

PARCEL No.041.1

That part of: Property described in Official Record Book 1331, Page 541 (Stipulated Final Judgment Parcel No. 041.1 and 041.2) of the Public Records of Leon County, Florida

Original Parent Tract:

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road (State Road No.373) and being on the East right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 732.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 101.17 feet to a concrete monument, thence North 09 degrees 27 minutes 44 seconds East 100.37 feet to a concrete monument, thence North 15 degrees 31 minutes 27 seconds East 317.59 feet to a concrete monument, thence North 21 degrees 03 minutes 34 seconds East 26.83 feet, thence leaving the Westerly bank of said ditch run West 244.50 feet to the POINT OF BEGINNING; containing 2.27 acres, more or less.

Lying within the following described boundaries to wit:

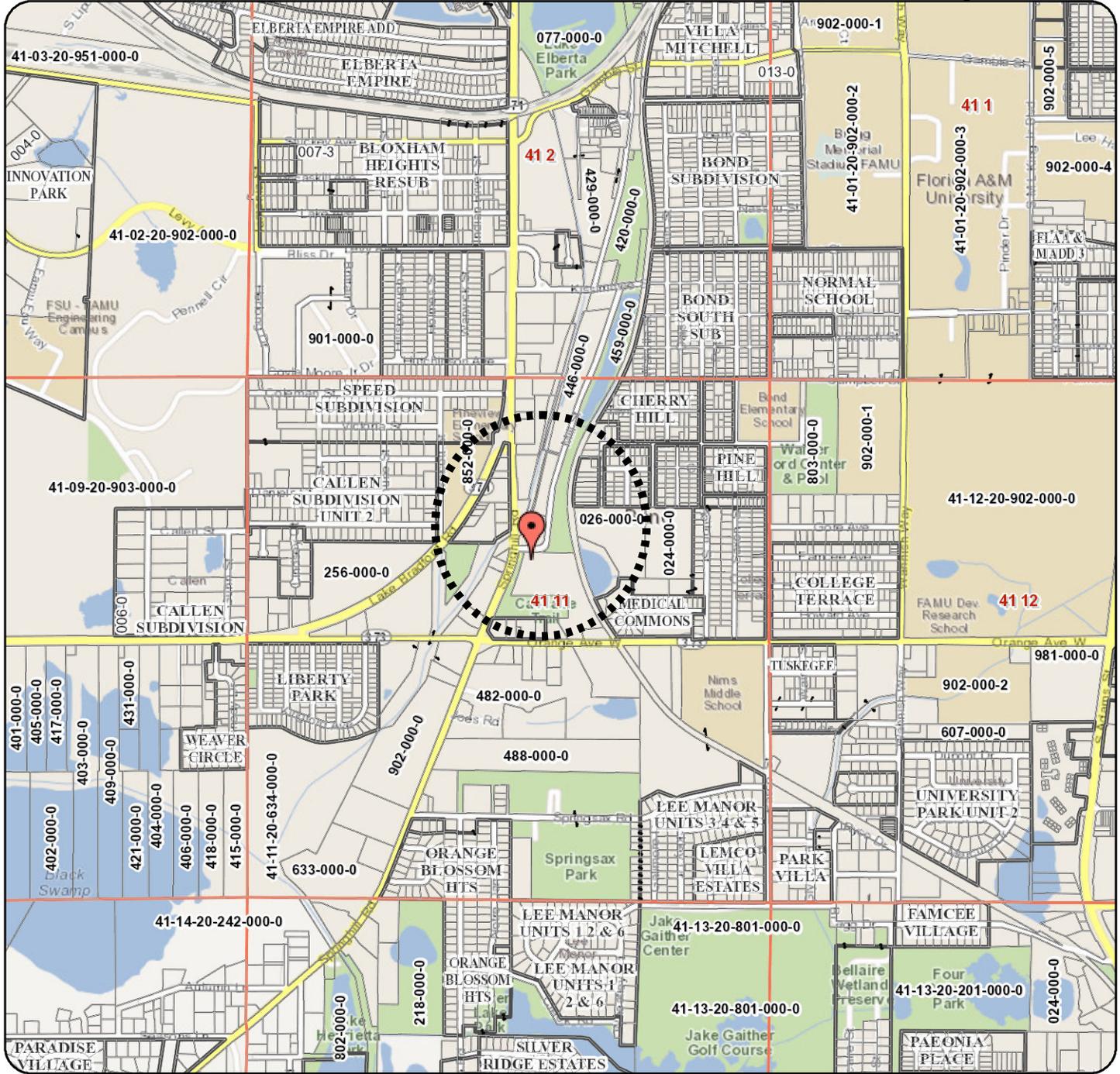
Parcel to Leon County as per (Stipulated Final Judgment Parcel No. 041.1 and 041.2)

Commence at the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West, Leon County, Florida, and run South 02 degrees 39 minutes 50 seconds East 669.82 feet to a concrete monument located 1.0 feet East of the back of curb of Springhill Road and being on the East

right of way boundary as claimed by the Department of Transportation, thence South 01 degree 11 minutes 38 seconds East along said right of way boundary 344.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 11 minutes 38 seconds East along said right of way boundary 499.00 feet to a concrete monument on the Westerly bank of a drainage ditch, thence along said Westerly bank as follows: thence North 43 degrees 05 minutes 52 seconds East 36.01 feet to a concrete monument, thence North 20 degrees 29 minutes 08 seconds East 190.01 feet to a concrete monument, thence North 15 degrees 28 minutes 43 seconds East 80.15 feet, thence leaving the Westerly bank of said ditch run South 88 degrees 36 minutes 18 seconds West 105.56 feet, to the Easterly right of way of Springhill Road, said right of way being 45 feet Easterly of the centerline, thence run North 01 degree 23 minutes 42 seconds West along said right of way boundary 220.00 feet, thence run West 12.00 feet to the POINT OF BEGINNING; containing 21,865 square feet more or less (0.5019acres)

Lying within the following described boundaries:

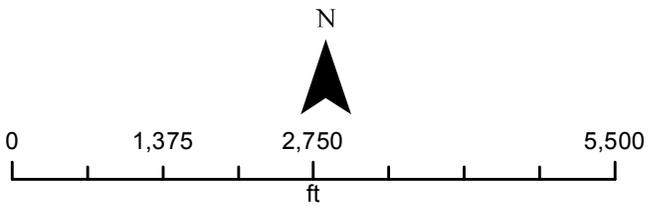
Commence at a point marking the Southwest corner of the Southeast Quarter of Section 2, Township 1 South, Range 1 West, and the Northwest corner of the Northeast Quarter of Section 11, Township 1 South, Range 1 West all being in Leon County, Florida, thence North 89 degrees 52 minutes 07 seconds East along the South boundary of said Section 2 and the North boundary of said Section 11 a distance of 209.76 feet to a found iron bar marking the Northwest corner of property described in Official Record Book 2368, Page 602 of the Public Records of Leon County, Florida, thence North 89 degrees 49 minutes 30 seconds East along said South boundary and along the North boundary of said property a distance of 231.04 feet, thence South 14 degrees 54 minutes 44 seconds West 277.13 feet to a point of curve concave to the Easterly thence Southwesterly along said curve with a radius 1045.00 through a central angle of 9 degrees 19 minutes 21 seconds for an arc distance of 170.03 feet (chord of said arc bears South 10 degrees 15 minutes 04 seconds East 169.84 feet) to a point of reverse curve with a radius of 955.00 feet, through a central angle of 7 degrees 09 minutes 30 seconds for an arc distance of 119.31 feet (chord of said arc bears South 9 degrees 10 minutes 08 seconds West 119.24 feet) thence South 12 degrees 44 minutes 53 seconds West 233.46 feet to the North boundary of property described in Official Record Book 3596, Page 2257 of the Public Records of Leon County, Florida, thence continue South 12 degrees 44 minutes 53 seconds West 220.22 feet, thence South 15 degrees 18 minutes 18 seconds West 120.97 feet, thence South 9 degrees 14 minutes 35 seconds West 100.37 feet, thence South 15 degrees 15 minutes 34 seconds West 21.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 15 degrees 15 minutes 34 seconds West 80.15 feet to a point of curve concave to the Northwesterly thence Southwesterly along said curve with a radius of 530.00 feet through a central angle of 12 degrees 29 minutes 24 seconds for an arc distance of 115.54 feet, (chord of said arc bears South 26 degrees 23 minutes 39 seconds West 115.31 feet) thence South 1 degrees 26 minutes 26 second East 33.28 feet, thence South 20 degrees 15 minutes 59 seconds West 44.44 feet, thence South 42 degrees 52 minutes 43 seconds West 20.12 feet to a point of curve concave to the West, thence Northwesterly along said curve with a radius of 1190.38 feet, through a central angle of 1 degrees 38 minutes 53 seconds for an arc distance of 34.24 feet, (chord of said arc bears North 0 degrees 37 minutes 00 seconds West 34.24 feet), thence North 1 degrees 26 minutes 26 seconds West 232.84 feet, thence North 88 degrees 13 minutes 23 seconds East 106.87 feet to the POINT OF BEGINNING; containing 15,330 square feet, or 0.35 acres, more or less.



# Lower Central Drainage Ditch Project

**Legend**

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



**Bert Hartsfield, CFA**  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

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

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #8**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #8

October 18, 2016

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

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

**Title:** Acceptance of Status Report Regarding Orchard Pond Road Trail

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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 Ken Morris, Assistant County Administrator Tony Park, P.E., Director Public Works Charles Wu, P.E., Director of Engineering Services
<b>Lead Staff/ Project Team:</b>	Kimberly Wood, P.E., Chief of Engineering Coordination

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendations:**

Option #1: Accept the Status Report on the Orchard Pond Road Trail.

## **Report and Discussion**

### **Background:**

This agenda item provides an update on the Orchard Pond Trail as requested by the Board at the July 12, 2016 meeting.

On August 14, 2013, Leon County entered into a Tri-Party Infrastructure and Conveyance Agreement with Orchard Pond Greenway, LLC and Orchard Pond, LLC (Owner) with subsequent First and Second Addendums approved on February 10, 2015 and April 12, 2016, respectively. Pursuant to the Agreement, the Owner would construct Orchard Pond Parkway (Parkway), a new toll road running adjacent to the existing Orchard Pond Road (Road) alignment, connecting Meridian Road to Old Bainbridge Road, and a paved parking lot for the purpose of creating a trailhead adjacent to the proposed recreational trail.

The Agreement also provided for the conveyance of land from the Owner to Leon County to be utilized as leased property, recreational trails, and scenic easements. The land conveyances occurred in conjunction with the opening of the Parkway on April 18, 2016.

- **Leased Property:** The leased property is defined as the land comprising the Orchard Pond Parkway alignment, as depicted on legal descriptions and sketches prepared by the Owner for conveyance of the road right of way and road improvements to Leon County, with the exception of improvements associated with the toll operations.
- **Recreational Trails:** The recreational trails comprised of land to be utilized as horse, pedestrian and bike trails, and two parking areas.
- **Scenic Easement:** The scenic easement is an 80 foot strip of land lying 40 feet on both sides of the centerline of Orchard Pond Road (now the existing recreation trail) from where it crosses the Parkway west to approximately 500 feet from its intersection with Old Bainbridge Road. The purpose of this easement is to preserve and conserve the natural views along the western trail as the Orchard Pond Greenway.

The 2015 Updated Greenway Master Plan identified Orchard Pond Greenway as Project #31 (Attachment #1). The project is intended to expand regional bike/pedestrian mobility and provide connectivity from residential areas east of Meridian Road, along Bannerman Road to Old Bainbridge Road and the Ochlocknee River.

### **Analysis:**

Once the Parkway was fully opened to traffic on April 18, 2016, the Road was then closed per the Agreement to allow the Parkway contractor to begin the remaining improvements stipulated in the Agreement:

- Construction of the eastern trail paved parking area, which included 19 regular parking spaces and one disabled space;

- Construction of a cul-de-sac and grading necessary for vehicle access to the one-acre site that provided for parking at the western end of the old Road.
- Extension of the Owner's existing driveway which crossed the Road;

The western trail opened to public use the first weekend in August 2016, utilizing the old road bed as the trail until funding can be secured for completing Phase I and constructing Phase 2 of the Orchard Pond Greenway project based on the 2015 Updated Greenway Master Plan. The project was designed to be phased in and incorporate pedestrian, bicycle, and horse trails through the conveyance of Orchard Pond Road as part of the Agreement.

- Phase I of the project would be the conversion of approximately 3.6 miles of the old road bed to a twelve foot paved multi-use trail and paving of the western parking area. This segment is currently open and being used in its current "dirt road" condition. The western end of this segment begins at a trailhead located approximately 1,000 feet east of Old Bainbridge Road next to Orchard Pond Road which includes an unpaved and fenced parking area provided by the Owner. The existing western trail runs from the western parking lot along the portion of the Orchard Pond Road maintained right of way until it intersects the Parkway. At the intersection with the Parkway, is a paved parking area which was also paid for by the Owner.
  - *The estimated cost to pave and complete Phase I of the trail is \$790,000.*
- Phase II will be a twelve foot paved multi-use trail parallel to the Parkway from the eastern parking area to Meridian Road, adding approximately 1.4 miles to the overall trail. Although the land has been provided per the Agreement, the actual alignment has not been set at this time and will require survey, design, permitting and construction. Once Phase II funding is identified and the trail is constructed, the 5.0 mile-long trail will run from the western parking area to Meridian Road.
  - *The estimated cost to construct Phase II of the trail is \$300,000.*

#### Future Funding

The total estimated cost for the Phase I improvements and Phase II construction is approximately \$1,090,000. Currently, there is no funding programmed for this Greenway trail. The Greenway's Master Plan has been identified as a 2020 Sales Tax Extension project, however projects have not been prioritized for funding by the Intergovernmental Agency. The former property owner had requested funding during the past two legislative sessions (2015 and 2016) to help fund the Phase II multi-use trails. In both instances the funding was approved by the Legislature but vetoed by the Governor. In light of the County now being the property owner for the proposed trail enhancements, staff has prepared a 2017 state legislative appropriation request for the Board's consideration for Phase II of the project. The appropriation request is included in the October 18<sup>th</sup> workshop materials for the Board's 2017 State and Federal Legislative Priorities.

**Options:**

1. Accept the Status Report on the Orchard Pond Road Trail.
2. Do not accept the Status Report on the Orchard Pond Road Trail.
3. Board direction.

**Recommendation:**

Option #1.

**Attachment:**

1. Orchard Pond Greenway Map from the 2015 Updated Greenways Master Plan

# Orchard Pond Greenway



- Trail Head Parking
- Scenic Easement
- Proposed Orchard Pond Parkway Alignment
- Existing Orchard Pond Pedestrian and Bicycle Trail
- Pedestrian and Bicycle Trail PHASE II
- PHASE I: Pave Existing Trail

**DISCLAIMER**

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

Posted as of 11/01/2016  
October 2016

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #9**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #9

October 18, 2016

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

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

**Title:** Acceptance of the Summary Report on the Affordable Housing Tours funded by the Knight Foundation

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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 Wanda Hunter, Assistant County Administrator
<b>Lead Staff/ Project Team:</b>	Shington Lamy, Director, Human Services and Community Partnerships Lamarr Kemp, Director, Housing Services

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendations:**

- Option #1: Accept the summary report on the affordable housing tours funded by The Knight Foundation.
- Option #2: Direct staff to include in the October 27, 2016 Joint County-City Affordable Housing Workshop materials an option to formally engage the Purpose Built Communities organization to assess opportunities to pursue a Purpose Built Communities model for Leon County-Tallahassee.

## Report and Discussion

### **Background:**

This agenda item provides a summary of the Knight Foundation grant funded multi-city/state, Tallahassee/Leon County Affordable Housing Task Force Affordable Housing Tour, an overview of services, programs and funding sources currently offered through Leon County's Housing Services Division and briefly summarizes the tour of local affordable housing properties that was coordinated with the assistance of United Partners for Human Services (UPHS).

At the October 13, 2015 Commission meeting, the Board received an update on a number of inclusionary housing efforts. After discussion, staff was directed to explore grant opportunities offered through The Knight Foundation that would help identify solutions to address affordable housing needs in Leon County.

In collaboration with the Community Foundation of North Florida (CFNF), the County submitted a grant proposal that called for the creation of a Tallahassee/Leon County Affordable Housing Task Force (Task Force). Comprised of a diverse group of housing and planning professionals, the Task Force would be charged to review best practices in other communities that had identified unique ways to maintain and increase their supply of quality affordable housing.

On December 4, 2015, the County was notified of a grant award in the amount of \$10,000 through the Knight Foundation's Knight Cities Challenge Grant. On January 26, 2016, the Board accepted the funds to conduct site visits in six southeastern cities and designated Commissioner Maddox to serve on the Task Force. In addition to Commissioner Maddox, the Task Force included representatives from the Leon County Affordable Housing Advisory Committee, the City of Tallahassee Affordable Housing Advisory Committee, the Leon County Housing Finance Authority, the Tallahassee Housing Authority, Tallahassee-Leon County Planning Department and the Leon County Director of Housing Services (Attachment #1). The Board Chairman also participated in two of the site visits. The six cities were selected because of their close proximity to Leon County, their successful incorporation of sustainable, affordable housing into their growth planning and programming, and/or because they were college cities having one or more large universities. The following six cities were toured by Task Force members over the course of three trips:

- New Orleans and Baton Rouge, Louisiana
- Atlanta and Athens, Georgia
- St. Petersburg and Tampa, Florida

On May 10, 2016, the Board ratified the actions taken during its April budget workshop which directed staff to schedule a joint workshop with the City of Tallahassee (City) on affordable housing issues. The joint workshop is scheduled for October 27, 2016. At its May 24, 2016 meeting, the Board further directed staff to coordinate with UPHS and arrange for a tour of local affordable housing properties once the tour of the six cities had been completed.

The analysis below offers an overview of the County’s existing housing programs, services and funding sources, a broad summary of the affordable housing programs in the cities the Task Force visited, and also briefly recaps the local affordable housing tour coordinated with the assistance of UPHS staff.

**Analysis:**

**Leon County Housing Services:**

The goal of Leon County’s Housing Services is to provide and maintain safe, sanitary, and affordable homes for extremely-low, very-low, low, and moderate-income citizens. Services include housing rehabilitation, housing replacement, down payment and closing costs assistance, and foreclosure prevention. These services are provided to residents in the unincorporated areas of Leon County.

The U.S. Department of Housing and Urban Development (HUD) establishes the individual and family eligibility income limits (Attachment #2) for the County’s affordable housing services. The programs and services administered by Leon County’s Housing Services are funded solely with revenues offered through the Florida Housing Finance Corporation (FHFC), HUD’s Community Development Block Grant (HUD-CDBG) and the Leon County Housing Finance Authority (HFA).

**Florida Housing Finance Corporation (FHFC)**

The FHFC provides funds to support affordable housing through the State Housing Initiatives Partnership, known as SHIP. The allocation of SHIP funding is determined and approved annually by the Florida Legislature. The activities and services to be provided with SHIP funds are defined and executed in accordance with the County’s Local Housing Assistance Plan (SHIP-LHAP), which is adopted on a triennial basis by the Board and submitted for final approval to the FHFC. As reflected in Table #1 below, the funding has varied, but steadily increased over the past four years.

Table #1 Leon County SHIP Funding

Fiscal Year	Amount
2016-17	\$614,721
2015-16	\$472,650
2014-15	\$440,647
2013-14	\$168,640
2012-13	\$0

**HUD-Community Development Block Grant (HUD-CDBG)**

The HUD-CDBG is administered by the Department of Economic Opportunity (DEO). Of the forty communities that competed for these funds in 2014, Leon County was one of only twelve communities to receive an HUD-CDBG award. The County received the maximum award amount of \$750,000. In February 2016, DEO authorized the County to utilize the HUD-CDBG grant funds for housing rehabilitation.

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It is important to note that prior to 2014, Leon County had not received an HUD-CDBG award in the housing rehabilitation category since 2007. As required by HUD, the SHIP program and HUD-CDBG grant funds are to be used only in the unincorporated areas of Leon County for housing rehabilitation, housing replacement, down payment and closing costs assistance, and foreclosure prevention.

### **Leon County Housing Finance Authority (HFA)**

The HFA is a dependent, special district established by the Board to create more financing options for affordable housing. The seven members of the HFA are appointed by the Board. Currently, the Leon County Housing Services Division provides staff support to the HFA.

In accordance with Florida Statute, the HFA is authorized to use its funds in both the City and in the unincorporated areas of the County. Their primary revenue sources are mortgage backed securities fees, bond issuance fees and land sales. Investment by private enterprise is also encouraged.

Through an Interlocal Agreement approved by the Board, the HFA currently partners with the Escambia County Housing Finance Authority to provide first mortgage loans and down payment assistance to Leon County residents for owner occupied single and multi-family housing units. Since 2013, this partnership has provided \$26 million in first mortgage loans and \$870,000 in down payment assistance to Leon County residents.

Additionally, the HFA provides financing for the annual County Home Expo which brings together as presenters 10 to 15 community partners involved in affordable housing. The United States Department of Agriculture (USDA) participated in the County's Spring Home Expo (March, 2016) and provided attendees with information on three USDA affordable housing programs, Home Purchase Direct Loans; Housing Repair Loans; and Housing Repair Grants available only to residents who live in areas declared rural by the USDA. As a result of their presentation, 49 Expo attendees signed up for the repair programs. After the Expo, Housing Services received an additional 70 calls from residents who were referred to the USDA for assistance.

### **Other County Efforts to Support Housing**

In addition to the Housing Services Division, the County also supports programs and services that provide short-term and emergency assistance to residents. The Direct Emergency Assistance Program (DEAP) and the Veterans Emergency Assistance Program (VEAP) offer Leon County residents and veterans, respectively, emergency assistance funds for utilities and rent. This ensures that residents and veterans avoid homelessness and potential safety hazards that could arise when a home is without electricity for an extended period.

In 2014, Leon County, in collaboration with the City of Tallahassee and the Big Bend United Way made a five year commitment to provide \$1,500,000 (\$500,000 each) for the construction of the Kearney Center. The Kearney Center, which opened in April 2015, is a 24-hour comprehensive emergency service center that serves as a point of entry for the homelessness by

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coordinating services and responding to immediate needs until appropriate permanent housing can be arranged.

Through the Community and Human Services Partnership (CHSP) Program, Leon County provides annual funding to human services agencies, such as ECHO and Brehon House whose objective is to provide temporary housing, and other support services to meet the needs of area residents.

#### Summary of Affordable Housing Site Visits:

As previously stated, the Task Force toured affordable housing development projects in six cities across three southeastern states. At each site they received a presentation from project representatives including local governmental entity, non-profit organization, housing entity, and/or the private developer(s). The representatives shared their collaborative efforts and the models and strategies they used to plan, finance, design and ultimately develop their communities. These approaches addressed their affordable housing needs and their quality of life concerns such as educational needs, and the community's overall health and well-being.

#### *The Purpose Built Communities Model*

By general consensus, the Task Force was most impressed with the Purpose Built Communities Model. Purpose Built Communities is a non-profit consulting firm that provides guidance on best practices to address concerns of long standing and complex community issues that have resulted in inter-generational poverty, unsafe environments, high crime, poor health, and failing schools. While there are numerous aspects to the Purpose Built Communities Model, the main concept incorporates three key best practices to tackle these concerns:

1. Mixed-income housing;
2. An education strategy that would engage the youth from cradle-to-college; and,
3. Easy access to resources that support the community's health and wellness.

This model was reflected in the Villages of East Lake development project in Atlanta, Georgia (Attachment #3). Using the three best practices referenced above, residents of The Villages of East Lake community now have safe and quality housing that incorporates mixed income levels; a charter school that replaced failing and dilapidated schools; educational support services that focus on early learning, after school programs and college preparation; and, amenities that highlight community wellness such as a full service YMCA, golf course, and a grocery store.

The Task Force met with representatives of the Bayou District Foundation (BDF) who also used the Purpose Build Communities model. The BDF is a not-for-profit in New Orleans, Louisiana, that was created following Hurricane Katrina by three local businessmen who wanted to change the cycle of poverty in that city by creating an upwardly mobile citizenry through enhanced educational and housing opportunities (Attachment #4). To finance the project, BDF utilized FEMA disaster recovery funds, historical preservation grants, low-income tax credits as well as local corporate funding.

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In 2010, with guidance from the Purpose Built Communities consultants, the BDF, the Housing Authority of New Orleans, and a private developer, partnered to build the Columbia Parc development. This mixed-income housing development offers residents apartment and townhome options, with a portion of the units available at market rate and a portion subsidized by the Housing Authority of New Orleans for low-income individuals and families. It is located at the site formerly occupied by the infamous St. Bernard Housing Projects which was known for its high crime and poverty rates. Columbia Parc addresses the housing, socioeconomic and educational needs of its residents in an effort to stem the cycle of poverty. Primary health care services are provided to residents in partnership with St. Thomas Health Clinic. Educational programs such as a homebuyers club, financial literacy courses, computer classes, after school programs, and child development assistance programs are offered as a service to its residents.

Through its “Cradle to College” Education Pipeline initiative, a term coined by Purpose Built Communities, the Columbia Parc development includes three different educational environments: one for children from birth to age five; a charter school for kindergarten through 8th grade; and a high school. Columbia Parc community amenities include playgrounds, business centers, swimming pool, exercise room, National Football League/Local Initiatives Support Corporation playfield, theaters and a community garden. Representatives of the BDF shared that the number of violent crimes in Columbia Parc dropped from 686 felonies in the year prior to redevelopment to only two attempted felonies for the four-year period after redevelopment.

#### *Other Affordable Housing Models*

The Task Force observed several other innovative models during their tour. The following communities used strategies that utilized public/private partnerships and multiple funding sources to address the need of a region or specific population in their community.

#### **New Orleans/Baton Rouge**

The City of New Orleans’ Office of Community Development provided a guided tour of older, historic structures such as schools, churches, and government buildings that had been redeveloped and converted into modern, affordable multi-family units for seniors, veterans, the disabled, and others in need of permanent supportive housing. The City of New Orleans owns these properties and used HUD-CDBG, HUD’s HOME Investment Partnerships Program (HUD-HOME), and HUD’s Housing Opportunities for Persons with AIDS (HUD-HOPWA) to fund the projects.

While in Baton Rouge, the Task Force also toured several affordable housing developments similar to those visited in New Orleans, including a new development that contained 11 single family structures. For this project, the City of Baton Rouge’s Housing Finance Authority created a non-profit to receive designation as a Community Housing Development Organization (CHDO). CHDOs are eligible for HUD-HOME funding which can be used to finance housing projects that serve low- and very-low income families. Many of the funding sources mentioned in the summary of the New Orleans site visit were also utilized in Baton Rouge; however the City of Baton Rouge in partnership with the Baton Rouge Housing Authority indicated they were also successful in using HUD’s Rental Assistance Demonstration (RAD) Program to redevelop a

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property owned by the Housing Authority. The RAD program was created in 2013 to address the capital improvement needs of the public housing authorities. RAD allows public housing authorities to leverage public and private debt and equity to reinvest in its public housing stock.

### **Atlanta/Athens**

The City of Atlanta's Housing Authority took the Task Force to a 20-block depressed area that was under development with new housing and commercial units. City of Atlanta representatives indicated that they used a "buy up the market" strategy in this area which aims to control and ensure cost effective redevelopment and retention of affordable housing. They shared a concept called the "Transformational Community Development Model" (Attachment #5) as the guiding parameters for the City of Atlanta's real estate development strategy. This strategy works to include access to public transportation; high performing public schools; green spaces and parks; quality retail and commercial businesses; recreational facilities; and world-class early childhood development; all centered on creating market quality mixed-use and mixed-income communities.

The Task Force met with the Athens-Clarke County Housing and Community Development Department, an entity of the consolidated governments of the City of Athens and Clarke County. Their affordable housing model utilizes funding sources such as HUD-CDBG and HUD-HOME (Attachment #6). The Task Force also toured several affordable housing single family and multi-family units located on land owned by the Athens Land Bank Authority

The Athens-Clarke County government administers the Athens Land Bank Authority. They acquire real property, including those that are tax delinquent, subject to forfeiture proceedings, and have been acquired by donation or intergovernmental transfer. They also acquire properties that are in a non-compliance status with applicable building and property maintenance codes, as well as those that have been subject to state or local nuisance abatement proceedings. The Land Bank collaborates with community partners such as Habitat for Humanity, the Housing Authority and private developers to support affordable housing through two methods:

1. Leasing the land to the new homeowner, thereby reducing the mortgage cost by the value of the land and providing for a less expensive monthly mortgage payment; and,
2. Contributing the land to the developer or contract as equity.

### **Tampa/St. Petersburg/Pinellas County**

The Task Force completed its third and final leg of the tour with visits to affordable housing developments in Tampa and St. Petersburg. During those visits, the Task Force met with representatives from the Tampa Housing Authority, the City of Tampa, the City of St. Petersburg, and the Pinellas County Housing Finance Authority.

The Task Force saw several new housing developments that were constructed in partnership with the Tampa Housing Authority (THA). One project known as The "Ella" at Encore, named for Ella Fitzgerald, was built on the site of a dilapidated public housing complex. Ella is a \$26,000,000 affordable housing project dedicated to senior living. It was the first of five new apartment buildings, called Encore that replaced the blighted public housing complexes in

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downtown Tampa. The THA used a variety of financing structures to complete these affordable housing projects (Attachment #7). Over the past two decades, the Tampa Housing Authority has torn down and redeveloped 2,200 public housing units and invested nearly \$500 million in affordable workforce housing and community development.

Most of the properties were located in community redevelopment areas (CRAs) largely created to support affordable housing projects (Attachment #8). In total, the cities of Tampa and St. Petersburg and Pinellas County have created 10 separate CRA's in blighted and distressed neighborhoods. The collective practice of these local governments is to use tax incremental financing (TIF) to fund public infrastructure such as road improvements and sidewalks near the affordable housing developments that were built by non-profit and private developers. However, as stipulated in their respective CRAs' redevelopment plans, TIF funds are not used to finance the housing projects.

The Pinellas County Housing Finance Authority used a Community Land Trust (CLT) model to address their community's long term affordable housing concerns. The CLT is an entity, typically a non-profit organization, that acquires and retains ownership of the real property and, in effect, sells the improvements through a 99-year ground lease to a homeowner, another non-profit, a cooperative housing corporation, or a for-profit entity. This arrangement between the owner and the CLT protects housing affordability in perpetuity by ensuring that the housing is affordable to those who meet the low and moderate income criteria.

Pinellas County's one-cent infrastructure surtax is its HFA's main source of funding land acquisitions. In 2010, the voters of Pinellas County extended the one cent infrastructure surtax for ten years and earmarked \$15 million as a dedicated funding source for affordable housing. Over the past three years, the Pinellas County Housing Finance Authority has continued to purchase property in an unincorporated area of the County, called Lealman, which has struggled to recover from the economic downturn and a significant shortage of affordable housing.

In addition to the funding available through the one-cent infrastructure surtax, in June of 2016, Pinellas County created the Lealman CRA, the first CRA in unincorporated Pinellas County. The Task Force was provided a tour of the Lealman community including Lealman Heights, a rental unit recently acquired by their HFA.

#### Local Affordable Housing Tour:

As previously mentioned, the Board directed staff to coordinate with UPHS to arrange for a tour of local affordable housing properties once the out-of-town site visits were completed. On August 30, 2016, UPHS arranged the tour for County Commissioners, County and City staff, and local affordable housing stakeholders. The tour provided an opportunity to visit properties within the city limits and in the unincorporated area of Leon County (Attachment #9). Following is a list of the properties visited, including the stakeholders and funding strategies:

- Lakes of San Marcos – a multi-family mixed use development financed by the issuance of a low income tax credit bond through the Leon County HFA;

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- August Commons Development – eleven single family units under construction by Big Bend Habitat for Humanity. The land was acquired through bank-owned property donations. Additional financing for this project also included various non-profit, private and public funding sources;
  - Renovation of 2416 Dozier Street – a single-family detached property currently being rehabilitated by the Tallahassee Lenders Consortium for low income home-ownership and financed through SHIP and HUD-HOME funds;
  - The Home Front Veterans Community – a permanent supportive housing rental community owned by The Big Bend Homeless Coalition and financed through public and non-profit funds;
  - Eagle Pine Apartments – rental units managed by a private property manager and owned by Ability 1st providing permanent supportive housing for those with disabilities. Funding sources include public and non-profit agencies;
  - Springfield Apartments – a multi-family housing community owned by Tallahassee Housing Authority and funded through HUD;
  - Maryland Oaks Crossing – a permanent affordable mobile home community containing twenty-eight 2 bedroom units and nineteen 3 bedroom units. Available to low income individuals and families; Owned by Good News Outreach, a faith-based non-profit that receives financing through private donations.

**Conclusion:**

One or more of the following three practices was a common theme in the planning and execution of each of the developments the Task Force visited during its six city tour:

1. Holistic Approach to Affordable Housing – providing programs and services in close proximity to affordable housing to enhance the quality of life for the family or individual.
2. Strong and Extensive Collaboration and Partnerships – planning and designing affordable housing with partners to leverage funds, technical support, and best practices.
3. Capital Stack/Multiple Funding Streams – utilizing multiple financing sources, including public funds, tax credits, bonds, grants, sales tax programs, and private donations.

The six-city tour presented the necessary elements and best practices used to ensure successful and sustainable affordable housing for their communities. These three themes were assessed by the Task Force as essential components in affordable housing strategies and vital to the community's quality of life and economic security.

An external perspective of Leon County's efforts to address affordable housing may be advantageous to initiate broader community dialogue. During the Task Force's visit to the

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Atlanta/Athens area, the representatives of Purpose Built Communities expressed a willingness to visit Leon County and City stakeholders to discuss the potential for developing a model tailored to our community needs. Purpose Built Communities does not charge a fee for its consultation; however, the organization does require a formal invitation from the interested community prior to offering its assistance.

As the staff prepares materials for the October 27, 2016 Affordable Housing Joint County/City Workshop, the Board may choose to agenda for discussion a formal invitation to Purpose Built Communities to share their affordable housing strategies with Tallahassee/Leon County stakeholders.

**Options:**

1. Accept the summary report on the affordable housing tours funded by The Knight Foundation.
2. Direct staff to include in the October 27, 2016 Joint County-City Affordable Housing Workshop materials an option to formally engage the Purpose Built Communities organization to assess opportunities to pursue a Purpose Built Communities model for Leon County-Tallahassee.
3. Board Direction.

**Recommendation:**

Options #1 & #2

**Attachments:**

1. Affordable Housing Tour Itinerary and Delegation
2. 2016 HUD Income Limits for Leon County Affordable Housing
3. Purpose Built Communities –Villages of East Lake
4. Bayou District Foundation
5. Atlanta’s Transformational Community Development Model
6. Athens-Clarke County Housing Organizational Chart
7. Community Development Financial Source – Accessed by Tampa Housing Authority
8. City of Tampa Community Redevelopment Area Presentation
9. Local Housing Tour Itinerary

## Leon County Government - Affordable Housing Site Visits

### Summary Report – Itinerary & Delegation

#### 1. New Orleans/Baton Rouge, Louisiana - Agenda

April 19<sup>th</sup>

**Morning Host:** Bayou District Foundation

**Agenda:**

- Project overview in leasing office
- Media Center tour
- Community Room/Golf Course discussion
- Resident Amenities
- Brief Film on BDF
- Tour of the Model Unit
- Tour of Educare New Orleans
- Q/A at Educare

Documentation Provided:

1. **Bayou District Foundation - 2016 Capital Campaign Overview – A Community Transformed, an Engine for Success**
2. **Bayou District Foundation – History; Partnerships; Progress Report; Social Measures/Accomplishments**
3. **Achievements to Date**

**Host Personnel**

**JT Hannah – President, Bayou District Foundation**

**Jacob Peters – Executive Director, Bayou District Foundation**

**Michael Rodrigue – Columbia Parc Funding Partner**

**Afternoon Host:** Affordable Housing Bureau, Mayor’s Office of Community Development, City of New Orleans

**Agenda:**

- Welcome & Presentations by Ellen M. Lee, Director of Housing Policy and Community Development
- Presentation by Anthony M. Faciane, Director of Neighborhood Stabilization
- Project/Development Site Visits – Pamela Davis, Bureau Chief; Kerry Romain, Sr., Construction Manager, Construction Bureau

**April 20<sup>th</sup>**

**Morning & Afternoon Host:** Department of Urban Development, Mayor's Office of Community Development, City of Baton Rouge

**Agenda:**

- Welcome & Presentation by Bradley R. Sweazy, Urban Development Director
- Project/Development Site Visits
- Community Partner Meeting Ashley McHenry, Marq Building-

**Leon County Attendees:**

- Nick Maddox, Commissioner, Board of County Commissioners
- Cherie Bryant, Comprehensive Planning & Urban Design Division Manager for Tallahassee/Leon County Planning Division.
- Charles Milsted (8 years), Leon County Affordable Housing Advisory Committee Member
- Andrew Johnson, Leon County Special Project Coordinator
- Lamarr D. Kemp, Sr., Leon County Director of Housing Services

## 2. Atlanta/Athens, Georgia - Agenda

### May 3<sup>rd</sup>

**Morning Host: Purpose Built Communities** - John Majors, Vice President &  
Alexandra Wiggins, Community Development Advisor

**Agenda:**

9:00 a.m. – Arrive at Drew Elementary Academy – Costen Board Room

9:00 a.m. - Purpose Built Communities Overview – **Breakfast Will Be Provided**

10:00 a.m. - Tour Drew Charter School, Drew PK, YMCA, and East Lake Early Learning Academy

11:00 a.m. - Tour Villages of East Lake Leasing Office & Model Unit

12:00 p.m. - Return to Drew Elementary – **Lunch Will Be Provided**

1:00 p.m. – Closing Remarks and Departure

**Afternoon Host: City of Atlanta** – 1:30 p.m. to 3:30 p.m.

**Agenda:**

- Welcome & Presentations by Valerie Bernardo, Housing Director
- Alan Ferguson, Vice President, Housing & Special Initiatives – Invest Atlanta
- Trish O’Connell, Vice Present, Real Estate Development – Atlanta Housing Authority
- Michelle Lewis, Senior Management Analyst, Department of Planning and Community Development

### May 4<sup>th</sup>

**Morning & Afternoon Host:** Athens-Clarke County Housing and Community Development  
Department – 9:00 a.m. - Planning Auditorium, 120 East Dougherty Street

**Agenda:**

Welcome & Presentation by Rob Trevena, Director, Athens-Clarke County, Housing  
& Community Development Department

Presentation: Marqueta Reese, Housing & Community Development Coordinator

Athens Housing Authority Executive Director Rick Parker

Athens Land Trust Executive Director Heather Benham

Athens Area Habitat for Humanity Executive Director Spencer Frye

Planning Director Brad Griffin

Building and Permit Director Doug Hansford

Community Protection Administrator John Spagna

Project/Development Site Visits

**Leon County Attendees:**

- Barry Wilcox, Comprehensive Planning & Urban Design Division Manager for Tallahassee/Leon County Planning Division
- Wallisa Cobb, Chairman, Leon County Affordable Housing Advisory Committee
- Andrew Johnson, Leon County Special Project Coordinator
- Charles Milsted, Leon County Affordable Housing Advisory Committee Member (8 years)
- Catherine Jones, Aide to Board of County Commissioner Nick Maddox
- Lamarr D. Kemp, Sr., Leon County Director of Housing Services

**3. Tampa/St. Petersburg, Florida - Agenda**

**Wednesday, June 8th – Tampa/Hillsborough County Day**

8:30 a.m. Introductions – Tampa Housing Authority (THA) Headquarters

Leroy Moore – Chief Operating Officer

Jerome Ryans, President and CEO

Ricardo Gilmore, Attorney, Tampa Housing Authority

Lillian Stringer, Director of Public Relations

David Iloanya, Director of Real Estate

- 8:45 a.m.      Presentation – Overview of Day 1 Agenda - Leroy Moore, THA
- Presentation – Tampa use of CRA -                Ed Johnson, City of Tampa
- Presentation – THA work in CRA Districts - Leroy Moore, THA
- 10:00 a.m.      Depart for Tampa Tour (Tour Bus Seats 20)
- Belmont Heights CRA and HOPE VI Revitalizations
- Drive through tours of East Tampa CRA narrated by David Iloanya
- BHE Phase I - narrated by THA
- BHE Phase II – narrated by THA
- BHE Phase III – narrated by THA
- 11:30 a.m.      Oaks at Riverview HOPE VI Revitalization
- Drive through tour of Oaks at Riverview – Narrated by David Iloanya
- 12:00 noon      Lunch in ORCC Community Room
- Tour ORCC – Narrated by Kevin Knox
- 1:30 p.m.      Encore Tampa CRA and Choice Neighborhood Revitalizations – Narrated  
                                 by David Iloanya
- Encore Chiller Plant Tour
- Encore District Storm Vault/Technology Park Tour
- Trio at Encore Tour
- Ella at Encore Tour
- Reed at Encore Tour
- 3:00 p.m.      Presentation and Tour of Metro 510 – Historic A.M.E. Church – 510 Harrison Street –  
                                 Workforce Housing – Narrated by Debra Koehler, Sage Partners
- 4:00 p.m.      Presentation and Tour of Aqua – Elderly Development – 4505 North Rome Avenue –

Narrated by Debra Koehler, Sage Partners

## Thursday, June 9<sup>th</sup> - Pinellas County Day

- 9:15 a.m. Introductions – Landings at Cross Bayou Community Center – 6835 54<sup>th</sup> Avenue North St. Petersburg
- 9:30 a.m. Presentation – Overview of Day 2 Agenda - Deborah Johnson, Pinellas Co. HFA
- Presentation – South St. Petersburg CRA – Nikki Capehart, City of St. Petersburg – Video on CRA History and Overview on White Board
- Presentation – Lealman CRA – Renea Vincent, Rachel Booth, Pinellas County
- Presentation – Community Land Trust – Sherri Harris, HFA of Pinellas County
- Presentation – Land Assembly Fund – Bruce Bussey, Manager of Community Development, Pinellas County
- Presentation - Kathryn Driver, Executive Director, Pinellas County Housing Finance Authority
- 10:30 a.m. Depart on Pinellas Tour
- South St. Petersburg CRA – Driving Tour Narrated by Nikki Capehart, City of St. Petersburg
- Lealman CRA & Former Missionary Housing: Driving Tour Narrated by Renea Vincent & Rachel Booth
- 12:30 noon Lunch at Duval Park
- 1:30 p.m. Over view of Duval Park – Shawn Wilson, Blue Sky Communities, Inc.
- 2:00 p.m. Walking Tour of Duval Park

### **Leon County Attendees:**

Nick Maddox, Commissioner, Board of County Commissioners

Bill Proctor, Commissioner, Board of County Commissioners

Catherine Jones, Commissioner Maddox Chief of Staff

Charles Milsted, Leon County Affordable Housing Advisory Committee Member

Ellen Piekalkiewicz, City of Tallahassee Affordable Housing Advisory Committee and Executive Director of United Partner for Human Services

Shington Lamy, Assistant to the Leon County Administrator

Thomas Lewis, Vice Chairman, Leon County Housing Finance Authority

Brenda Williams, Executive Director, Tallahassee Housing Authority

Lamarr D. Kemp, Sr., Leon County Director of Housing Services

## **Delegation Comments**

1.

My summary statement is the following:

I've devoted the last 17 years of my career to affordable housing through the administration of statewide affordable housing program, community and economic development projects on a local level, and as a top producing Florida real estate broker in Tallahassee & the surrounding areas. It's imperative the Leon County begin the ground work for creating affordable housing opportunities through alliances that are yet to be developed with the:

Tallahassee Housing Authority

City of Tallahassee

Big Bend Habitat for Humanity

Local Non-Profits with a mission of creating affordable housing

Real estate and construction professional community

Other related entities

If I learned nothing else from the trip, I learned that partnerships matter. They get it, they're doing, and we DO NOT!

Thanks Lamarr

**Wallisa Cobb, Owner/Broker**

ABRM, CIPS, CLG, CRS, PMP, SFR, Realtor®

Residential Construction Certified

Certified New Home Specialist

Certified Housing Counselor

Certified Financial Education Specialist

2.

Lamar,

What I found the most enlightening was the need to link the affordable housing initiative to other public services, including education and health. The East Lake model was phenomenal and would not have been nearly as successful if they'd not remade the school as well. . . and included a full service YMCA!

On a separate note, I just wanted to say thank you for putting all this together. It was a great learning experience and I believe we brought back some extraordinary examples to be used in Tallahassee. Have we invited the Purpose Built Communities folks yet?

Best Regards,

**Barry Wilcox, AICP, LEED AP ND**  
Division Manager

3.

HUD released 3/28/2016

FHFC Posted : 3/31/2016

**2016 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**SHIP Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jackson County	30%	11,880	16,020	20,160	24,300	28,100	30,200	32,250	34,350	Refer to HUD		297	348	504	655	755	832
	50%	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	36,400	38,480	455	487	585	676	755	832
	80%	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950	58,240	61,568	728	780	936	1,081	1,207	1,331
	120%	43,680	49,920	56,160	62,400	67,440	72,480	77,400	82,440	87,360	92,352	1,092	1,170	1,404	1,623	1,812	1,998
	140%	50,960	58,240	65,520	72,800	78,680	84,560	90,300	96,180	101,920	107,744	1,274	1,365	1,638	1,893	2,114	2,331
Jefferson County (Tallahassee MSA)	30%	13,700	16,020	20,160	24,300	28,440	32,580	36,730	40,890	Refer to HUD		342	371	504	659	814	970
	50%	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	45,570	48,174	570	610	732	846	945	1,042
	80%	36,500	41,700	46,900	52,100	56,300	60,450	64,650	68,800	72,912	77,078	912	977	1,172	1,355	1,511	1,668
	120%	54,720	62,520	70,320	78,120	84,480	90,720	96,960	103,200	109,368	115,618	1,368	1,465	1,758	2,032	2,268	2,502
	140%	63,840	72,940	82,040	91,140	98,560	105,840	113,120	120,400	127,596	134,887	1,596	1,709	2,051	2,371	2,646	2,919
Lafayette County	30%	11,880	16,020	20,160	24,300	28,440	31,350	33,500	35,650	Refer to HUD		297	348	504	659	783	864
	50%	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650	37,800	39,960	472	506	607	702	783	864
	80%	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050	60,480	63,936	756	810	972	1,123	1,253	1,383
	120%	45,360	51,840	58,320	64,800	70,080	75,240	80,400	85,560	90,720	95,904	1,134	1,215	1,458	1,686	1,881	2,074
	140%	52,920	60,480	68,040	75,600	81,760	87,780	93,800	99,820	105,840	111,888	1,323	1,417	1,701	1,967	2,194	2,420
Lake County (Orlando-Kissimmee-Sanford MSA)	30%	12,300	16,020	20,160	24,300	28,440	32,580	36,300	38,650	Refer to HUD		307	354	504	659	814	936
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	80%	32,800	37,450	42,150	46,800	50,550	54,300	58,050	61,800	65,520	69,264	820	878	1,053	1,216	1,357	1,498
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
Lee County (Cape Coral-Fort Myers MSA)	30%	11,880	16,020	20,160	24,300	28,440	32,580	35,000	37,250	Refer to HUD		297	348	504	659	814	903
	50%	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,480	41,736	493	529	635	733	818	903
	80%	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550	63,168	66,778	790	846	1,015	1,173	1,308	1,443
	120%	47,400	54,240	60,960	67,680	73,200	78,800	84,000	89,400	94,752	100,166	1,185	1,270	1,524	1,761	1,965	2,167
	140%	55,300	63,280	71,120	78,960	85,400	91,700	98,000	104,300	110,544	116,861	1,382	1,482	1,778	2,054	2,292	2,528
Leon County (Tallahassee HMFA; Tallahassee MSA)	30%	13,700	16,020	20,160	24,300	28,440	32,580	36,730	40,890	Refer to HUD		342	371	504	659	814	970
	50%	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	45,570	48,174	570	610	732	846	945	1,042
	80%	36,500	41,700	46,900	52,100	56,300	60,450	64,650	68,800	72,912	77,078	912	977	1,172	1,355	1,511	1,668
	120%	54,720	62,520	70,320	78,120	84,480	90,720	96,960	103,200	109,368	115,618	1,368	1,465	1,758	2,032	2,268	2,502
	140%	63,840	72,940	82,040	91,140	98,560	105,840	113,120	120,400	127,596	134,887	1,596	1,709	2,051	2,371	2,646	2,919



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*Revitalizing Neighborhoods to  
Break the Cycle of Poverty*

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May 2016

# In 1993, Tom Cousins read an op ed in the New York Times...

## 'Tougher' Is Dumber

By Todd R. Clear

**P**olls show that crime is once again the No. 1 issue among city dwellers. And elected officials, ever to the ground, are responding with measures like the new Federal crime bill, which will let Congress spend billions of dollars over the next five years to hire more police officers and build more prisons.

The idea always sounds reasonable enough: tougher law enforcement and punishment should mean more compliance with the law, less crime and eventually a better quality of life in the cities. The trouble with this theory is that we have been believing it for 38 years without much success. Since 1973, as a result of a vast nationwide increase in criminal sentences, imprisonment has risen more than fourfold; we have added a million citizens to the prison and jail population. More than 1 in 40 males 14 to 34 years old are locked up. No other nation has had so much growth.

If such toughness had much to do with crime, you'd think we'd have seen some results by now. But sur-

veys of victims show that overall crime has decreased only 8 percent since 1973; violent crimes are up 34 percent. The National Research Council of the National Academy of Sciences recently concluded that a tripling of time served by violent offenders since 1975 had "apparently very little" impact on violent crime.

Why do harsh penalties seem to have so little to do with crime? There are two reasons.

The obvious reason is that the police and prisons have virtually no effect on the sources of criminal behavior. About 78 percent of prisoners in New York State come from eight neighborhoods in New York City. These neighborhoods suffer profound

## Wasting billions in the war on crime.

poverty, exclusion, marginalization and despair. All these things nourish crime. Isn't it a bit much to believe that removing some men from their streets will change the factors that promote lawbreaking among the many who remain?

The less obvious reason is that threats and punishments are not the main reasons people obey the law. Research in Chicago by Tom Tyler, a

professor at the University of California at Berkeley, shows clearly that one's motivation to obey the law stems from how one perceives the law. Where legal authority is experienced as evenhanded and legitimate, it is obeyed; where it is seen as biased and corrupt, it is ignored. Saturating neighborhoods with officers who indiscriminately stop citizens and search them for drugs, confiscating their property without due process of law, can result in less motivation to obey the law.

The prevailing theory is wrong. Crime is a primary result of reductions in quality of life, not a primary cause. "Toughness" because it is irrelevant to the sources of quality of

life in our cities and is antagonistic to belief in the law, can do little to affect the amount of crime.

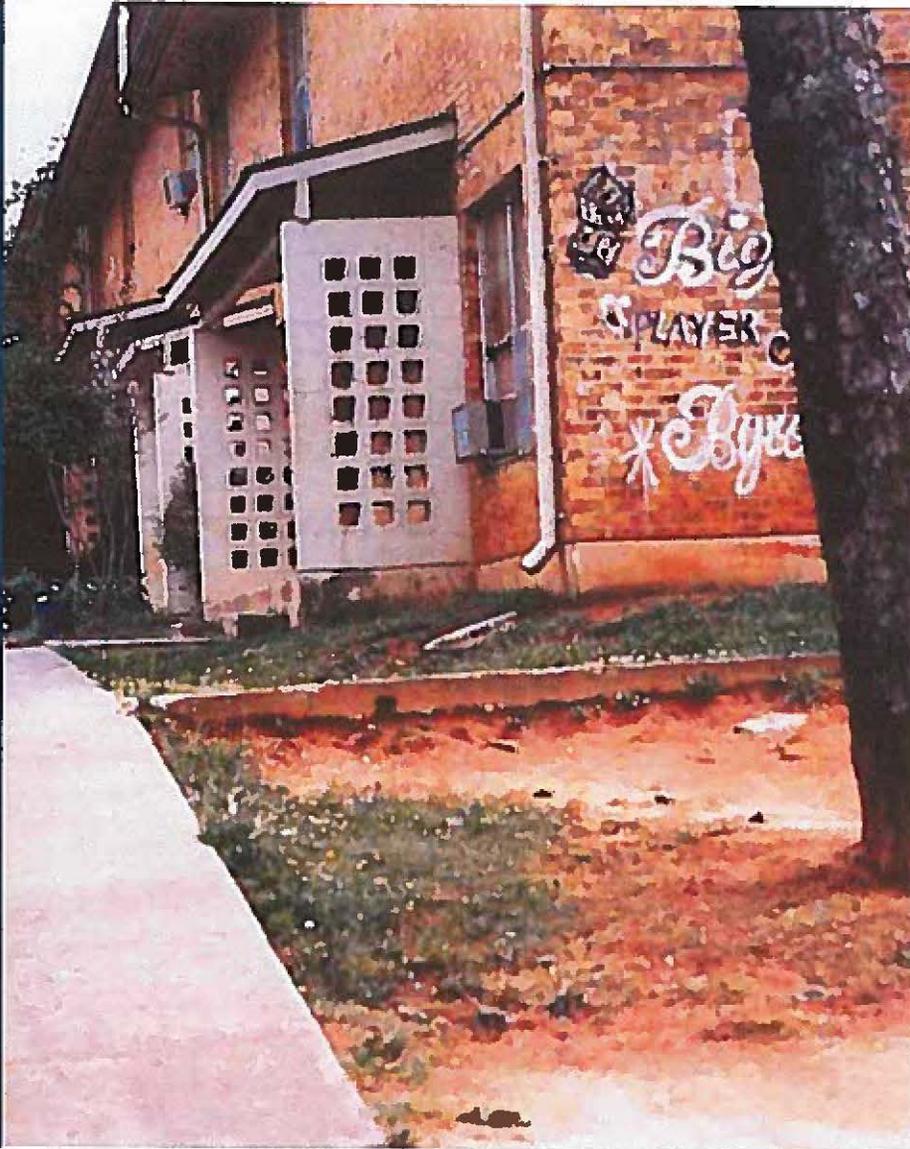
For two decades we have been "tough" on crime, and we've been getting nowhere. It costs at least \$100,000 to build a prison cell and \$30,000 to staff it each year. A police officer on the street costs at least \$80,000 a year. Let's start investing in things that really reduce crime: good schools, jobs and a future for young parents and their children.

Todd R. Clear, a professor of criminal justice at Rutgers University, is author of the forthcoming "Harm in American Penology: Offenders, Victims and Their Communities."



- 70% of New York State prison inmates came from **just 8 neighborhoods** in New York City
- "The prevailing theory is wrong. Crime is a primary result of reductions in quality of life, not the primary cause."



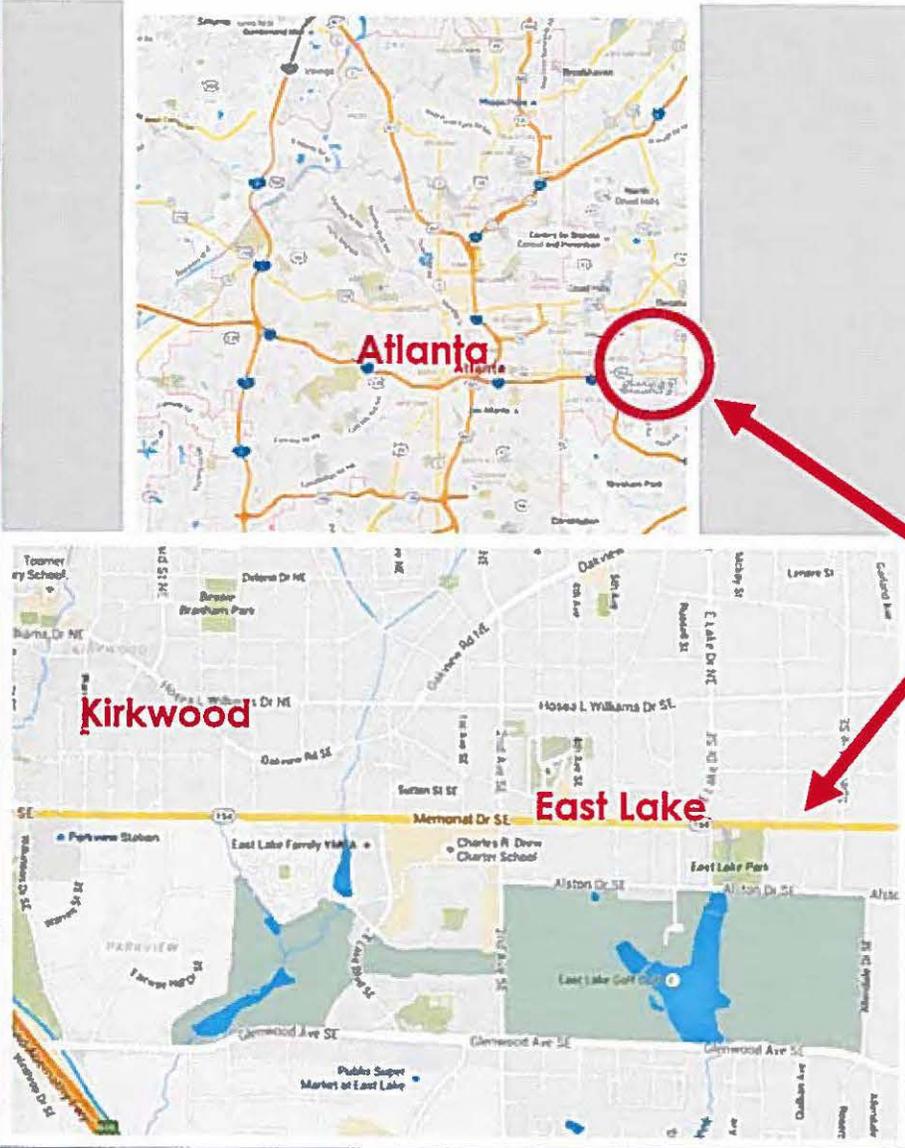


***.. and wondered whether it was also true for Atlanta***

- 18X national crime rate with \$35M drug trade
- 40% of housing units uninhabitable
- 5% of 5th graders meeting state math standards and 30% high school graduation rate

## *So he decided to lead an effort to transform the neighborhood*

- What would it take to transform this neighborhood?
- What does a “durable” solution look like?
- How do we ensure that the community “owns” the vision?

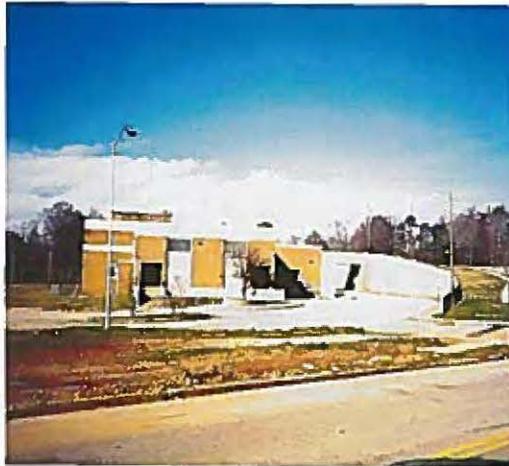


## ***Replaced concentrated low-income housing with mixed-income housing***

- Partnered with the Atlanta Housing Authority to turn East Lake Meadows into the **Villages of East Lake**, a mixed-income housing development
- High standards in design, development and operation
- Large enough (542 units) to impact the trajectory of the neighborhood



## *Implemented a cradle-to-college education pipeline*



### **Integrated Cradle-to-College Education Pipeline**

- Replaced East Lake Elementary with Drew Charter School
- Site-based decision making in schools with experienced staff and high-quality facilities
- Educational support services focused on early learning, after school programs and college preparation



## ***Promoted community wellness with quality amenities and support services***



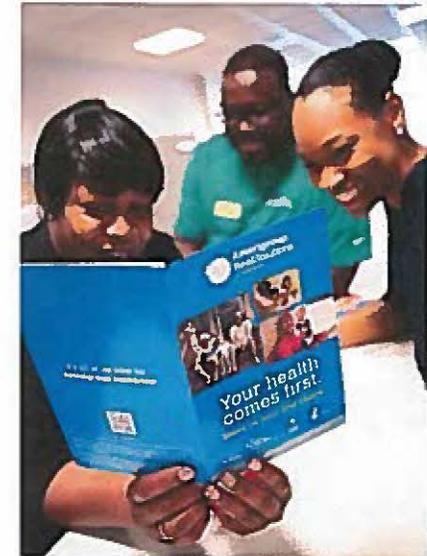
Opened a full service YMCA



Launched First Tee® of East Lake Program



Opened Publix Grocery Store and SunTrust and Wells Fargo banks



Added Resident Support Services, East Lake Healthy Connections, Community Learning Garden



## ***Residents were actively involved in the planning process***

- Engaged in decision-making
- Held leadership roles throughout planning
- Given first choice for relocation
- Given priority for new apartments in housing development

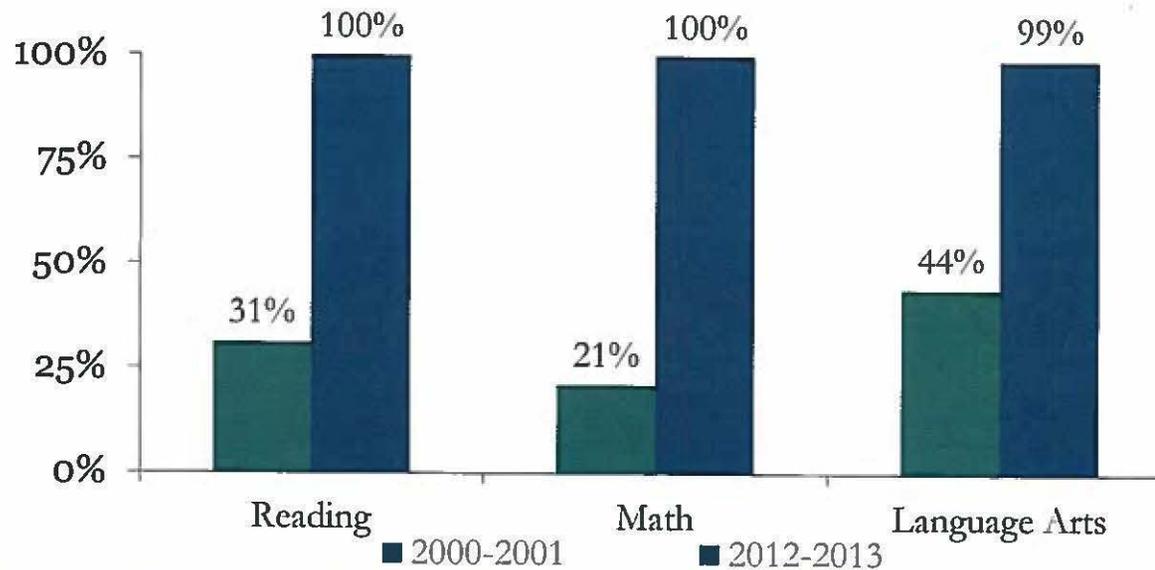
## ***Created a “Community Quarterback”***

- Newly formed non-profit with a single focus
- Ensures that all programs are connected, coordinated and seamless
- Ensures high quality programming
- Ensures people in the target neighborhood are the ones served
- Braids a sustainable funding stream
- Serves as a single point of accountability

***East Lake***  
**FOUNDATION**

## Students have shown tremendous improvement

Percentage of Drew 4<sup>th</sup> graders who meet or exceed standards (2013)

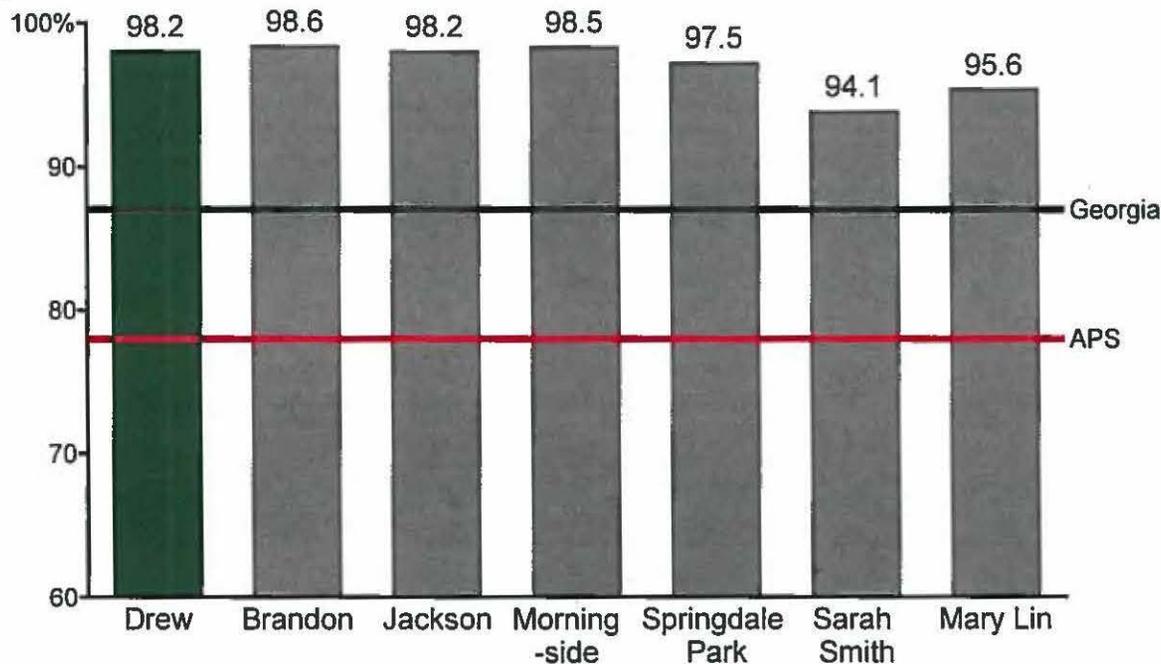


Drew moved from the **69<sup>th</sup> ranked** school (last place in 2000-01) in the APS system to the **1<sup>st</sup> ranked** elementary school and the **3<sup>rd</sup> ranked** middle school

Source: GA Department of Education (CRCT scores – 2013);

## They perform on par with the highest achieving schools in Atlanta

% Meets or Exceeds on the CRCT  
Elementary school (grades 3-5), all subjects  
2012-3

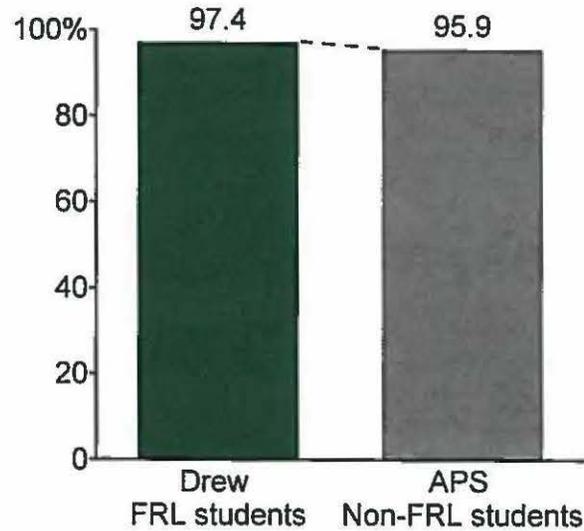


FRL %	61.7	10.8	7.3	7.8	15.0	19.1	12.5
Average List Price	268K	1.8 M	1.8 M	457K	649K	1.2 M	484K

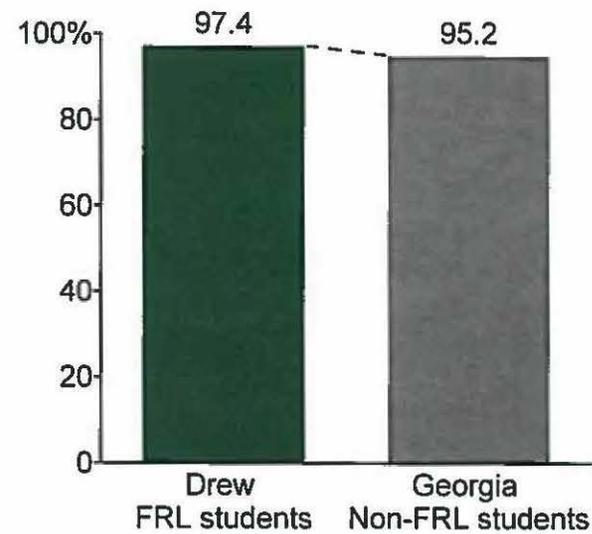
Source: GA Department of Education CRCT data, Governor's Office of Student Achievement, enrollment data, 2012-3  
[http://www.trulia.com/real\\_estate/Atlanta-Georgia/09/18/2014](http://www.trulia.com/real_estate/Atlanta-Georgia/09/18/2014)

## ***FRL students outperform local and state non-FRL students, eliminating the achievement gap***

**% Meets or Exceeds on the CRCT**  
**Elementary School (grades 3-5) all subjects, 2012-3**



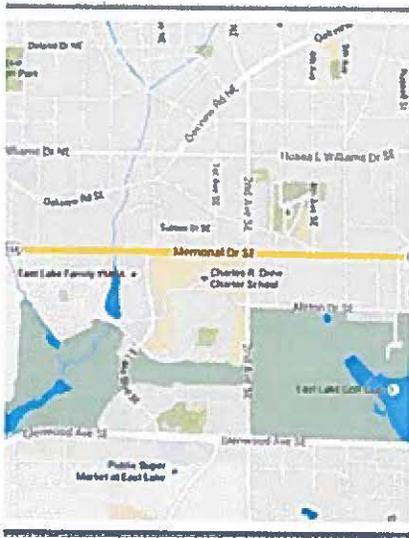
**District**



**State**

**Note:** 1712 schools with CRCT data includes elementary and middle schools, CRCT assesses students in grades 3 – 8)  
**Source:** GA Department of Education CRCT data, Governor's Office of Student Achievement, 2012-3

## *The entire neighborhood has benefitted*



Attracted over **\$300M** in new private investment



Home prices in East Lake residents **4x larger** than typical Atlanta home



New grocery store, bank branches and retail options

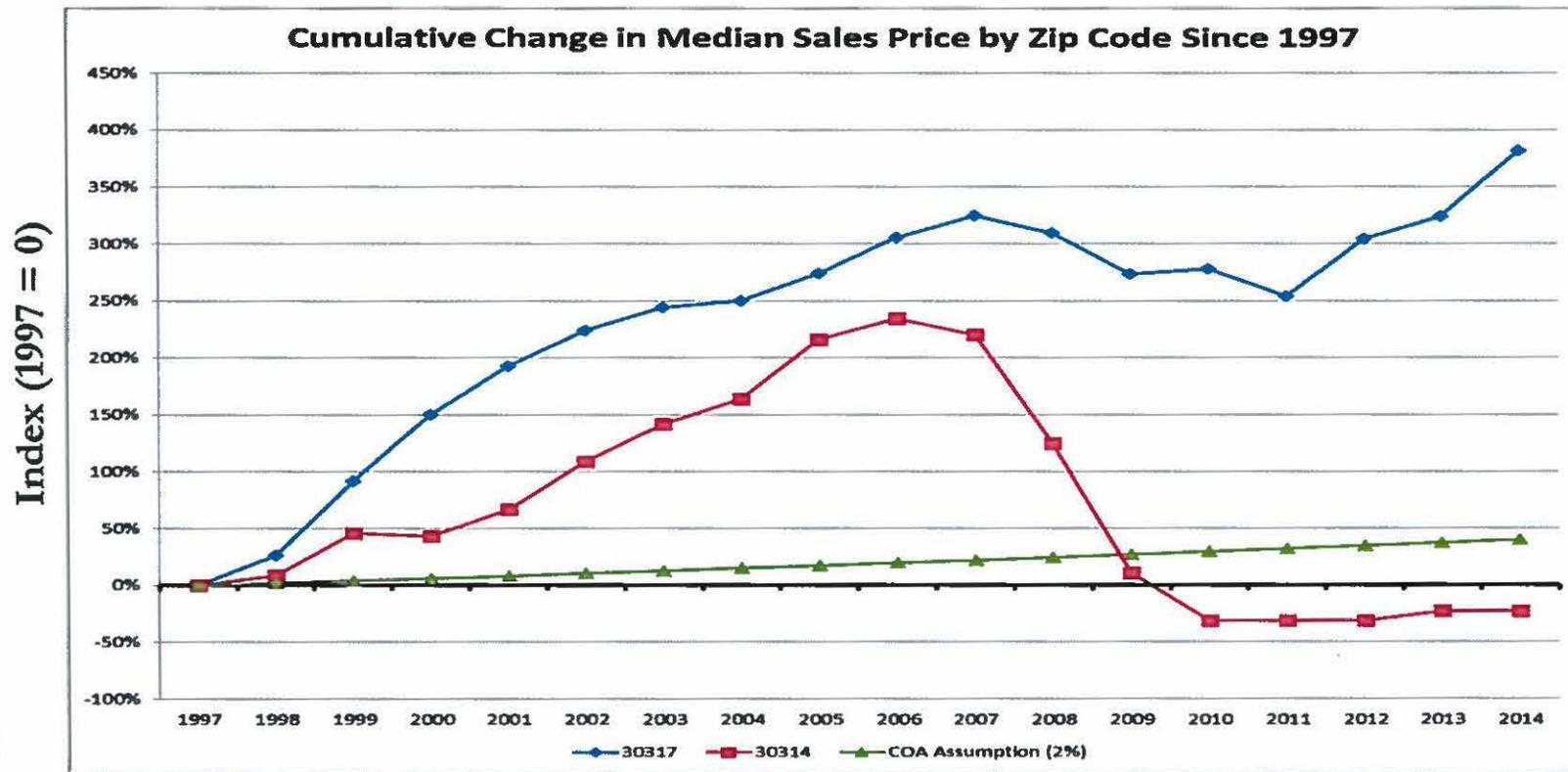


New and more varied housing options



# Property values in the neighborhood have proven to be resilient

## Trends in Housing Values



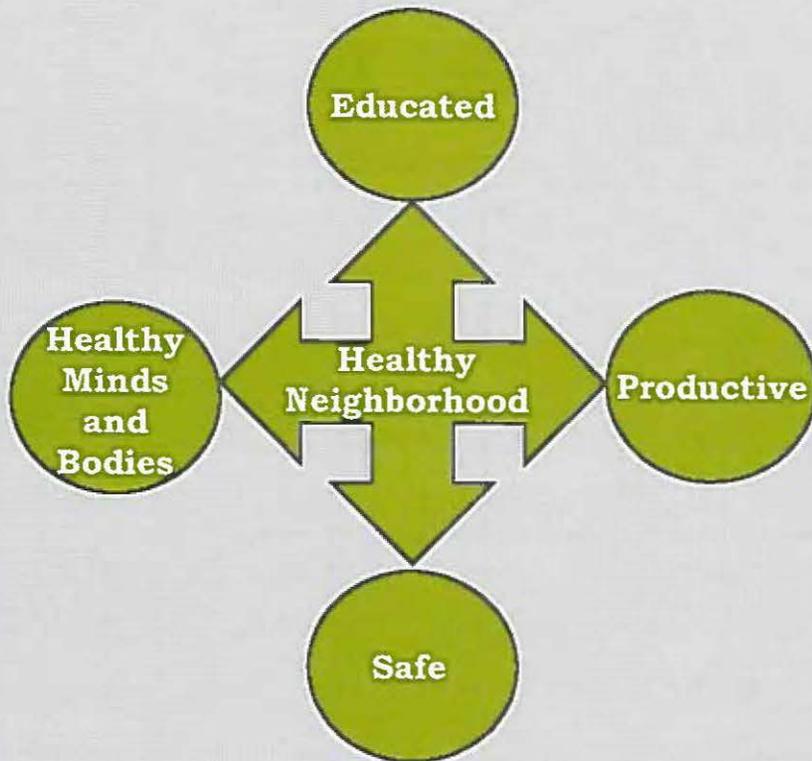
## ***We now call this the “Purpose Built Communities Model”***

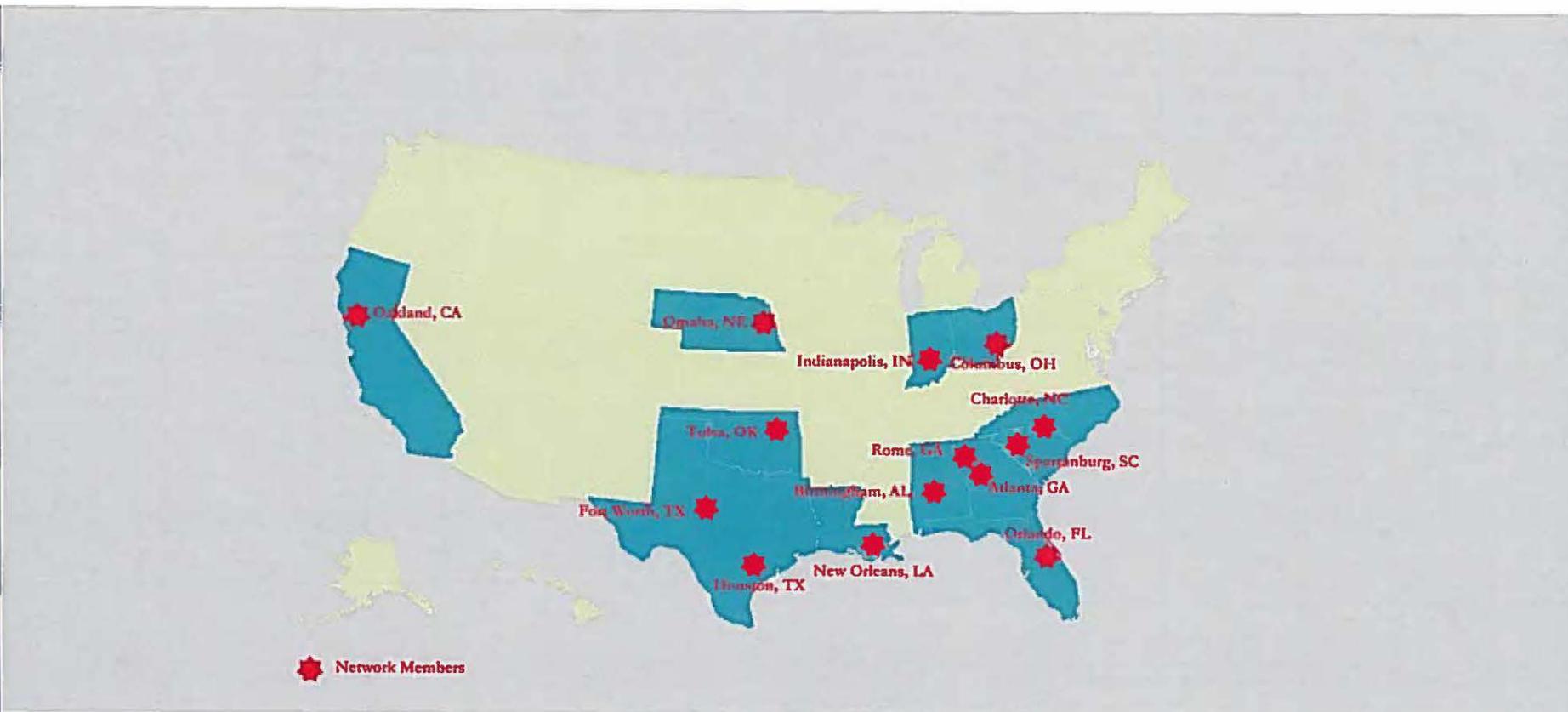
- Turn a distressed neighborhood into a healthy one by attracting public and private investment into a targeted geography
- Build high-quality mixed-income housing to de-concentrate poverty
- Create an integrated education pipeline that provides seamless handoffs between early learning, K-12 and afterschool programs
- Introduce community wellness programs and facilities (e.g., YMCA, health clinics, urban gardens, etc.) tailored to the specific needs of the neighborhood



## ***The goal is to drive outcomes “across the silos”***

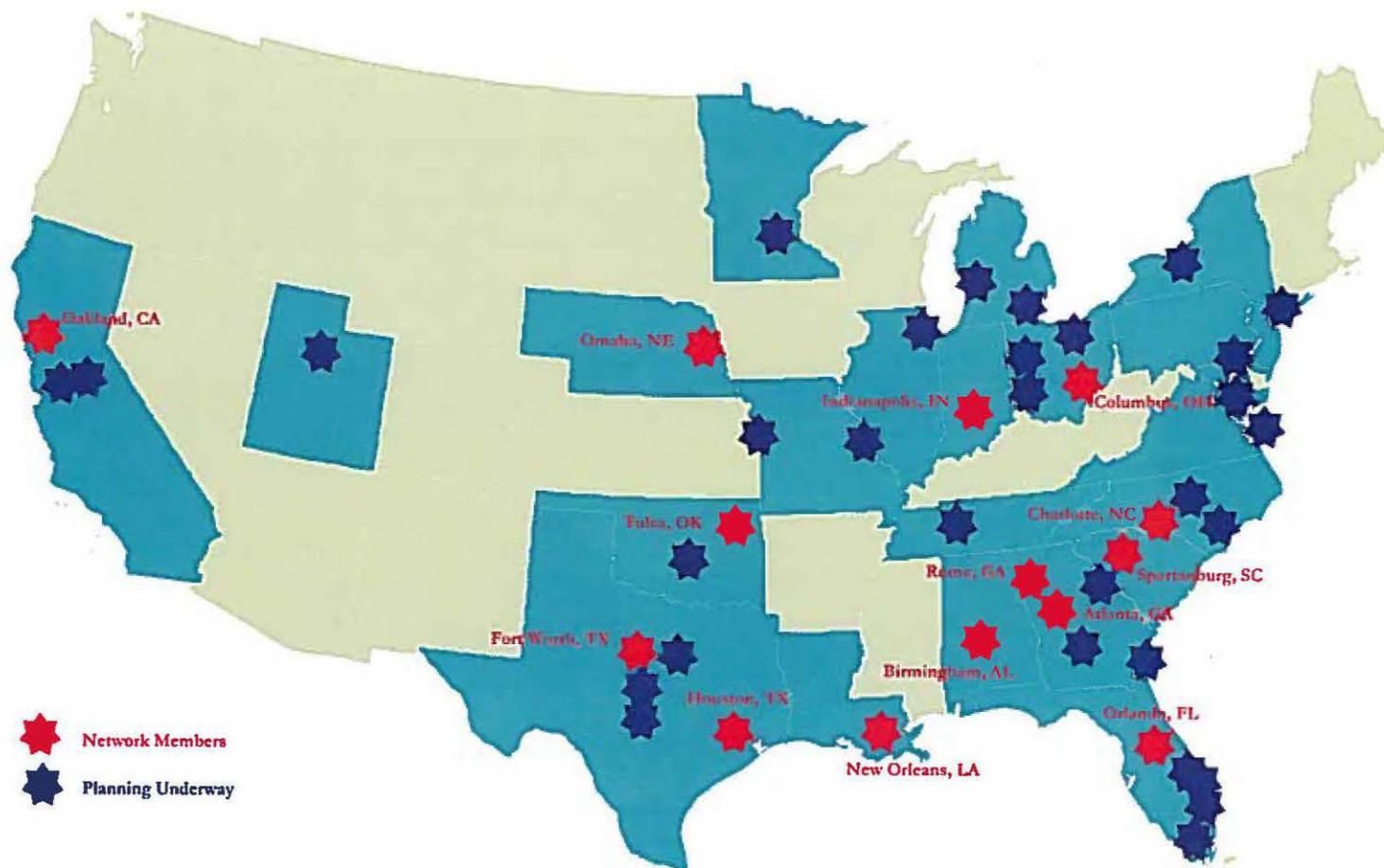
- A “healthy” neighborhood is one where:
  - Children received **high quality “cradle to college” education** services
  - Adults and children are **physically safe** (including the absence of “toxic stress”)
  - People and property are being put to **productive use**
  - Adults and children have access to **high quality health care and live healthy lives** (e.g., access to high quality food, low infant mortality rates, walkable environment, etc.)





***Purpose Built is helping transform neighborhoods across the country***





***Purpose Built is helping transform neighborhoods across the country***

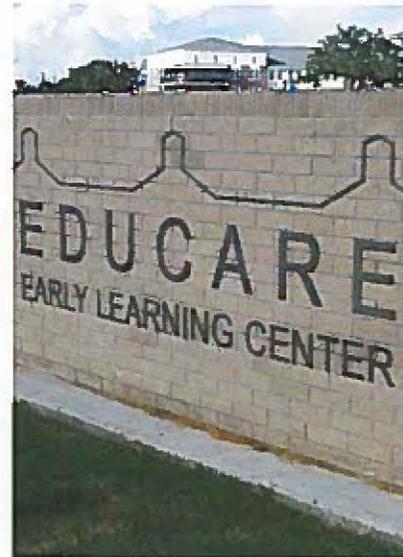
## *Early successes indicate model is replicable: New Orleans*



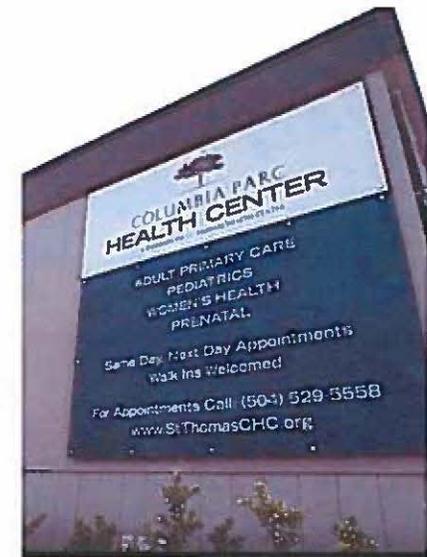
New Orleans' Bayou District - 2005



Built 685 mixed-income apartment homes; plans for 900 total (300 public, 300 low-income, 300 market rate)



Opened Educare Early Learning Center, breaking ground shortly on K-8 Charter School and New High School



Launched support services, health clinic, First Tee program; City Park redevelopment underway; plans for grocery store, YMCA 19





CASTLEMONT  
RENAISSANCE  
Building Community with Legacy Residents



## ***Purpose Built Communities can help***

- We provide **free** consulting services to community leaders interested in implementing our model
  - Neighborhood identification and assessment
  - Real estate acquisition and housing financing strategies
  - Charter school planning and school system contracting
  - Community wellness partnering and strategy
  - Community engagement & Communications
  - Lead organization design and implementation
- Our Network Members learn from and leverage each others efforts



***Thank You!***



## ***Contact Us***

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### **Purpose Built Communities**

3445 Peachtree Road, NE  
Suite 175  
Atlanta, Georgia 30326  
(404) 591-1400  
(877) 205-7481 (toll free)

#### **Shirley Franklin – Executive Board Chair**

[sfranklin@purposebuiltcommunities.org](mailto:sfranklin@purposebuiltcommunities.org)

#### **David Edwards – CEO**

[dedwards@purposebuiltcommunities.org](mailto:dedwards@purposebuiltcommunities.org)

#### **Carol Naughton – President**

[cnaughton@purposebuiltcommunities.org](mailto:cnaughton@purposebuiltcommunities.org)



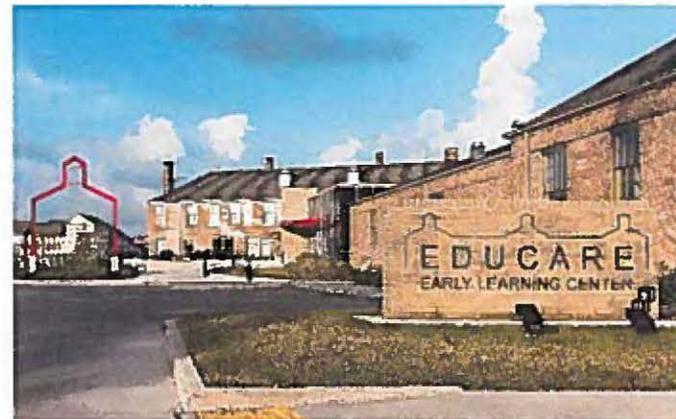
# Bayou District Foundation

*2015*



# Developing a Model

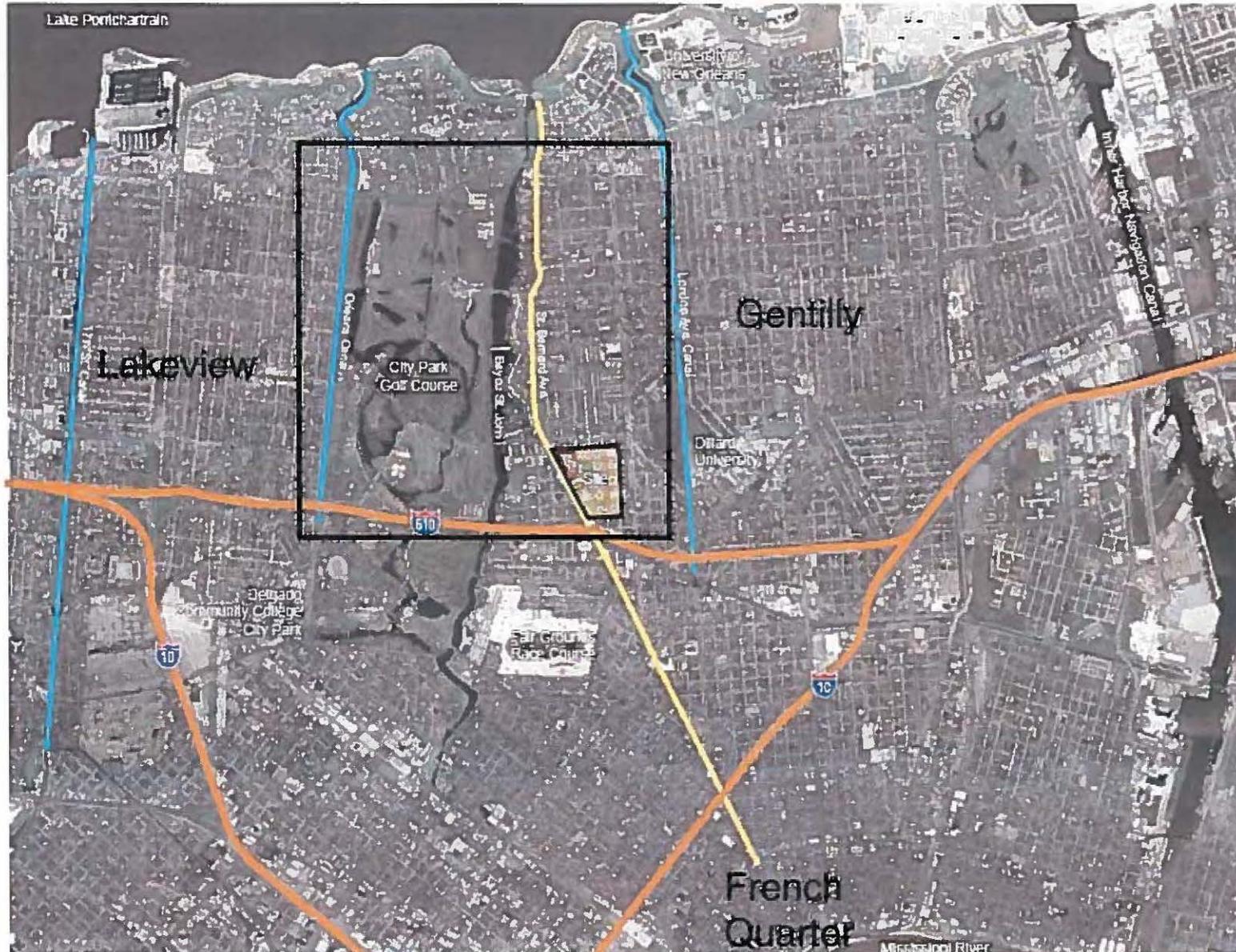
- Gerry Barousse Jr, Mike Rodrigue & Gary Solomon travel to East Lake (Atlanta GA) shortly after Hurricane Katrina; November 2005
- BDF is formed on the basis of that visit to:
  - 1) Change the cycle of poverty within New Orleans
  - 2) Create a more upwardly mobile citizenry through enhanced educational and housing opportunities
  - 3) Sustain the model by partnering with existing assets like City Park golf, neighborhood groups and motivated business leaders interested in a new way of doing things.





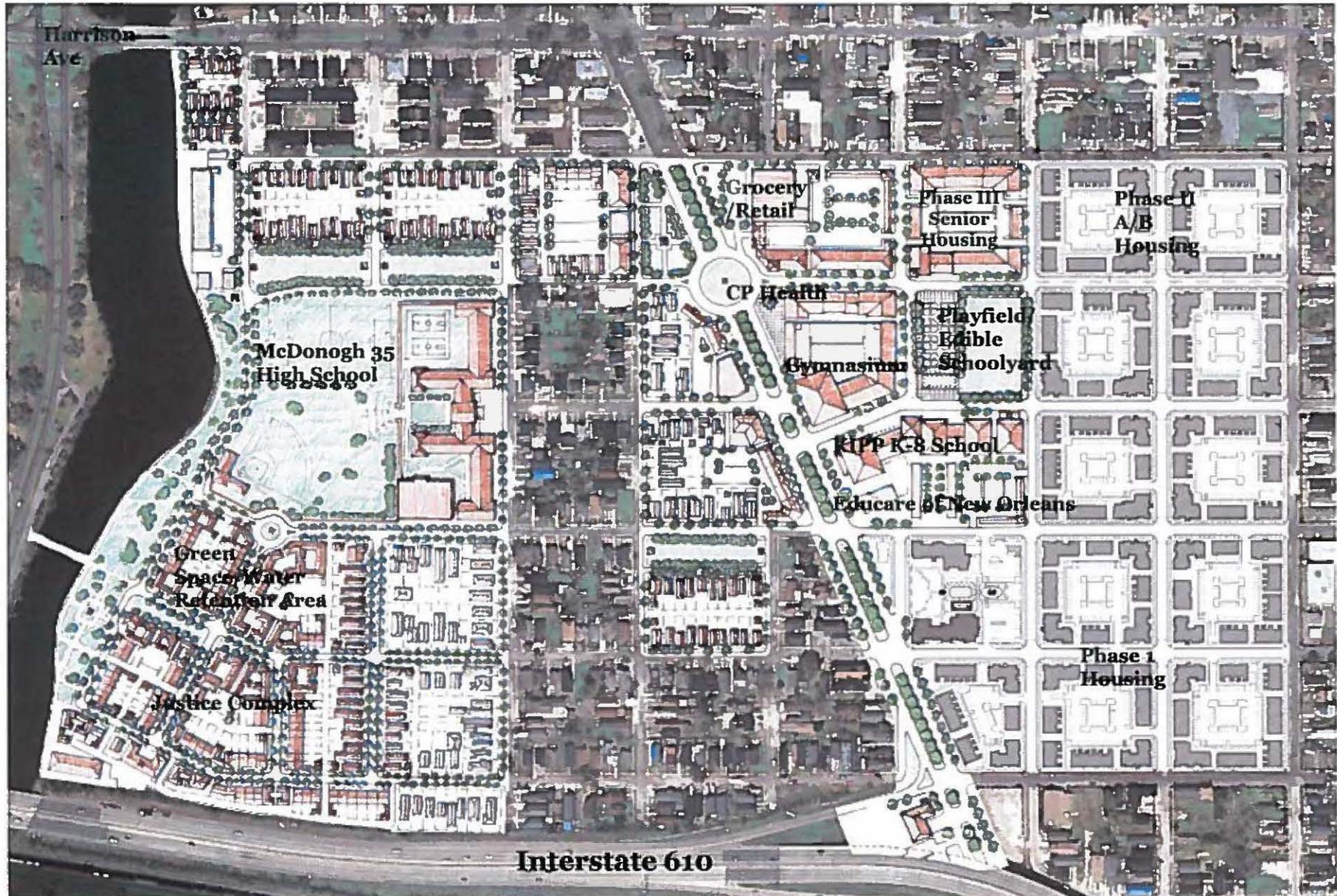
# Location map

*Columbia Parc is the wedge shaped neighborhood highlighted to the right of City Park*





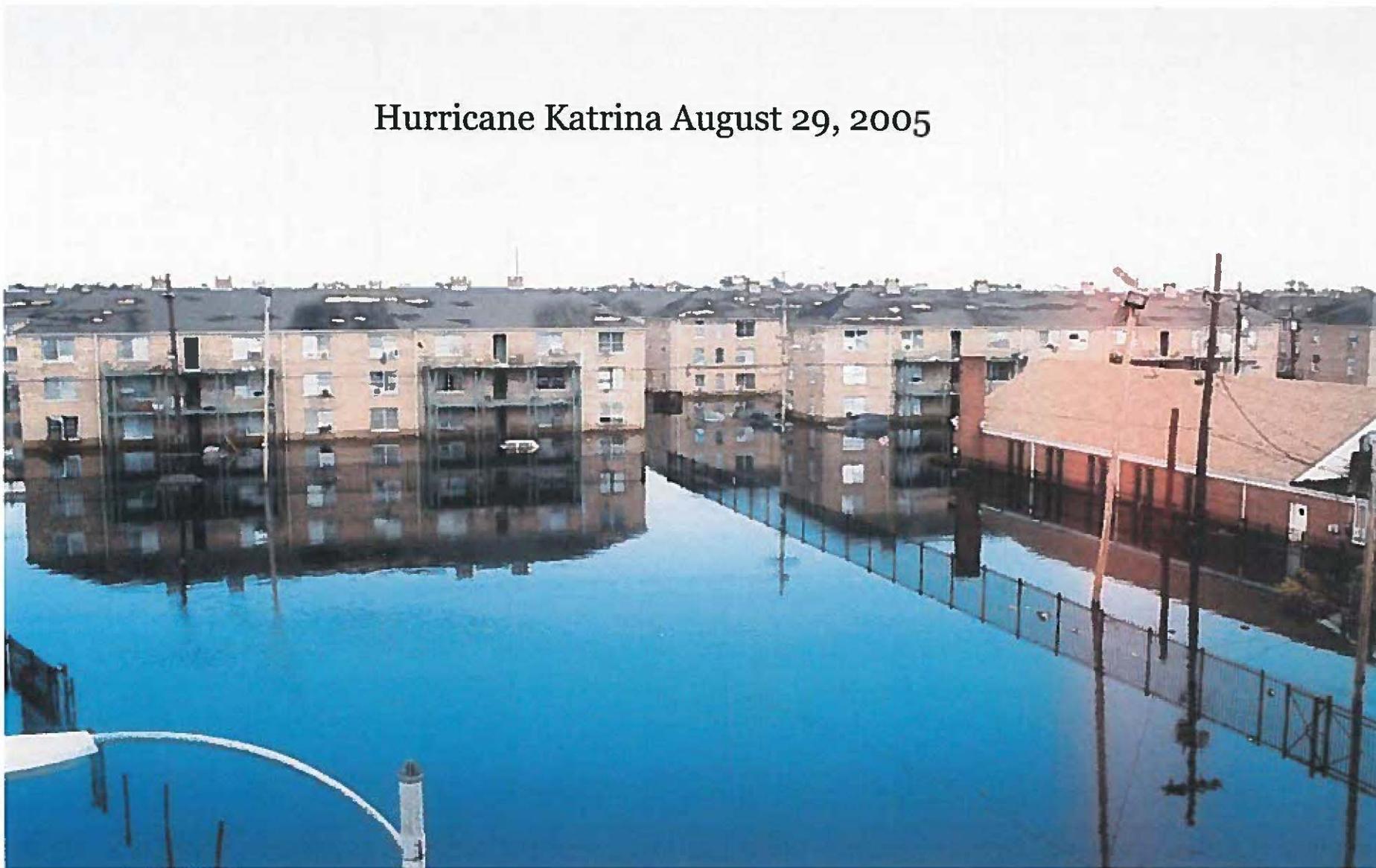
# The Bayou District





# St. Bernard Housing Development Flooded

Hurricane Katrina August 29, 2005





# July 13, 2014: Columbia Parc at the Bayou District



727.520.8181  
www.aerophoto.com

**New Columbia Citi Residence @ Bayou District**

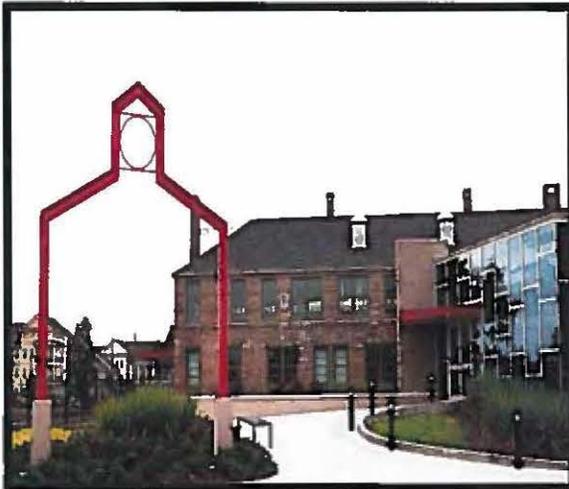
Image # 140713 2052  
Date 07.13.14



# “Cradle to College” Education Pipeline

*Education is the center of our community & our primary weapon to break the cycle of poverty*

- Educare of New Orleans- The first Educare school developed in the United States south. Intensive early childhood education for 150 children of poverty 0-5.
- K-8 Public Charter School- slated to be adjacent to Educare to create a ‘education block’ at the center of the community
- McDonogh 35 Senior High School-completed September 2015



*Educare New Orleans*



*K-8 Charter School*



*McDonogh 35 Senior High School*

# Golf Drives Community Sustainability



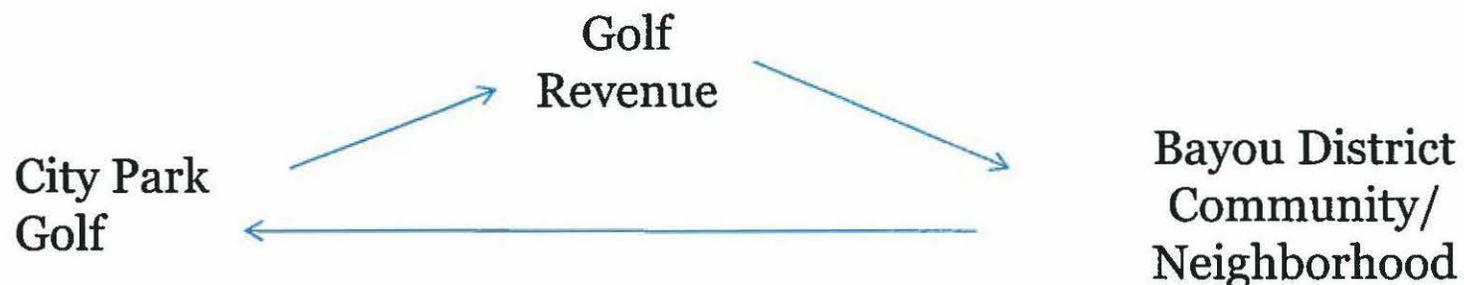
BDF income from golf operation will be dedicated to neighborhood reinvestment:

- Educare New Orleans
- adult literacy
- financial literacy
- youth recreation & sports training
- Community Support Services for low income residents
- teacher training



*Monty Williams with BDF Junior Golf*

Golf economic engine for BDF parallels successful East Lake Model:





# City Park Golf Complex

**Scheduled  
Opening Spring  
2017**

**Total Cost-\$24 million  
7400 yards  
Rees Jones/PGA TOUR designed  
New/Renovated Practice Facility/Short  
Game Area  
New Clubhouse  
New Maintenance Facility  
Junior Golf Learning Facility  
Golf Course Construction Cost-15 Million  
Clubhouse and other vertical structures-9  
Million**





# Partnerships

Project Scope: 2006-2016  
440M Dollars  
Monies Spent to Date 245MM  
Monies Raised to Date 17MM  
Philanthropic Goal 30MM



Warren Buffett, Tom Cousins, Alex Robertson, Sean Reilly, John Davies

# Progress Report-Partners



## Completed

- 685 Rental Housing Units
- Educare New Orleans
- 5 For Sale Homes
- 12 City Streets
- 3 Business Centers
- 2 Theaters
- Swimming Pool
- NFL/LISC Playfield
- 3 Playgrounds
- Edible Schoolyard/Community Garden
- Temporary Community Health Clinic
- McDonogh 35 College Prep High School



*President & First Lady Obama Visit Columbia Parc at the Bayou District August 29, 2010*

## Under Construction

- Offsite Single Family Homes
- City Park Golf Course Complex
- 1 For Sale Home

## In Process

- Community Grocery Store-Construction Start 2016
- CVS Pharmacy-Construction Start 2016
- Gymnasium-Construction Start 2016
- K-8 School Construction Start 2016



*BDF Honorary Chairman Tom Cousins & PGA TOUR Commissioner Tim Finchem visit Columbia Parc*



# BDF Social Measures/Accomplishments

## 2010-2016

- Violent Crime in Columbia Parc reduced from 686 felonies over a four-year period to two attempted felony in the 6 years since Columbia Parc has opened. 99.9% reduction.
- Partnering with St. Thomas Health to provide primary care health care services to the 13,000 New Orleans residents that live between Lake Pontchartrain and Interstate 610.
- Organized Homebuyers Club, Financial Literacy Courses, Computer Classes, After School Program and Child Development Assistance Program for residents of Columbia Parc.
- Acquiring and turning over blighted property around Columbia Parc; key piece of Mayor Landrieu's Place Based Redevelopment Initiative. 186 properties in pipeline.
- Affordable Housing Project of the Year 2011 by National Homebuilders Assn.  
Multi-Housing Pro-Pillar Industry Award 2012.  
Charles Edson Tax Credit Excellence Award 2011.  
Libby Milton Champion for Children Award 2010.  
Zurich Cares Award 2014.  
President George W. Bush Education Roundtable 2015.



*Jim Grauley (Columbia), David Gilmore (HANO), Gerard Barousse Jr. (BDF)*

# Thank You!

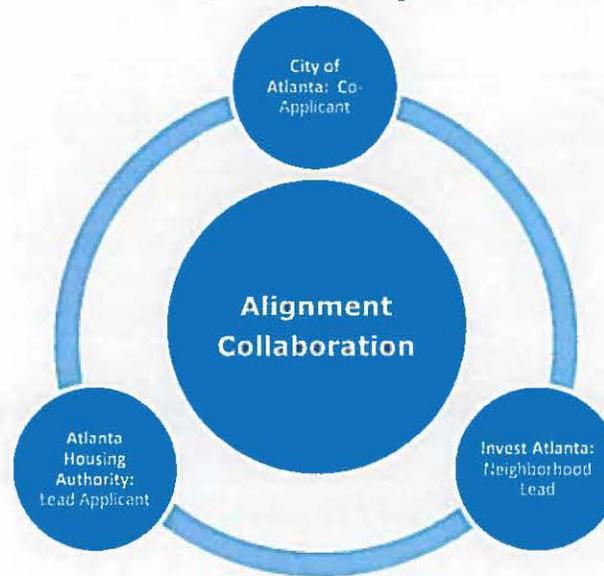


[www.bayoudistrictfoundation.org](http://www.bayoudistrictfoundation.org)

# Transformational Community Development Model: Aligned, Collaborative, Catalytic, Impactful, Measurable

## City CN Role: Co-Applicant

- Leadership
- Neighborhood Vision
- Community Planning / Accountability
- Zoning / Land Use
- Funding
  - Infrastructure
  - Transportation
  - Parks
  - Neighborhood Stabilization
- Public Safety
- Code Enforcement
- Demolition
- Sustainability
- Data Collection / Reporting



## Invest Atlanta Role: Neighborhood Lead

- Planning / Funding
  - Community Facilities
  - Stabilization
    - Land Acquisition
    - Owner-occupied Rehab
  - Housing Development
  - Retail Development
  - Homeownership
- Positioning Sites For Redevelopment
- Facilities to Provide Access to Community Services, Education and Job Training
- Economic Development Incentives
- Community Benefits Plan Delivery
- Data Collection / Reporting

## AHA CN Role: Applicant and People Lead

- Planning
- CN Funds Support: Neighborhood Stabilization, Land Acquisition, Development, Community Facilities, Resident Capacity Building
- Housing Development: Mixed-use, Mixed-income
- Human Development Programs: Workforce Development, Jobs, Education, Health
- Community Engagement, Resident Capacity Building, Stakeholder Collaboration
- Homeownership
- Land Owner/Sponsor of 4 Mixed-income Developments
- Data Collection / Reporting

## City of Atlanta Housing Sub-Cabinet



**Housing and Community Development**



**Programmatic partnerships with Non-Government Organizations:**  
 Athens Land Trust – HOME CHDO and CDBG sub-recipient  
 Athens Housing Authority – HOME and CDBG sub-recipient  
 Habitat for Humanity - HOME and CDBG sub-recipient

**Programmatic partnerships with other Athens-Clarke County Government departments:**  
 Attorney's Office – court ordered demolition  
 Building Permits and Inspections – code enforcement, court ordered and voluntary (CDBG assisted) demolition

Athens Land Bank Authority – staffed by ACC Attorney's Office and assisted by HCD director  
 Georgia Initiative for Community Housing committee – committee appointed by the Mayor and Commission to review options for diversifying the Athens housing market, staffed by HCD director

# Tampa Housing Authority Community Development Finance Sources

# ELLA FINANCING STRUCTURE

## BOND FINANCING/4% LIHTC

×	Hillsborough County NIBP Bonds	\$ 2,900,000
×	Hillsborough County MFR Bonds (short term bridge)	\$ 9,370,000
×	Tampa Housing Authority Land Note	\$ 1,600,000
×	Tampa Housing Authority Equity	\$ 824,023
×	HUD Replacement Housing Factor Funds	\$ 4,946,299
×	HUD NSP 2 Funds through the THA	\$ 2,250,000
×	Affordable Housing Program Funds	\$ 1,000,000
×	HOME Funds through the City of Tampa	\$ 2,500,000
×	HUD NSP 1 Funds through the City of Tampa	\$ 1,000,000
×	Low Income Housing Tax Credit Equity	\$ 8,169,606
×	Deferred Developer Fee	\$ 425,000
×	Brownfield Rebate	\$ 396,973
×	<b>Total Project Sources</b>	<b>\$35,381,901</b>
	<i>Retire short term bonds with sub debt</i>	<i>(\$9,370,000)</i>
×	<b>Total Project Costs</b>	<b>\$26,011,901</b>

# **REED FINANCING STRUCTURE**

## **9% LIHTC**

✘ Oak Grove Capital – Freddie Mac Perm Loan	\$ 3,800,000
✘ Tampa Housing Authority Land Note	\$ 1,570,000
✘ HUD Replacement Housing Factor Funds	\$ 2,191,747
✘ HOME Funds through the City of Tampa	\$ 100,000
✘ Low Income Housing Tax Credit Equity	\$ 21,097,890
✘ Deferred Developer Fee	\$ 250,000
✘ Brownfield Rebate	\$ 481,600
✘ Total Project Sources	\$ 29,491,237

# TRIO FINANCING STRUCTURE

## BOND FINANCING/4% LIHTC

×	Hillsborough County MFR Bonds	\$ 4,700,000
×	Hillsborough County MFR Bonds (short term bridge-series A)	\$ 6,070,000
×	Hillsborough County MFR Bonds (short term bridge-series B)	\$ 3,250,000
×	Tampa Housing Authority Land Note	\$ 1,425,000
×	Tampa Housing Authority Equity ( <i>replace \$1.0MM with AHP, if awarded</i> )	\$ 3,965,110
×	Tampa Housing Authority Capital Fund	\$ 2,500,000
×	HUD Replacement Housing Factor Funds	\$ 2,836,374
×	HUD NSP 2 Funds through the THA (Tranche 1)	\$ 1,000,000
×	HUD NSP 2 Funds through the THA (Tranche 2)	\$ 2,275,000
×	HOME Funds through the City of Tampa	\$ 2,000,000
×	Low Income Housing Tax Credit Equity	\$ 6,769,936
×	Deferred Developer Fee	\$ 750,000
×	Brownfield Rebate	\$ 422,604
×	Total Project Sources	\$37,964,024
×	<i>Retire short term bonds with sub debt</i>	<i>(\$9,320,000)</i>
×	Total Project Costs	\$28,644,024

## **TEMPO PROPOSED FINANCING STRUCTURE**

### **BOND FINANCING/4% LIHTC**

✘ First Mortgage Bonds	\$ 8,700,000
✘ Short Term Bonds	\$ 9,600,000
✘ Tampa Housing Authority Land Note	\$ 2,187,000
✘ HUD Replacement Housing Factor Funds	\$ 3,297,530
✘ Low Income Housing Tax Credit Equity	\$ 9,581,284
✘ Choice Neighborhood	\$14,000,000
✘ Deferred Developer Fee	\$ 1,000,000
✘ Total Project Sources	\$48,365,814
✘ <i>Retire short term bonds with sub debt</i>	<i>(\$9,600,000)</i>
✘ Total Project Costs	\$38,765,814

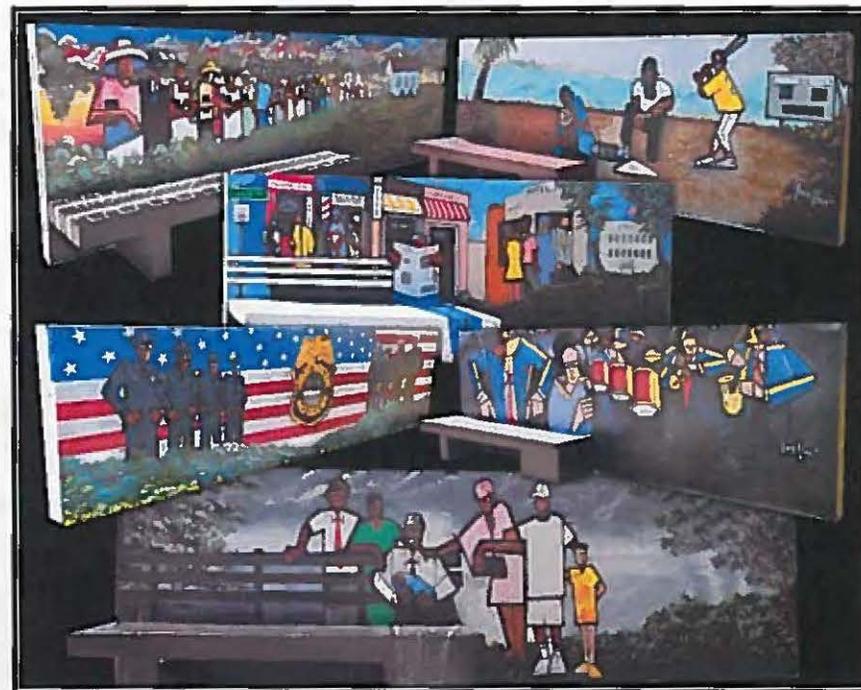


*City of*  
**Tampa**  
Florida

**East Tampa  
Community Redevelopment Area  
Presentation to**

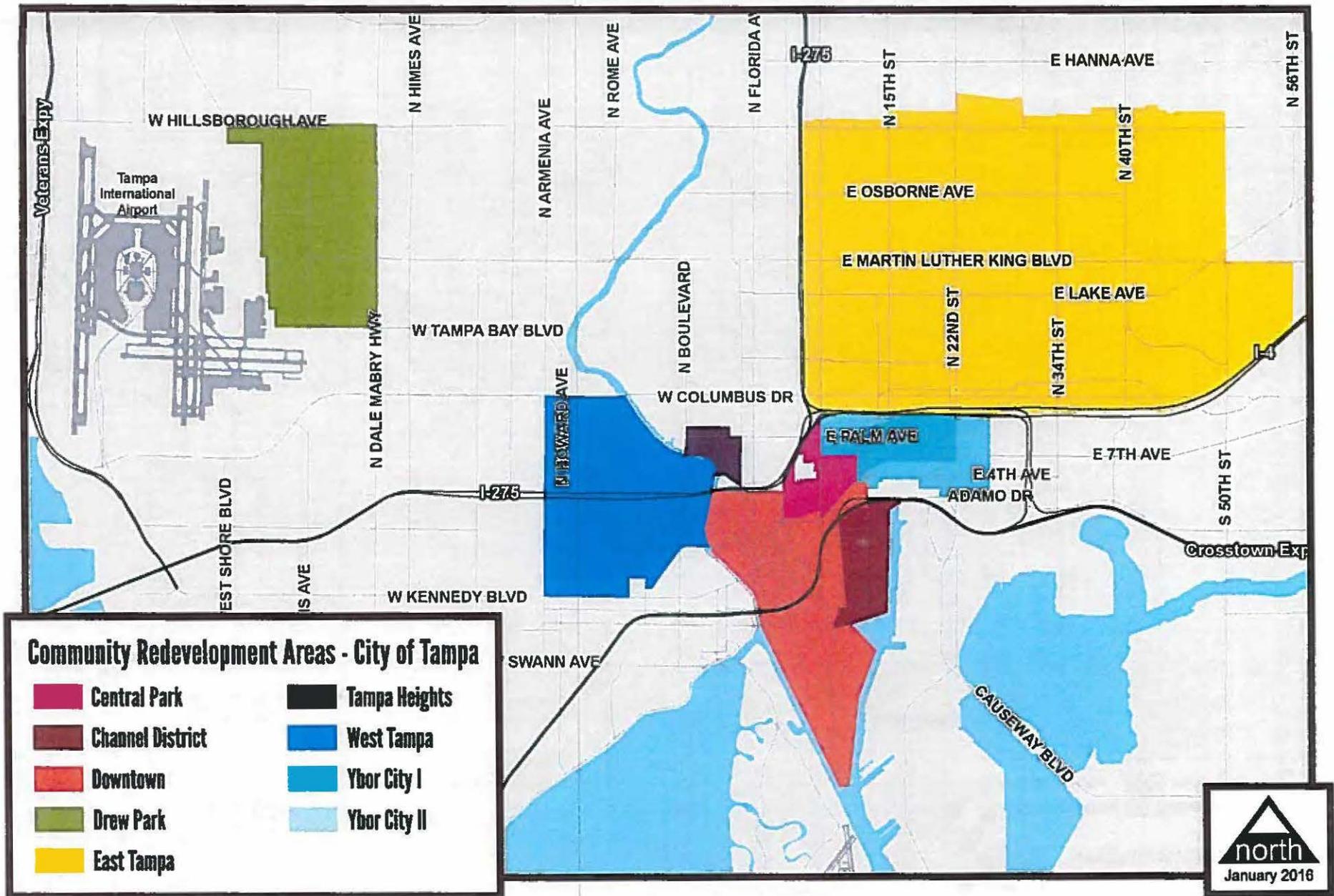
**Leon County Government  
Officials**

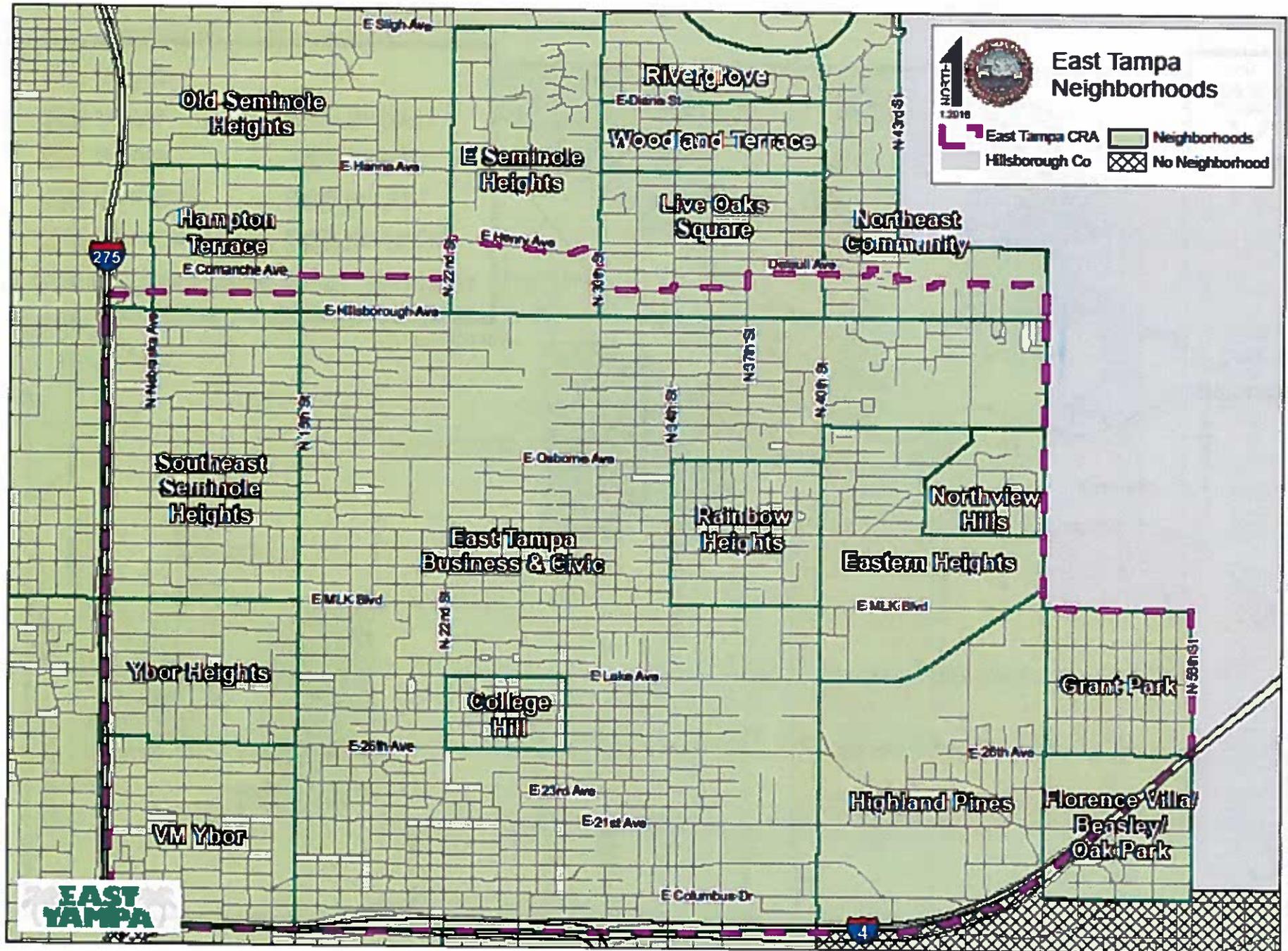
**June 7, 2016**



# East Tampa







## Florida's Community Redevelopment Enabling Legislation:

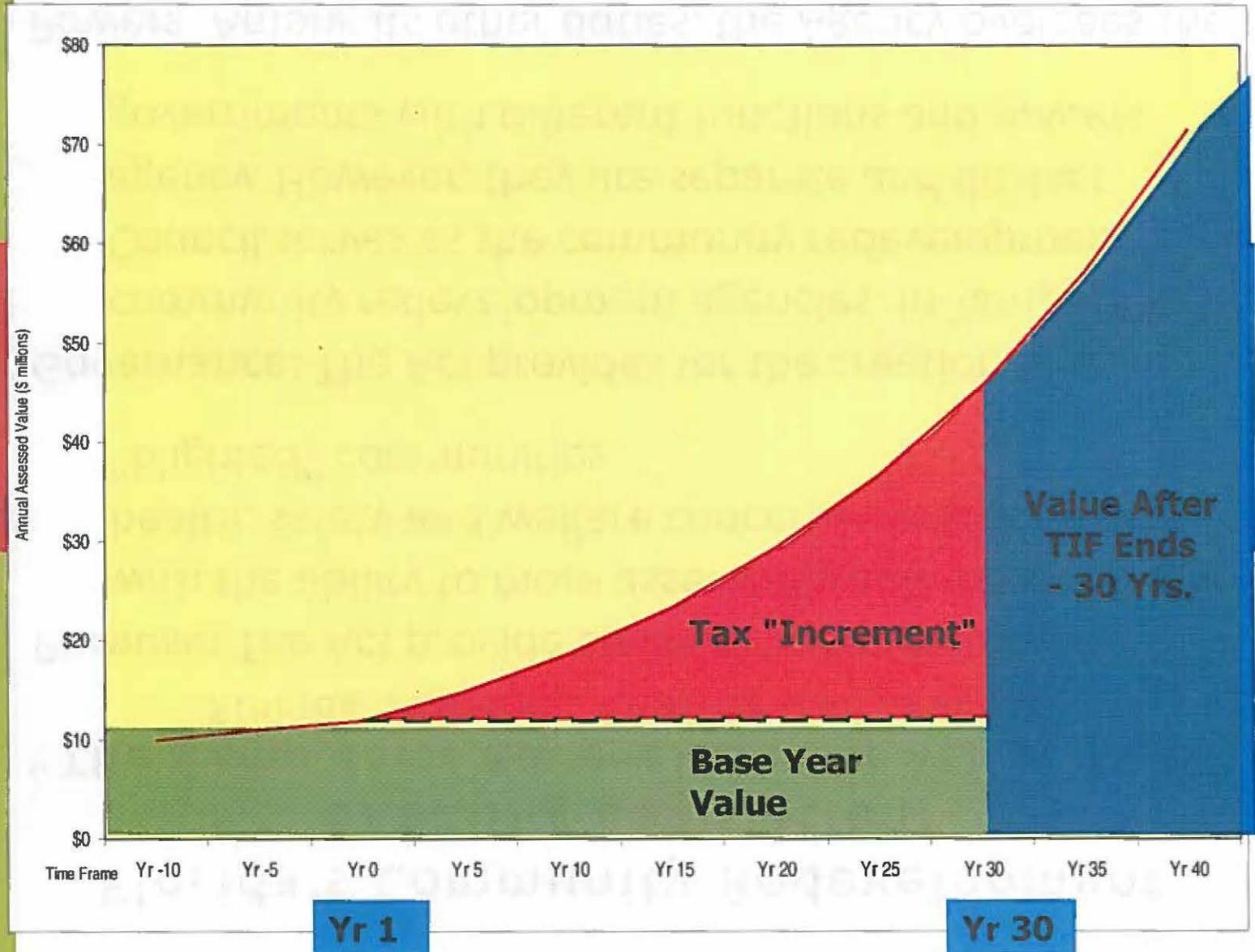
**"The Community Redevelopment Act of 1969"**  
Florida Statutes, Chapter 163, Part III

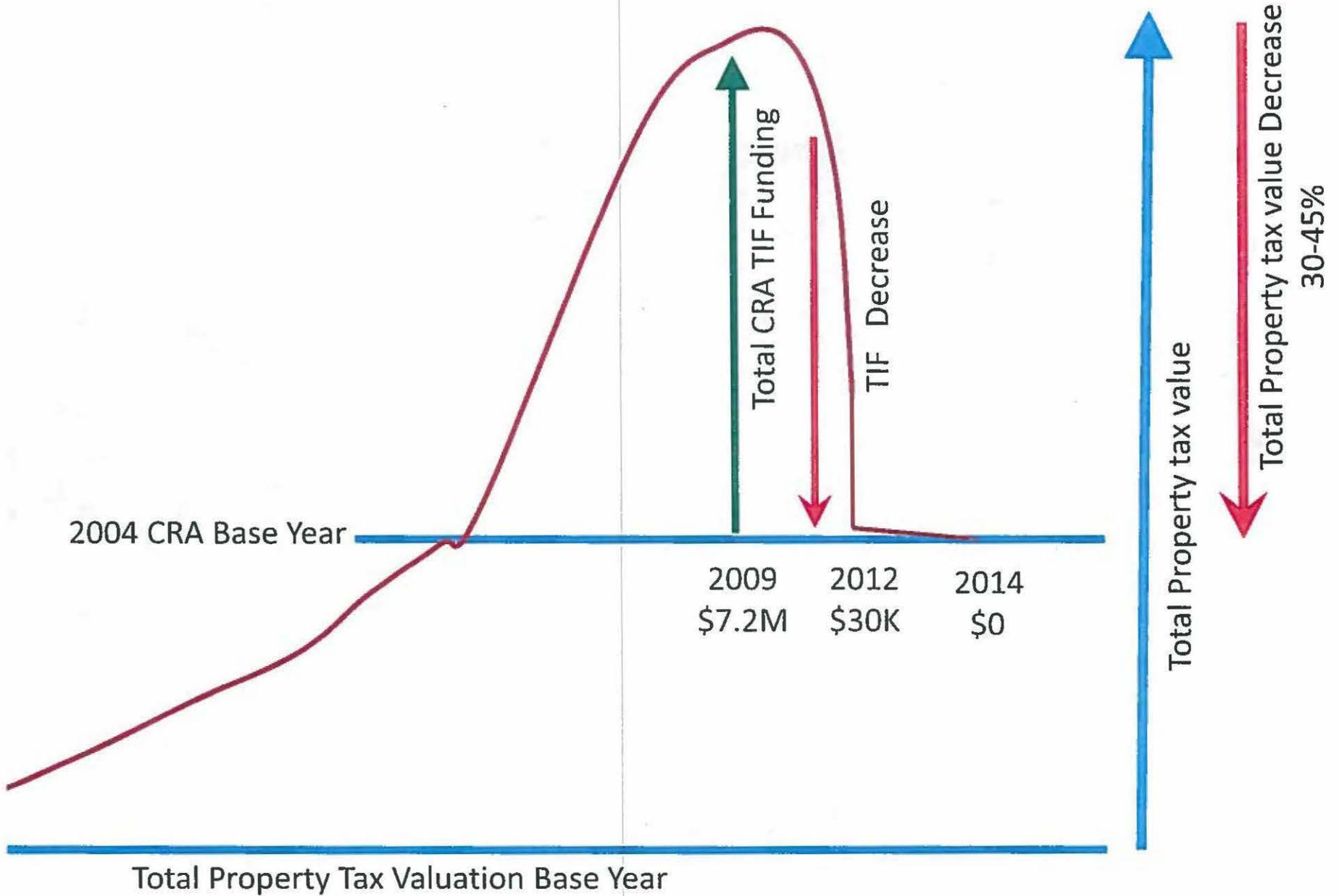
**Purpose:** The Act provide counties and municipalities with the ability to more assertively address the public health, safety and welfare concerns associated with "blighted" communities.

**Governance:** The Act provides for the creation of local community redevelopment agencies. In Tampa, City Council serves as the community redevelopment agency. However, they are separate and distinct governments with different functions and powers.

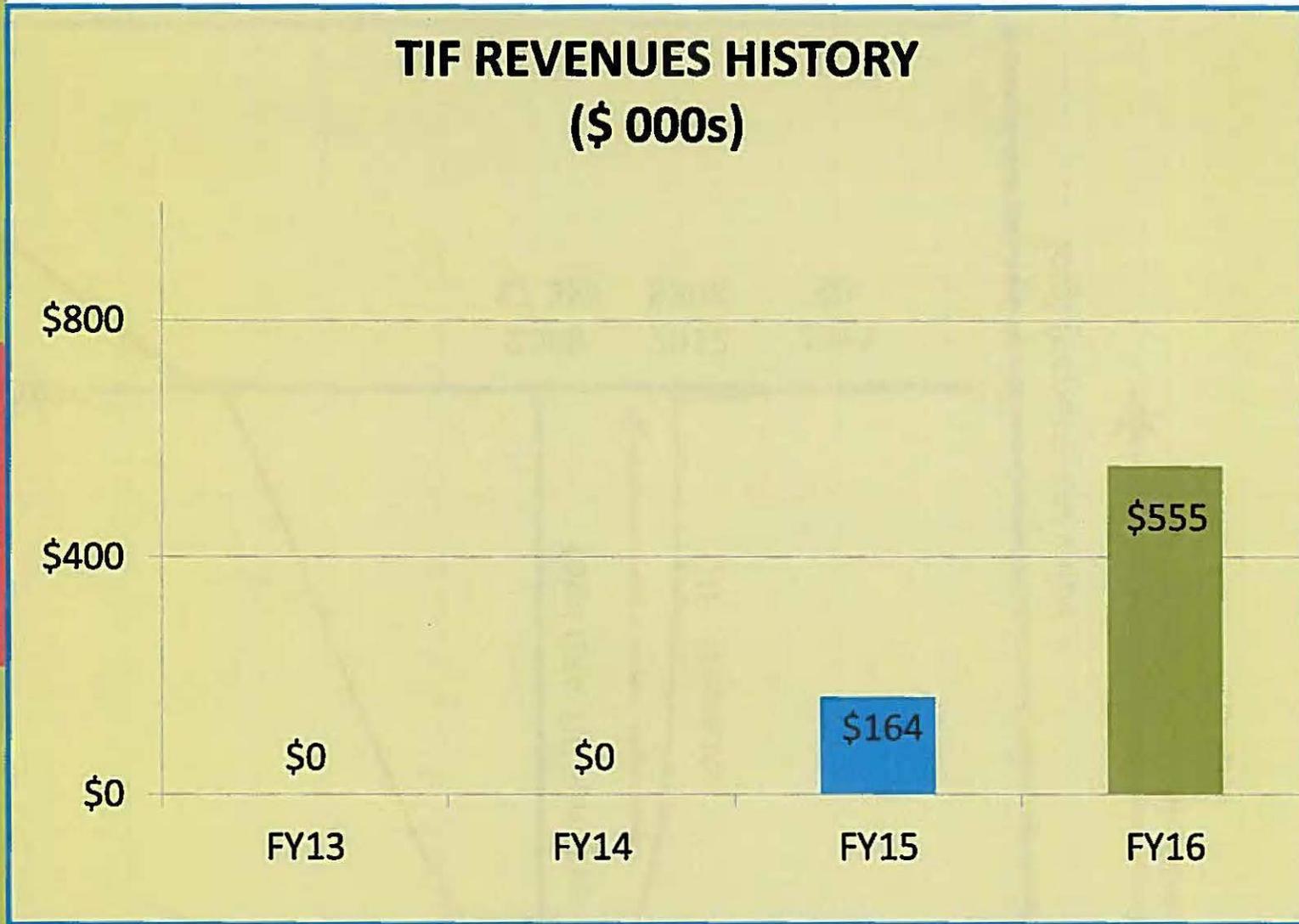
**Powers:** Among its other duties, the Agency oversees the implementation of CRA Plans and the expenditure of TIF funds.

# Long-Term Impact of Tax Increment Financing

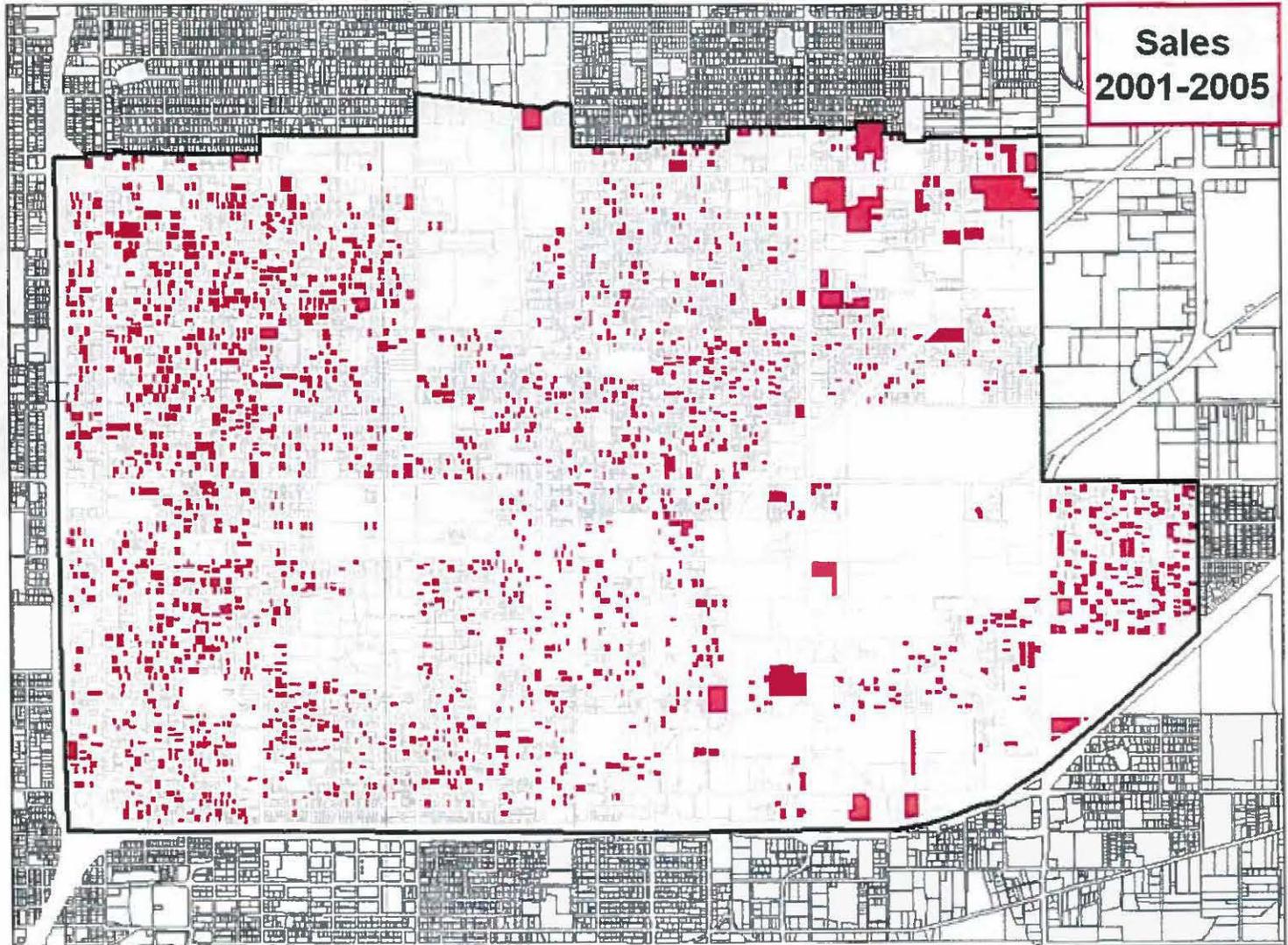




### TIF REVENUES HISTORY (\$ 000s)



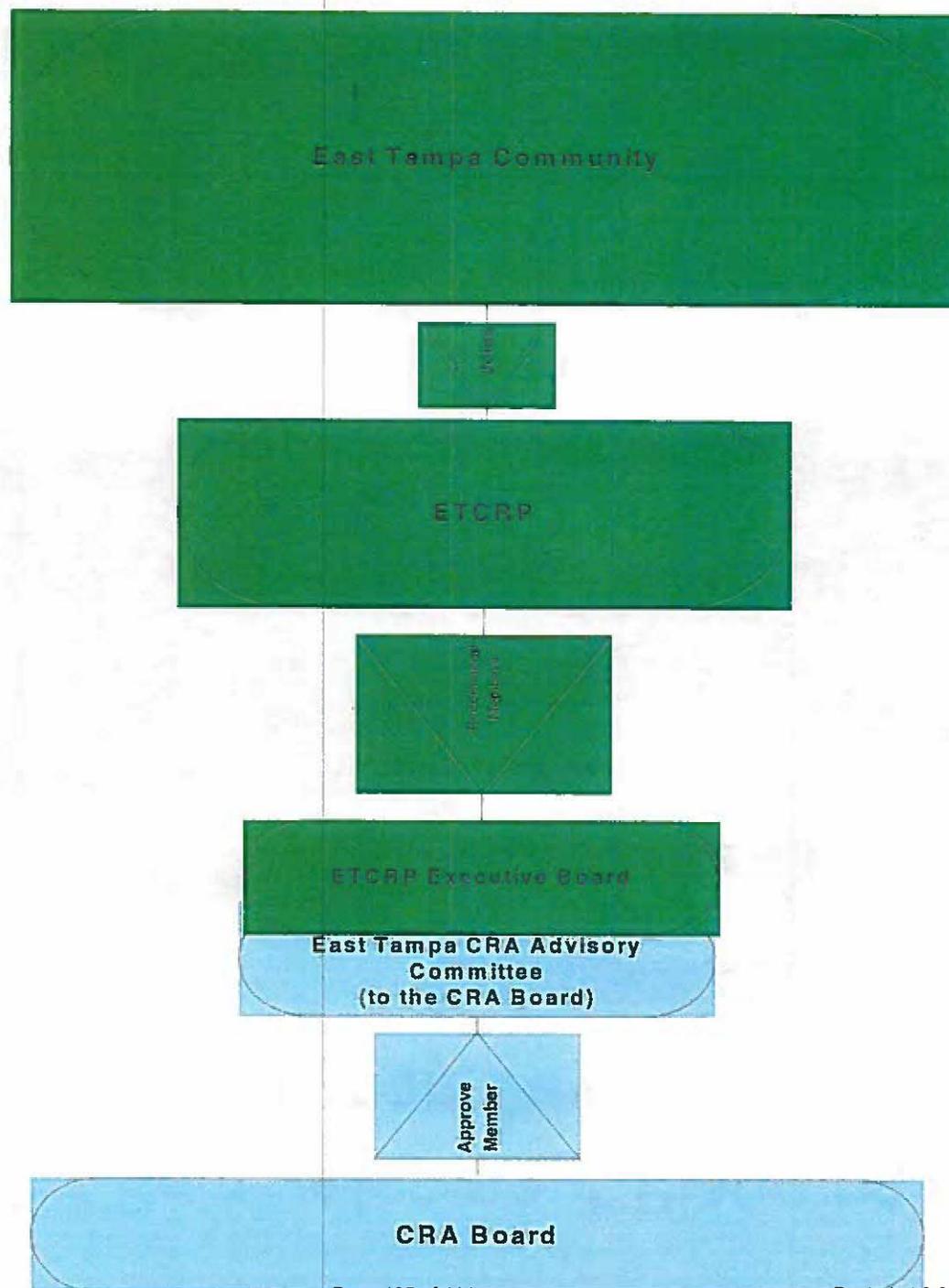
Year	Total Sales	% Change	# of Sales	% Change	Avg Sale	% Change
2005	\$120,718,814	107.46%	1,010	93.86%	\$119,524	7.02%
2004	\$58,187,900	81.68%	521	42.74%	\$111,685	27.28%
2003	\$32,028,200	0.46%	365	-4.70%	\$87,748	5.41%
2002	\$31,882,900	44.52%	383	26.82%	\$83,245	13.95%
2001	\$22,061,800		302		\$73,052	



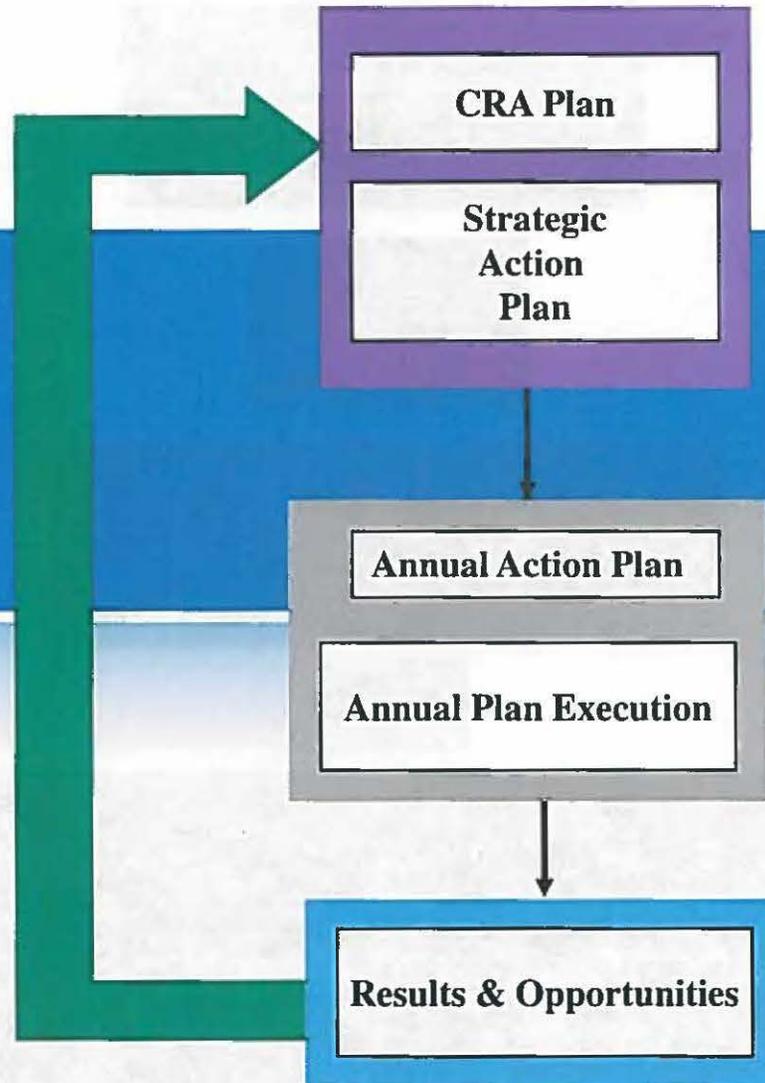
# What are we Doing to Bring the Community Along?

- Inclusive community involvement
- Community-based Strategic Action Plan Process





# Our Redevelopment Planning Approach: The Urban Development Cycle



## The East Tampa Strategic Action Plan at a Glance

### Strategy #1: Invest in neighborhoods to improve quality of life and encourage community self-reinvestment as well as productive, private sector investment.

- Target neighborhood amenities - parks, roadways, sidewalks, landscaping – and infrastructure upgrades that will promote near-term private sector investment and improvement.
- Support neighborhood safety and aesthetics improvements to stabilize at-risk areas - sidewalks, lighting, and pedestrian enhancements.
- Provide assistance to homeowners for rehabilitation and code violation repairs through such programs as the Housing Rehabilitation Program.
- Purchase vacant land and foreclosed homes to support neighborhood stabilization.
- Promote a variety of housing options.

### Strategy #2: Improve the appearance and investment appeal of highly visible gateways and major corridors.

- Improve the curb appeal of business corridors through programs such as the Façade Program.
- Support business corridor safety and aesthetics.
- Fund and develop streetscaping, identity signage and monuments.
- Promote Public art throughout the CRA.

### Strategy #3: Provide incentives to strategic, catalytic projects and new private sector development.

- Target retail and community employers - non-auto retail (national anchors), business services, hospitality / entertainment, fresh produce, ethnic food, port distribution services.
- Partner with businesses to create affordable development opportunities (TIF sharing).
- Partner with businesses on infrastructure improvements adjacent to private sector investments.

- Provide infrastructure assistance for new construction. Partner with businesses to create affordable development opportunities (TIF sharing).
- Initiate land assemblage strategy to create development opportunities.

### Strategy #4: Foster business growth.

- Partner with businesses to create affordable development opportunities (TIF sharing). Partner with businesses to create affordable development opportunities (TIF sharing).
- Consider establishing a revolving loan program in partnership with lenders to assist businesses with expansion, relocation and upgrading of facilities.
- Support mixed use zoning designations, particularly along key corridors.
- Establish market study data to create a market-based redevelopment strategy for 2010-2019:
  - Utilize SocialCompact data to develop a strategy to attract private investment and new retail to East Tampa.
  - Utilize Lambert Advisory's market data to identify the CRA's economic base and target potential opportunities for future redevelopment.

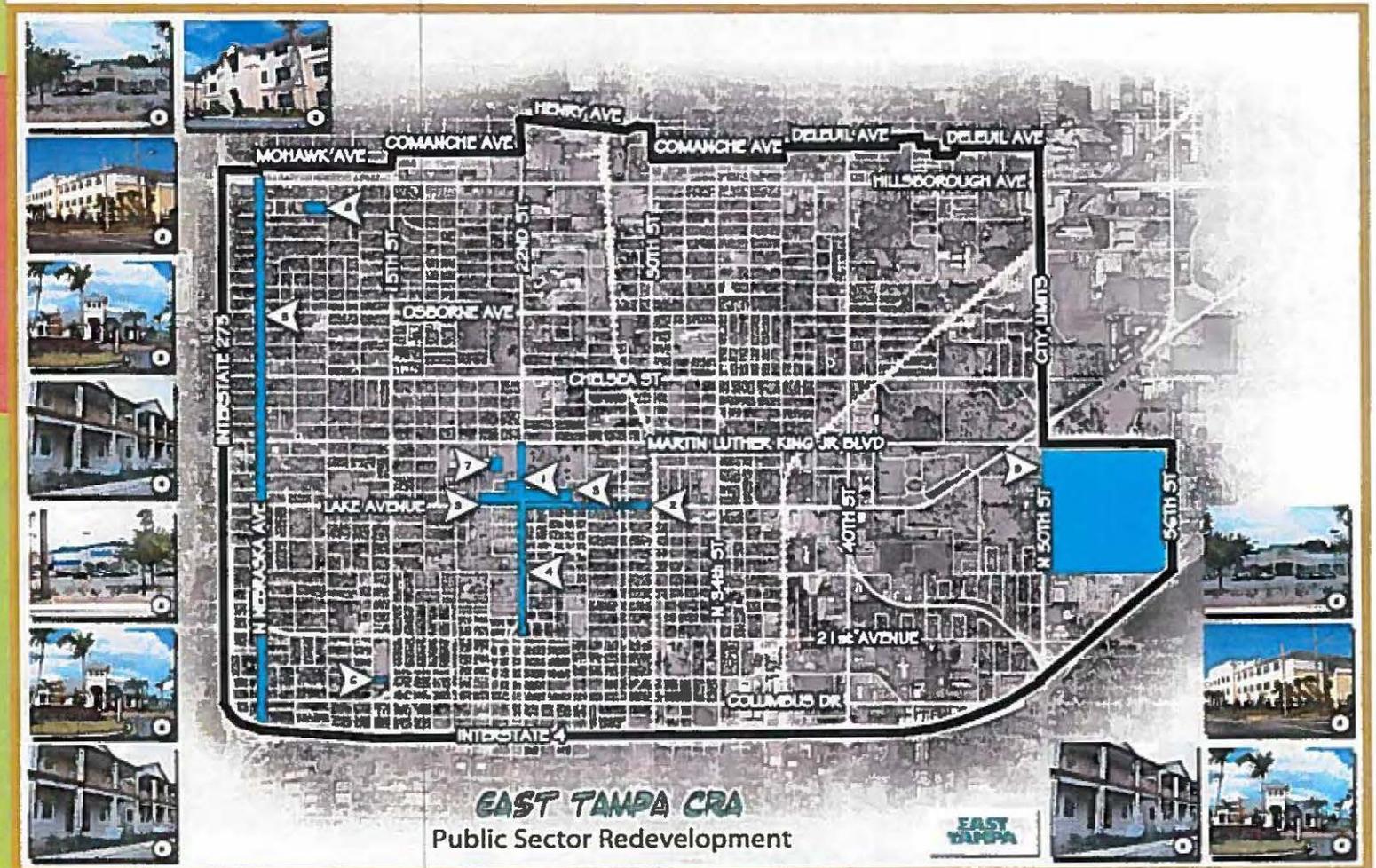
### Strategy #5: Continue to enhance transportation linkages and prepare for light rail, density and associated redevelopment opportunities.

- Short Term:
  - Facilitate resident transportation options to access employment centers by partnering with HART and major employers.
- Long Term:
  - Support mixed-use corridors.
  - Implement zoning and incentives that support light rail and increased density.
  - Identify light rail corridor (TBARTA planning).
  - Explore land assemblage opportunities at transit nodes.

East Tampa Strategic Action Plan Cumulative Sources / Uses Of Funds FY09 to FY14 (rounded to nearest thousands)		
Funding Sources	TIF Revenues	
	Revenue Sources	% Of Tot
TIF Revenues	\$24,164,000	93%
*Other Revenues	\$1,807,000	7%
<b>Total Funding Sources</b>	<b>\$25,971,000</b>	<b>100%</b>
Use of Funds	Uses	% of Total
Capital Projects	\$12,649,000	49%
Enhance 22nd St. (23rd to MLK) <sup>3/5</sup> years funded	\$7,541,000	
Enhance 22nd St. (I-4 to 23rd)	\$4,608,000	
Hillsborough Ave. & 30th St. Stormwater	\$500,000	
Economic Dev/Land Assemblage	\$2,205,000	8%
Community Programs	\$8,965,000	35%
Cord St. & 18th Ave. Improvements (Incentive)	\$550,000	
Housing Rehabilitation	\$1,800,000	
Community Improvement Projects (infrastructure)	\$2,168,000	
Clean City Enhanced Services	\$1,872,000	
Commercial Business Façade	\$1,000,000	
Environmental Detective	\$809,000	
Marketing and Partnership Development	\$212,000	
Maintenance of Community Lakes	\$258,000	
District Street Lighting - Pedestrian	\$296,000	
CRA Management	\$2,152,000	8%
<b>Total Funding Uses</b>	<b>\$25,971,000</b>	<b>100.0%</b>
* "Other Revenues" includes City CIP, State, Federal, SWFWMD, and interest earned on unused financing proceeds.		

# What are We Focusing on?

## Our Approach to Redevelopment



# Our Redevelopment Approach

## The Truth Be Known

There is no exact right way to do redevelopment.

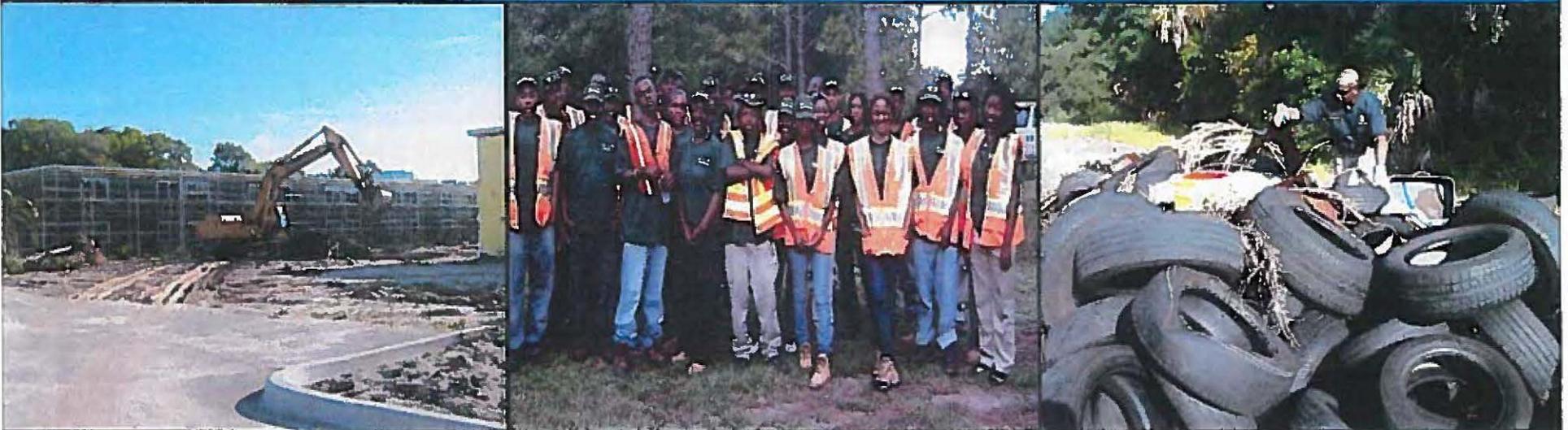
## Our Approach

Use a strategic planning framework to direct redevelopment activities.

# Our Redevelopment Approach

## Mission

To take actions that generate sustained and widespread private market reaction which improves the quality of life of Tampa's redeveloping communities, thereby making them more attractive, safe, convenient, environmentally healthy and economically strong.



## Our Redevelopment Approach

To take actions that **generate sustained and widespread private market reaction** which improves the quality of life of Tampa's redeveloping communities, thereby making them more attractive, convenient, environmentally healthy and economically strong.

- The private sector brings financial resources, credibility, vision, risk taking and drives redevelopment.
- We are "stage setters" for private investment.

**To take actions** that generate sustained and widespread private market reaction which improves the quality of life of Tampa's redeveloping communities, thereby making them more attractive, convenient, environmentally healthy and economically strong.

### What are our "Stage Setting" Actions?

#### ***Public Investments***

- Capital Improvements
- Enhanced Services
- Planning
- Marketing/Events

#### ***Incentives***

- Housing Rehabilitation
- Enterprise Zone
- Qualified Target Industry
- Brownfields Designation

#### ***Regulatory Actions***

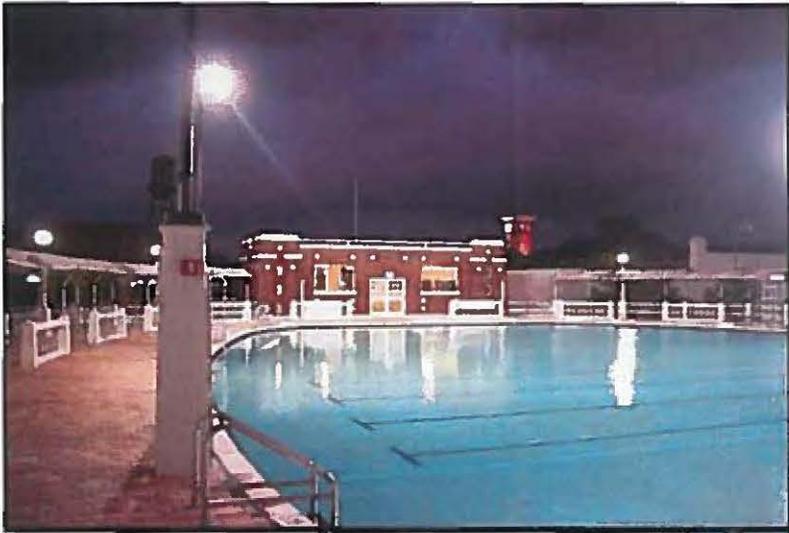
- Land Use/Zoning
- Permitting
- Transportation Impact Fee Reductions
- Bonus Densities

# Our Redevelopment Approach

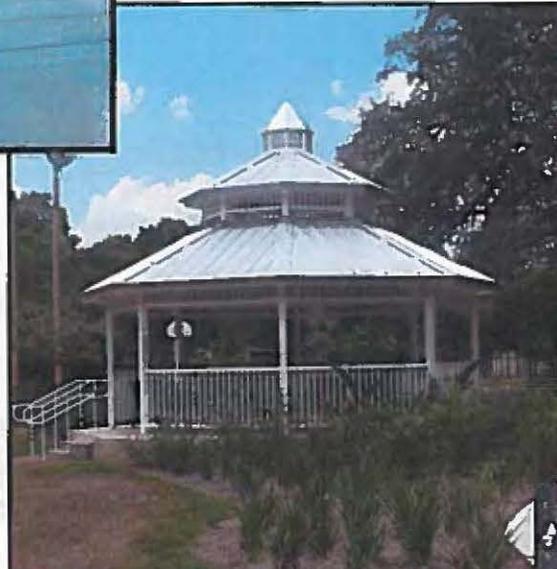
To take actions that generate sustained and widespread private market reaction which improves the **quality of life** of Tampa's redeveloping communities, thereby making them **more attractive, safe, convenient, environmentally healthy and economically strong.**

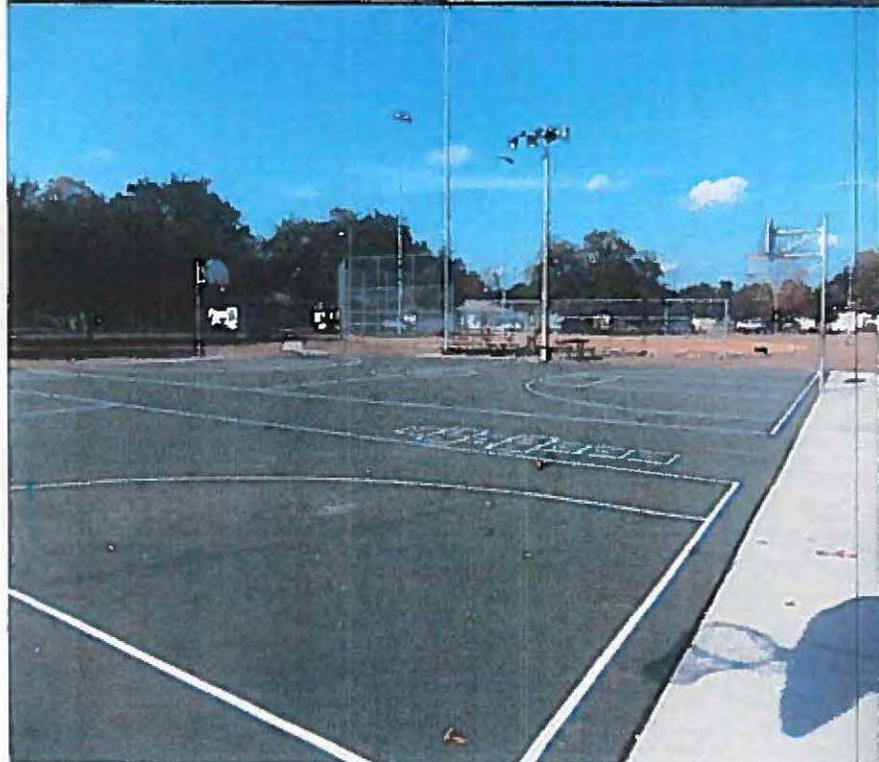
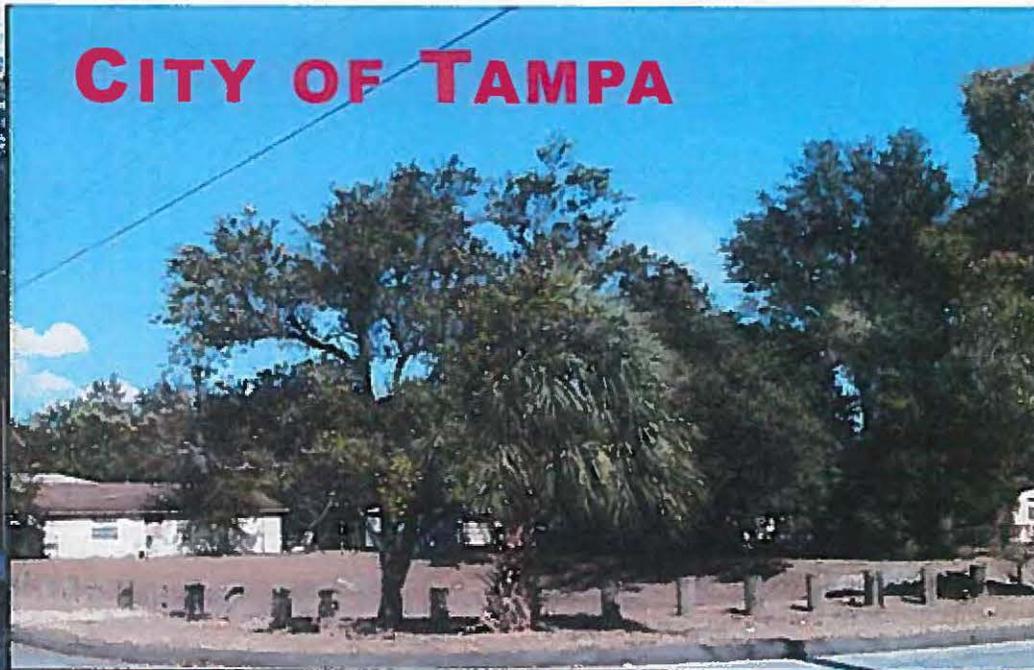
**We are accountable for achieving meaningful quality of life outcomes.**

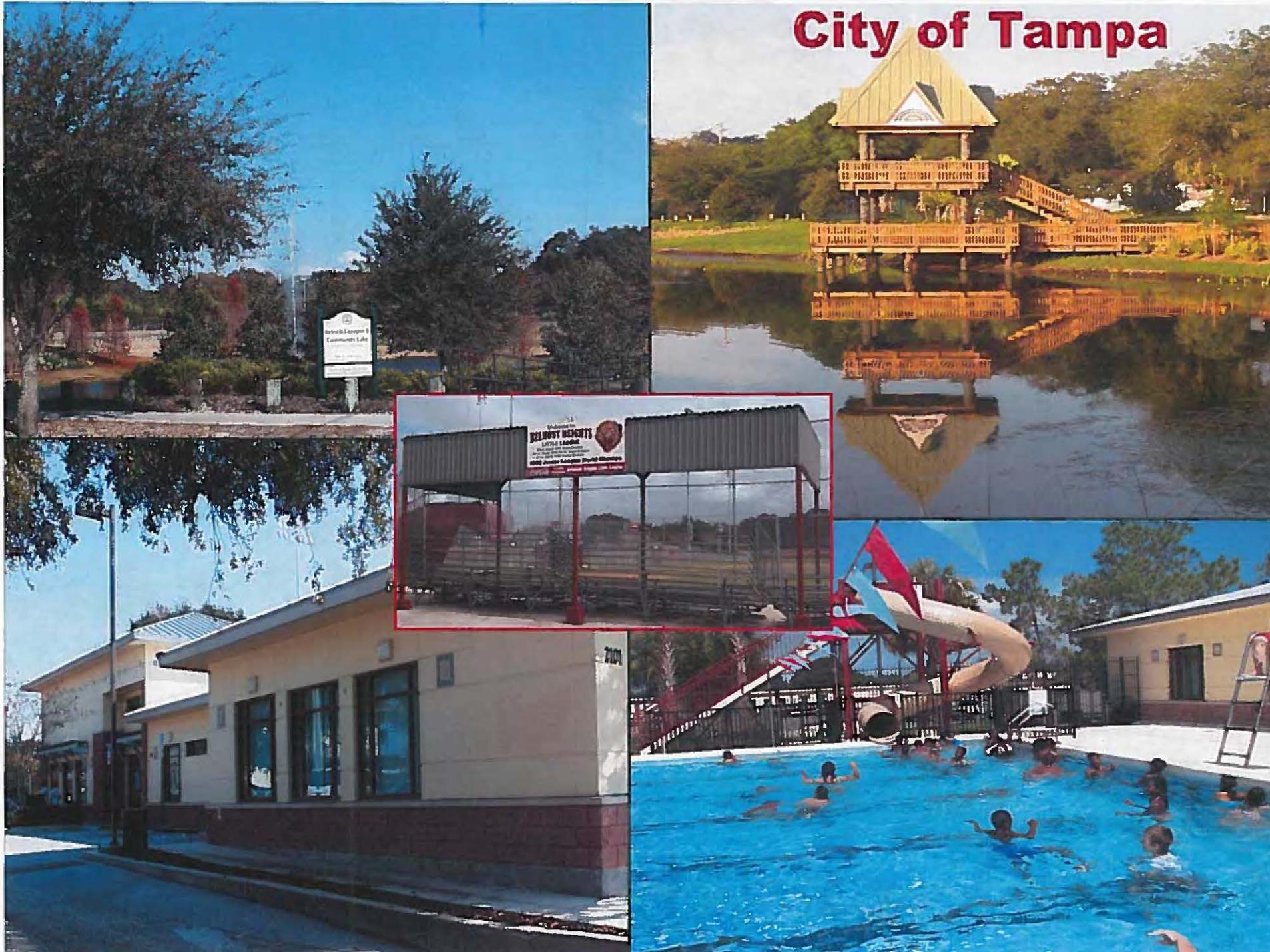
# Public Sector Improvements



# City of Tampa



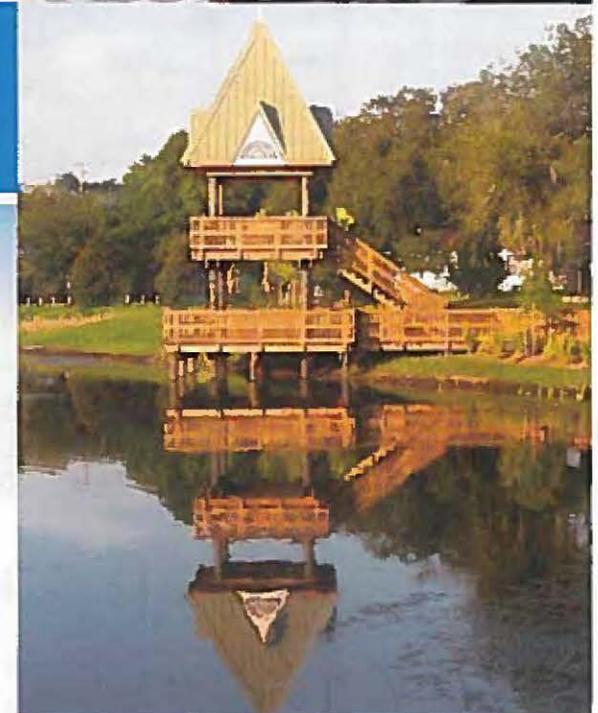




# Lake Avenue Enhancements



# Cole Community Lake



# Tampa Police Department District III Headquarters



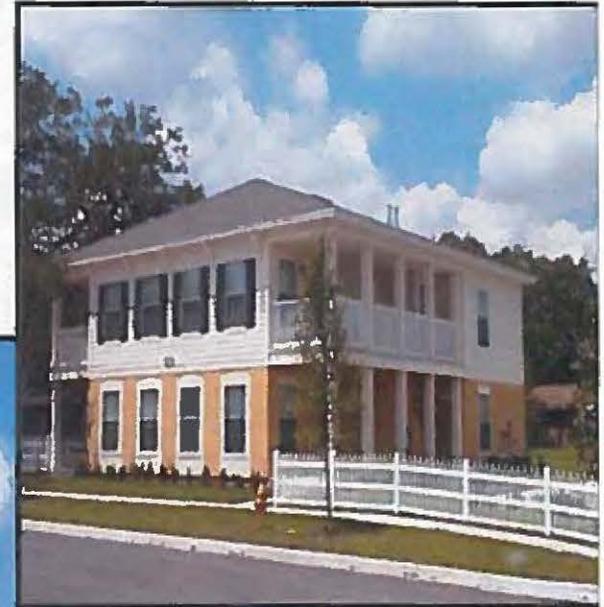
# HOPE VI - Belmont Heights Estates



**Before – During  
Demolition**



**After**



# HILLSBOROUGH COUNTY SCHOOLS





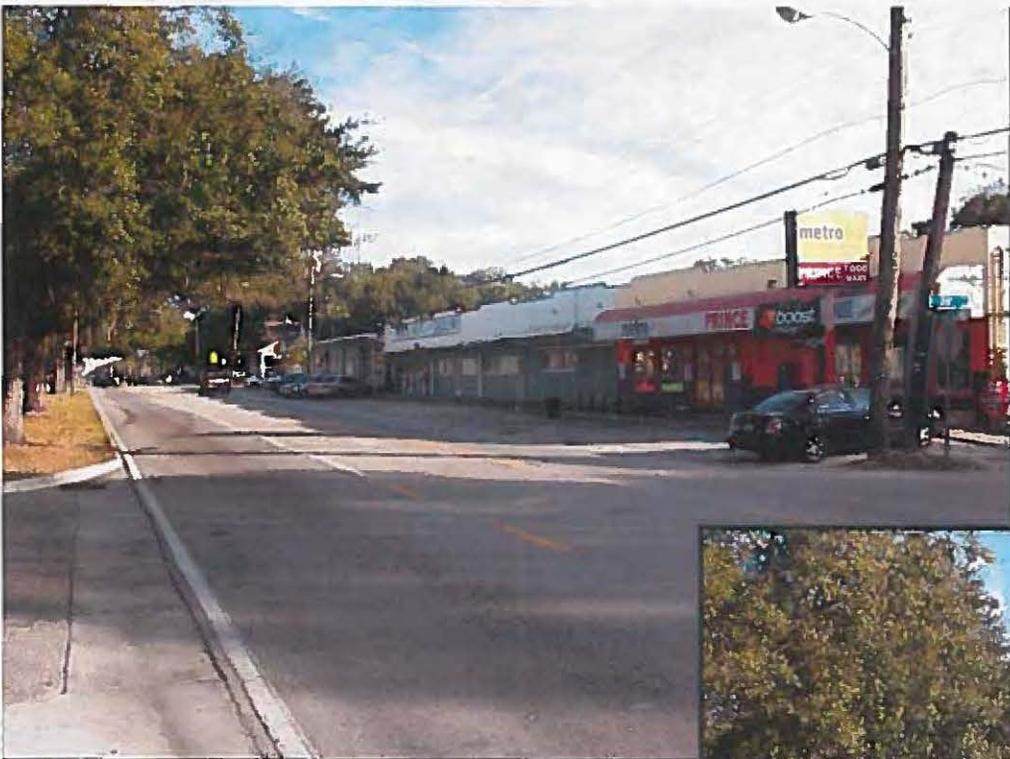
## HILLSBOROUGH COUNTY SCHOOLS





## 22<sup>nd</sup> Street Enhancements

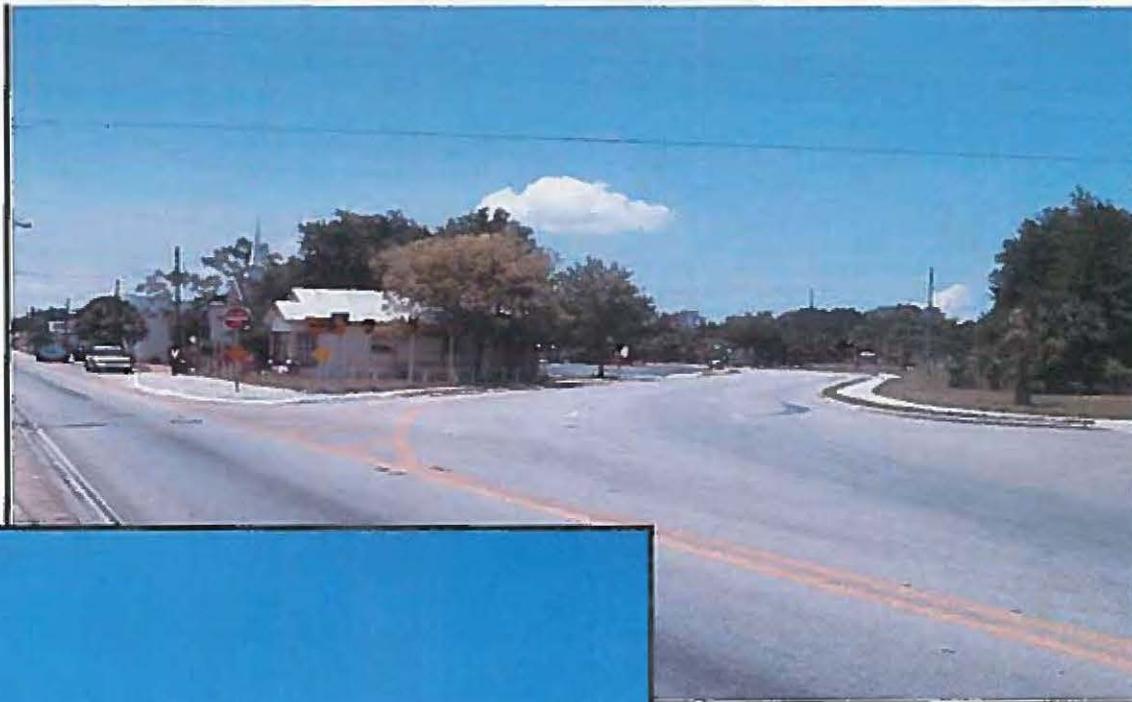
# 22<sup>nd</sup> Street Enhancements



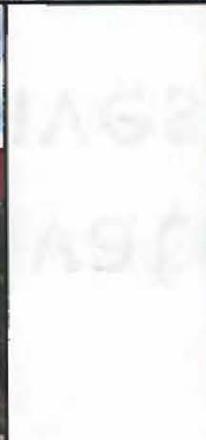
# 22<sup>nd</sup> Street Enhancements

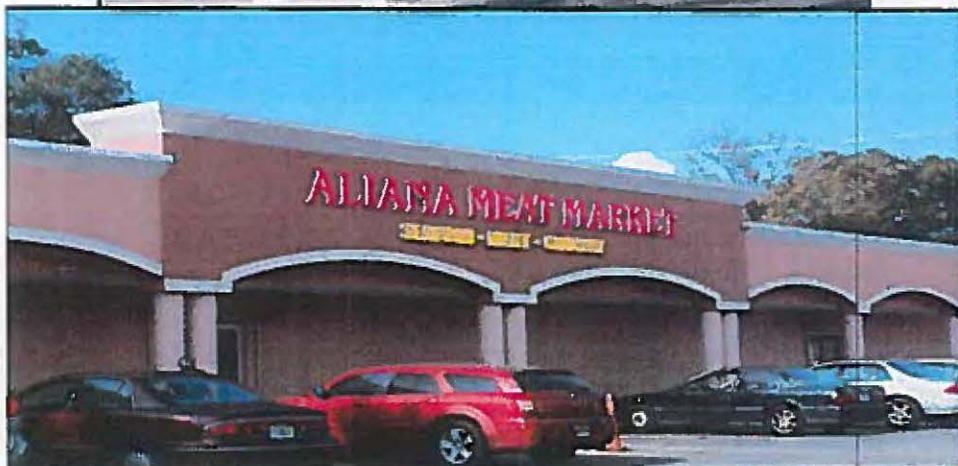


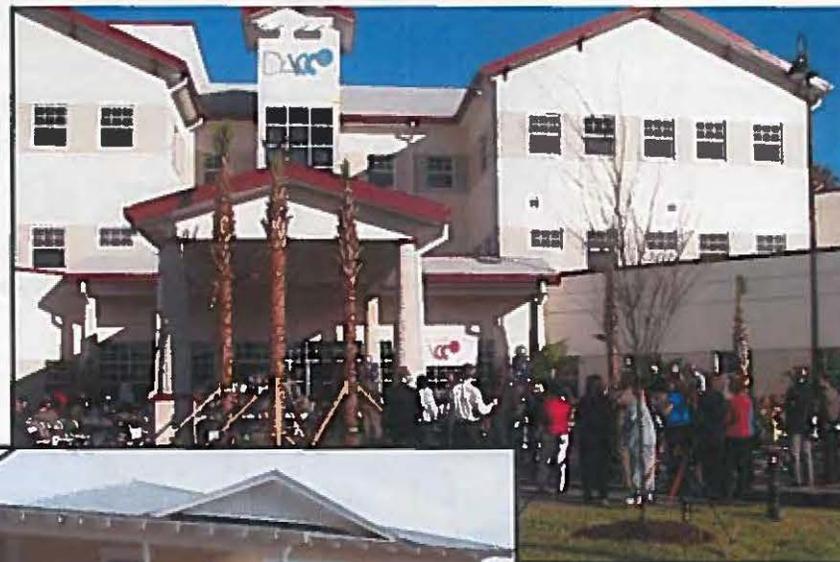
# 22<sup>nd</sup> Street Enhancements

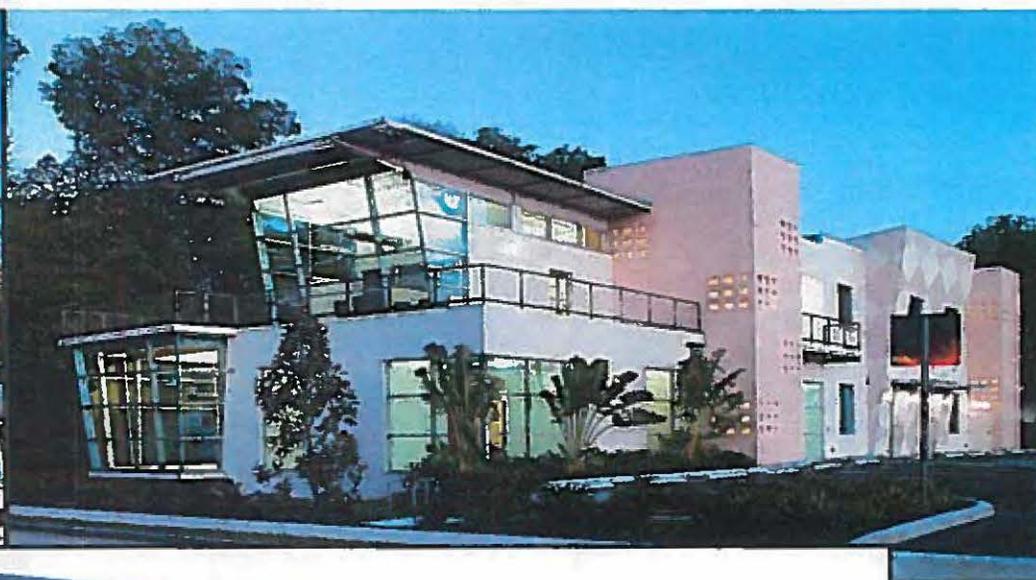


# Private Sector Investments











# Housing





# Housing



# What Does it Take for CRA to Succeed Today?

**“REAL AND SUSTAINED ECONOMIC GROWTH IN  
INNER CITIES WILL COME THROUGH BUSINESS  
INVESTMENT AND EMPLOYMENT GROWTH NOT  
ARTIFICIAL ADVANTAGES CREATED BY PUBLIC  
SUBSIDIES”**

© **(MICHAEL PORTER, PROFESSOR, HARVARD  
BUSINESS SCHOOL)**

# City of Tampa Community Redevelopment Agency

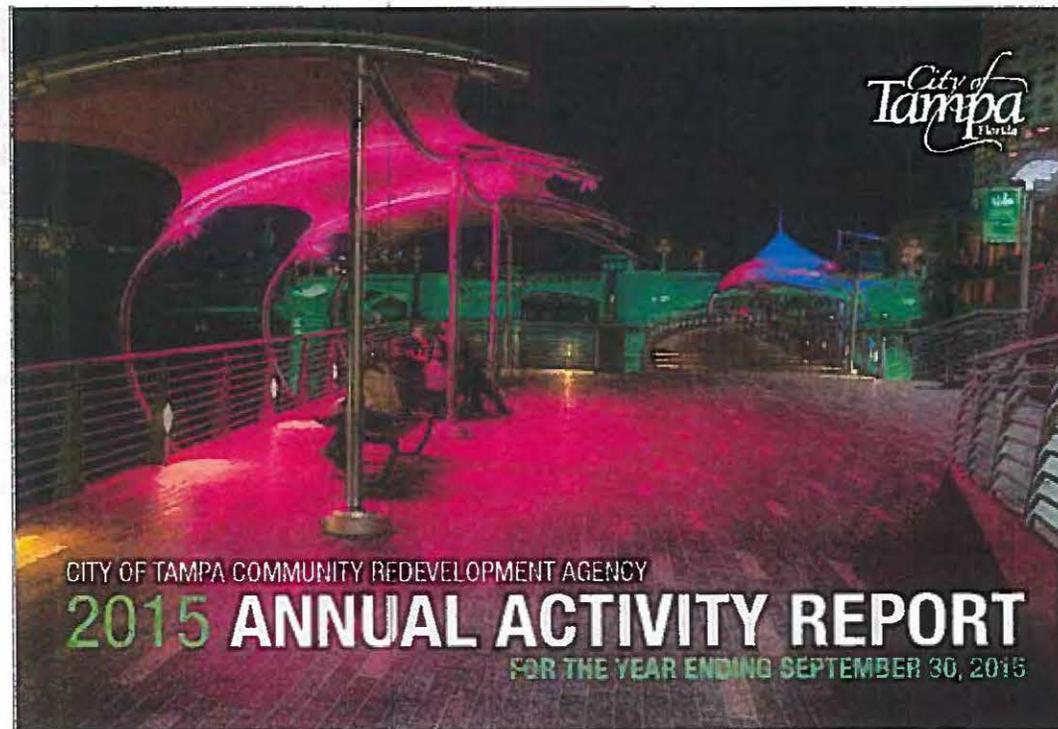
## Quarterly TIF Financial Report and Capital Improvement Project Status



# Financial Reports

East Tampa December 2012  
**PROGRESS REPORT**

*Transforming East Tampa  
into a community of  
vibrant residential,  
business, social,  
and cultural life.*



*City of  
Tampa  
Florida*

CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY  
**2015 ANNUAL ACTIVITY REPORT**  
FOR THE YEAR ENDING SEPTEMBER 30, 2015

# THANK YOU FOR THE OPPORTUNITY

ED JOHNSON, EAST TAMPA CRA MANAGER  
3808 N. 22<sup>ND</sup> STREET  
TAMPA, FLORIDA 33610  
(813) 242-3806

# Redevelopment Activities

- Infill Development Incentives
- Brownfield Development Incentives
- State Enterprise Zone Incentives
- Regulatory Incentives
- Building and Property Improvement and Rehabilitation Incentives
- Public Infrastructure Development/Redevelopment
- Transit & Mobility
- Historic Preservation
- Community Facilities
- Community Events, Festivities, Cultural Awareness, and Non-Profits
- Placemaking, Beautification & Parks and Recreation
- Marketing, Promotions and Business Recruitment
- Code Enforcement
- Relocation Assistance
- Crime Prevention
- Neighborhood Reinvestment
- Community Services
- Disaster Prevention and Recovery

# Redevelopment Tools (Chapter 163, Part III)

- Property Acquisition
- Property Rehabilitation
- Structure Relocation
- Cooperation with other public
- Property Management
- Demolition and Clearance
- Preparation of Building and Development Sites
- Public Improvements and Infrastructure
- Real Property Disposition and Development

# PARTNERING WITH CITY AND COUNTY

- ✘ Community Redevelopment Agencies
- ✘ Political support and awareness
- ✘ Land Assemblage
  - + City eminent domain
  - + HA eminent domain
- ✘ Financial Partnerships
  - + Local government match for State Funding
  - + HOME
  - + CDBG
- ✘ Planning
  - + Zoning, entitlements and permitting

## HOUSING TOUR ITINERARY

*Arrival Times based on departure  
from Leon County Courthouse  
at 8:30 a.m.*

*For more information, contact Ellen  
Piekalkiewicz at (850)241-2051*



### **August 30, 2016**

#### **Arrival Times**

1. 9:00 a.m. Tallahassee Lenders, Single Family House – 2416 Dozier Road
2. 9:25 a.m. County Bond Funded, Lakes at San Marcos, 4768 Woodville Hwy
3. 9:55 a.m. Big Bend Homeless Coalition, THA, VA, Home Front –1602 Stuckey Avenue
4. 10:35 a.m. Big Bend Habitat for Humanity, Augustus Commons – 1708 Ninninger Street
5. 11:05 a.m. Ability 1<sup>st</sup> Scattered Supportive Housing, Eagle Pine -- 445 Appleyard Drive
6. 11:45 a.m. Tallahassee Housing Authority, Springfield Apartments – 1700 Joe Louis Street
7. 12:20 p.m., Good News Outreach, Maryland Oaks –3103 Bicycle Road
8. 12:40 p.m. LUNCH
9. 1:30 p.m. Leon County Courthouse

#### **Detailed Schedule**

**8:15 a.m. meet behind Leon County Courthouse in front of Bank of America, 315 S. Calhoun Street if you wish to ride the county van.**

**Departure 8:30 a.m. for Tallahassee Lenders property**

9:00 a.m. Arrive Tallahassee Lenders property, 2416 Dozier Road

9:15 a.m. Depart for Lakes at San Marcos, 4768 Woodville Hwy

9:25 a.m. Arrive at Lakes

9:45 a.m. Depart Lakes for Home Front, 1602 Stuckey Avenue

9:55 a.m. Arrive at Home Front

10:25 a.m. Depart for Augustus Commons, 1708 Ninninger Street

10:35 a.m. Arrive at Habitat

10:55 a.m. Depart for Eagle Pine, 445 Appleyard Drive

11:05 a.m. Arrive at Eagle Pine

11:25 a.m. Depart for Springfield Apartments, 1700 Joe Louis

11:45 a.m. Arrive at Springfield Apartments

12:05 p.m. Depart for Maryland Oaks, 3103 Bicycle Road

12:20 p.m. Arrive at Maryland Oaks

12:40 p.m. Lunch with Maryland Oaks residents

1:10 p.m. Depart for Leon County Courthouse

1:30 p.m. Arrive at Leon County Courthouse



Tallahassee Lenders' Consortium  
224 Office Plaza  
Tallahassee, FL. 32301  
Tel. 850-222-6609  
Fax. 850-222-6687

NeighborWorks®  
HomeOwnership Center

Renovation of 2416 Dozier  
Tallahassee Lenders' Consortium

Description: Dozier is a single family detached concrete block structure that was built in 1956. It has 3 bedrooms, and 2 baths and is located in South City. Sales price \$80,000. Down Payment Assistance is available.

Current Condition: The home is currently in poor condition. Major issues are as follows: Roof is showing signs of leaking, and must be replaced. Many areas of eave and fascia are rotted. Very poor energy efficiency due to old windows that are very poorly functioning, missing, and do not seal well. Many items need refurbishing, and replacing.

List of Improvements/renovations to be made to Dozier:

- **Demolition**
  - Removal of all damaged wood
  - Removal of damaged plumbing
  - Removal of exterior cable wires wall
  - Removal of old fuse box in utility room
  - Removal or stray electrical on back of property
  - Removal of old chimney stack
- **Landscaping**
  - Add water diversion on front
  - Install wood privacy fence on left in front to house with walk gate
  - Install chain link fence on left of house from wood fence to property line
  - Removal evergreen tree in front of porch and right front of home
  - Trim trees overhanging home on front
  - Removal of diseased pine tree in back of home
- **Concrete**
  - Install new drive way from property line
  - Install side walk from drive to front door
  - Install new steps and hand rail
- **Painting**
  - Exterior painting
  - Fill masonry cracks in block
  - Repair gables and paint
  - Interior painting

- **Electrical**
  - Replace 2 prong outlets interior & exterior
  - Install GFI protection to code
  - Install GFI weatherproofing covers
  - Install new lights in bath rooms
  - Install fanlight combos in all bedrooms
- **HVAC**
  - Clean coil and change filters
  - Insulate refrigerant line at compressor
- **Plumbing**
  - Install new tub valve to tub
  - Repair leaking valves and faucets
  - Raise 40 gallon hot water heater
- **Drywall**
  - Install ½ blue board on walls in bed room 1&2 interior center
  - Install ½ blue board in utility
  - Repair damaged sheetrock
- **Windows**
  - Installation of new windows
  - Install new blinds
- **Framing**
  - Repair damaged roof boards
  - Repair front fascia
  - Repair sub floor in hall bath and utility
  - Reinstallation of windows and front doors
  - Repair subfloor joist as needed
- **Cabinets**
  - Installation of new cabinets and tops in kitchen
- **Finish Work**
  - Installation of all new interior doors and doorknob & doorstop
  - Installation of all new baseboards
- **Roofing**
  - Install new flat and architectural shingles and gutter and downspouts on right side of flat

- Required Family Income for the PITI : A minimum annual income of \$23,277 would be enough to support a mortgage on this home, depending on the family's debts.
- Acquisition and rehab funds: Split funding of City CHDO funding and TLC funds.

The Lakes at San Marcos  
Managed by Services Taylor Made, Inc. since February 2016

The Lakes at San Marcos is a 312 unit Low Income Tax Credit Community (LIHTC). The community was built in 2005 using County Revenue Bonds to fund the project. HSI (Housing Systems Inc.) is the owner of record. The community offers floor plans and amenities you would find in any conventional property including a pool, fitness center, laundry facilities, carwash area and community room.

In addition to the aforementioned amenities we provide our residents with the necessary resources to help improve their life. The Lakes at San Marcos currently offers free after school day care and an array of seminars and self improvement programs. We comply with our community's Land use restriction agreement by offering the following programs:

- First Time Homebuyers Seminars
- Welfare to Work or Self-sufficiency programs
- After School Program
- Literacy Training
- Computer Training
- Job Training
- Health and Nutrition classes
- Financial counseling
- Voter Registration
- See LURA for full list

Based on the latest Program Report submitted to Florida Housing and our current occupancy we have approximately 503 residents residing at The Lakes at San Marcos. The average household income is approximately \$23,000 a year. Our program offers lower rents based on 60% of the median income guidelines provided by HUD for our County.



www.bigbendhc.org | 325 John Knox Rd, Bldg. B  
850-576-5566 | Tallahassee, FL 32303

## Home Front Veterans Community

A Permanent Supportive Housing program targeting our national priority of **ending veteran homelessness**.

### Permanent Supportive Housing:

Supportive housing is an innovative and proven solution combining affordable housing with services that help people who facing complex challenges live with stability, autonomy, and dignity. Supportive housing improves housing stability, employment, mental and physical health, and school attendance; and reduces active substance use. Supportive housing is cost effective - about the same investment per person as the revolving door of high-cost crisis care and emergency shelter. The investment yields more than individual recovery from homelessness. Supportive housing helps build healthy communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.

### Eligibility:

To be eligible to reside at the **Home Front**, a Veteran must meet HUD-Veterans Affairs Supportive Housing (**HUD-VASH**) program criteria. A Veteran must have experienced extensive homelessness and disability. The program combines Housing Choice Voucher rental assistance with case management and clinical services provided by the VA. Once eligible, the VA works with the Veteran to decide whether a scattered site voucher in an apartment complex or a **project based voucher at the Home Front** is the best fit. Many Home Front residents have medical issues and a preference to live in close proximity to other Veterans.

### Quality Focused Partnership:

A quality permanent supportive housing program has four dimensions – **project design and administration, property and housing management, supportive services, and community involvement**. The Home Front apartment complex was in a state of dilapidation when the City, the VA, and the BBHC came together to convert it into a site based PSH program for Veterans. The program housed its first homeless Veteran in October 2011.

Each partner contributes. The BBHC serves as the property management entity and on site coordinator of community involvement. A BBHC employee, who is a licensed realtor and experienced property manager recruits and manages generous maintenance vendors that provide discounted or free services to support the program. The property consists of 52 apartments, a management office, and two laundry rooms. One vacant apartment will be converted into a small community center in 2017. The BBHC provides security services after hours and on weekends and coordinates community involvement such as church sponsored special events and access to donated concert and event tickets. The VA, using the Critical Time Intervention best practice approach, provides each tenant with supportive services. The Tallahassee Housing Authority ensures that veterans are eligible for the HUD Housing Choice Voucher, which is then used to pay all or part of each Veteran's rent depending on their income situation.

These partners join up each month with the Providence neighborhood, local law enforcement, area leaders and businesses, and neighborhood residents to work together to improve quality of life and crime prevention.



## OUR MISSION:

End homelessness in the Big Bend through leadership, education, advocacy, and the provision of quality services.



Big Bend Habitat for Humanity  
2921 Roberts Avenue  
Tallahassee, FL 32310  
Tel. 850-574-2288  
Fax. 850-574-5087  
ReStore 850-544-6438

Augustus Commons Development  
Big Bend Habitat for Humanity

In April of 2015, Big Bend Habitat for Humanity (BBHH) successfully acquired Augustus Commons, a 3 acre property previously designed for multifamily rental units. With the successful acquisition of Augustus Commons, BBHH will develop 11 newly constructed homes. This project will bring together families in need and volunteers of all faith's in partnership with community resources to enhance lives by building homes, strengthening neighborhoods, and improving our community. Each homeowner will provide over 400 hours of sweat equity, meet credit requirements and be provided with invaluable home maintenance skills.

Development: REO donated property. Required conversion from 24 multifamily units to 11 single-family units. Construction of new sidewalks, additional street trees, and improvements to storm water ponds.

Home Description: Homes will be single-family units, 3 or 4 bedrooms, 2 bathroom with a garage; designed to meet the need of the family. All homes will include tank-less hot water heaters, hydronic heating system and LED lighting. Low maintenance exterior; including durable vinyl siding and a 50 year architecturally shingled roof. All homes will be Florida Green Build and Energy Star certified.

Required Program AMI: Eligible households must have an Average Median Income (AMI) of 30% - 80%. A family of 4 making a minimum income of \$19,537 could live here.

Sales Price: The average sale price will be \$95,000. Habitat homeowners eligible for down payment assistance from the Tallahassee Lenders' Consortium (TLC) and the Florida Housing Finance Corporation's Homeownership Pool (HOP) Program.

Sales Example: \$100,000 Sales Price (30 years 0% interest)  
-\$4,000 TLC Down payment Assistance  
-\$22,000 HOP Down payment Assistance

Total Purchase Price = \$76,000; Monthly Principal Payment = \$211; Average Monthly Escrow = \$150

**Total Monthly Payment = \$361.00**



1823 Buford Court ♦ Tallahassee, Florida 32308  
850-575-9621 (voice) ♦ 850-575-5740 (fax) ♦ 850-298-8793 (VP) ♦ www.ability1st.info

## **A Place Called Home**

Ability1st operates a permanent supportive housing (PSH) program funded by HUD and utilizes local scattered site apartment complexes like Eagle Pines which is managed by Phoenix South Management in Tallahassee. Ability1st has worked with this complex for many years, developing a relationship that has allowed our program to place chronically homeless individuals into stable housing.

The apartments are one bedroom units that we are able to secure leases for with rent far below the Fair Market Rent (FMR) for Tallahassee, at \$600.00 per month or less. Ability1st pays the negotiated full rent to Eagle Pines each month, and the program participants' rent paid is only 30% of their adjusted gross income, making it affordable to all participants. Some participants enter the program with no income and are supported to stay in housing as they access entitlement benefits (SSI) or obtain employment.

Additionally, the property manager for Eagles Pines has been extremely flexible and understanding over the years in her willingness to accommodate persons with poor rental histories or past criminal backgrounds. While Ability1st only places persons with ELI (extremely low income) in our program, most of the residents at Eagle Pines are more in the 25% to 50% range of AMI. Eagle Pines is a critical partner in our community's ongoing efforts to end chronic homelessness.





Board of Commissioners

Walter Kelly  
*Chairman*

Kenneth Pratt  
*Vice Chairman*

Cassandra Brown  
*Commissioner*

Candice Dawson  
*Commissioner*

Kendall Jones  
*Commissioner*

Dr. James Moran  
*Commissioner*

Jennifer Pearce  
*Commissioner*

BRENDA WILLIAMS  
*Executive Director*

Springfield Apartments were built in 1973 on 28 acres of land. There are currently occupied 195 units. Five units were converted to office space and all units are equipped with central air and heating. There are 32 one bedroom units (4 of which are handicap accessible), Sixty-eight (68) 2 bedroom units, fifty-seven (57) 3 bedrooms, Thirty-two (32) 4 bedrooms and Six (6) 5 bedroom units. All 3, 4 and 5 bedroom units are 2 story townhomes.

Furnished appliances include gas ranges, water heaters, and energy efficient refrigerators. Units are cable ready with washer hooks-ups. Apartments have washer hook ups only and clotheslines behind each unit as well.

A Community Center is located on site and offer activities to residents and their families. A laundry facility is located inside the community center. The Orange Avenue United Tenants Association (OAUTA) office is located on site as well as the Bond Community Health Center.

Over this past summer, THA partnered with FAMU to provide a summer program for children in the community.

Currently 186 units are occupied. 171 are female head of households. Fourteen are male heads and one is a transgender resident.

The remaining Family statistics are as follows:

1. Average Annual income: \$8,921;
2. Average monthly total tenant payment: \$199;
3. Race: 97% Black, 2% White 1% other;
4. Twenty (20%) percent of the populations are children between the ages of 0-5;
5. Forty-One (41%) percent between 6-17years, 33% between 18-50 years, 3% between 51-61years and 2% between 62-82; and
6. The average length of stay is 38% for 1 year, 9% for 1 to 2 years, 21% for 2 to 5 years, 20% for 5-10 years, 9% for 10 to 20 and 3% for over 20 years.

Issues that impact property negatively:

Seventy-five (75%) percent do not have range hoods over stoves causing a buildup of heat, smoke and grease on walls. Most of the cabinets, bath tubs, sinks, and flooring need to be replaced. Flooding and erosion is a problem due to inadequate drainage and there are not enough parking spaces. Rooms including, kitchens, bedrooms and closets are very small. Crimes committed by youth are a problem.



Board of Directors  
 Dianne Skelton, President  
 Bill Alfred  
 Peter Cowdrey  
 Vicki Cunniff  
 Mukweso Mwenene  
 Gil Starleigh  
 Doris Strong

## **Maryland Oaks Crossing Permanent Affordable Housing**

Good News Outreach, Inc. is a faith-based organization that strives to reduce hunger, homelessness, and isolation by providing food, shelter, and social interaction through collaborative efforts within the Tallahassee community. Good News is a volunteer driven organization that provides direct client services to the community through six programs dedicated to providing food, material assistance, and affordable housing to persons and families of low income.

Description: Maryland Oaks Crossing (MOC) is a mobile home community offering permanent affordable housing to persons with low in-come. The community has 28 two-bedroom homes and 19 three-bedroom homes.

Required Family Income: A minimum family income of \$14,400 for two bedroom homes and \$18,000 for three bedroom homes is required. Most of the residents of MOC are in employed at minimum wage jobs, have disability or a combination of both.

### Community Demographics

The Maryland Oaks Crossing community can provide low-income affordable housing to 226 people.

- Current Census = 134
- Total Adults = 67
- Total Children under 18 = 67
- Total Disabled = 21
- Total 55 and over = 14
- Total single parent households = 31



Board of Directors  
 Dianne Skelton, President  
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 Peter Cowdrey  
 Vicki Cunniff  
 Mukweso Mwenene  
 Gil Starleigh  
 Doris Strong

Rehab Funds: Funds to renovate and improve the property of Maryland Oaks Crossing were obtained from multiple churches and business:

- Painting by Saint Peter's Church
- Roof Re-Placement by Tadlocks
- New Leaf
- FSU College of Medicine
- Armstrong Tree Service
- The Fuller Center

Improvements and renovations made to the property

- Creation of the Learning Center/Clubhouse
- New flooring added to Learning Center
- New AC unit for the pantry
- New shelving for the pantry
- New Refrigeration and Freezers for the pantry
- Playground mulched by Armstrong Tree Service
- Skirting replacement completed on 14 of 48 units

Improvement and renovations needed to mobile home units and property

- The roofs on all the units are in varied states of needing replacement with replacement cost of \$2000 to \$4000/unit.
- Replacement of Kitchen and Bathroom cabinets at \$850/unit.
- Replacement of the flooring in the units at \$700/unit
- Replacement of the decking for the units \$1200/unit
- Skirting for 34 units for termite abatement
- New Fencing around the property
- Resealing/resurfacing of the roads on the property to fix potholes
- 5 new commercial coin operated washers and driers

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #10**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #10

October 18, 2016

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

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

**Title:** Consideration of a Funding Request to Support Over the Edge – Tallahassee in the Amount of \$10,000 and Approval of the Associated Resolution and Budget Amendment Request

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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>	Andy Johnson, Assistant to the County Administrator Jelani Marks, Management Analyst

### **Fiscal Impact:**

This item has a fiscal impact to the County. Over the Edge – Tallahassee has requested \$10,000 for sponsorship of a fundraising event to benefit local nonprofit organizations. Funds are available in the General Fund contingency account.

### **Staff Recommendation:**

Option # 1: Approve the Funding Request to support Over the Edge – Tallahassee in the amount of \$10,000 and the associated Resolution and Budget Amendment Request (Attachment #1).

## **Report and Discussion**

### **Background:**

At the September 13, 2016 meeting, the Board directed staff to prepare an agenda item to consider a funding request to support Over the Edge – Tallahassee, an adventure-based fundraising event for local nonprofit organizations, in the amount of \$10,000.

### **Analysis:**

Over the Edge is a special events company that provides signature events for non-profit organizations throughout the United States and Canada. Through Over the Edge events, participants raise donations for local non-profits in exchange for the opportunity to rappel from a local high-rise building. Over the Edge – Tallahassee will take place October 27 and 28, 2016 in support of four local human service organizations: The Living Harvest, Good Samaritan Network, The Kearney Center and the Big Bend A.F.T.E.R. Re-Entry Coalition. Participants will rappel from the DoubleTree hotel on South Adams Street. The event is open for public viewing and will complement the Downtown Getdown event on October 28.

Sponsorship of \$10,000 would make Leon County a Presenting Sponsor, which includes recognition of Leon County in marketing materials and communications associated with the event, inclusion of the County seal on all printed materials, tent space on participant days, invitations to VIP events, inclusion of a promotional item in participant gift bags, and two rappel spots on VIP Day (October 27). A sponsorship information packet is included as Attachment #2 to this agenda item. The attached Budget Amendment Request (Attachment #1) appropriates the County's sponsorship from the General Fund contingency account.

### **Options:**

1. Approve the Funding Request to support Over the Edge – Tallahassee in the amount of \$10,000 and the associated Resolution and Budget Amendment Request (Attachment #1).
2. Do not approve the Funding Request to support Over the Edge – Tallahassee in the amount of \$10,000 and the associated Resolution and Budget Amendment Request.
3. Board direction.

### **Recommendation:**

Option #1

### **Attachments:**

1. Resolution, Budget Amendment Request and contingency statement
2. Over the Edge – Tallahassee sponsorship information packet

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2016/2017; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Leon County, Florida, hereby amends the budget as reflected on the Departmental Budget Amendment Request Form attached hereto and incorporated herein by reference.

Adopted this 18th day of October, 2016.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Bill Proctor, 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

## FISCAL YEAR 2016/2017 BUDGET AMENDMENT REQUEST

No: BAB17003  
Date: 10/3/2016

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 10/18/2016

County Administrator

Deputy County Administrator

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

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

### Request Detail: Revenues

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				
							-
							-

Subtotal: -

### Expenditures

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				
001	990	59900	599	General Fund Contingency	200,000	(10,000)	190,000
001	820	58200	519	Aids To Private Organizations	31,000	10,000	41,000

Subtotal: -

### Purpose of Request:

This budget amendment aligns funding to support Over the Edge - Tallahassee. Over the Edge is a special events company that provides signature events for non-profit organizations throughout the United States. The cost of the sponsorship is \$10,000. Funding is available in the General Contingency Fund for this campaign.

Group/Program Director

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

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

Approved By:

Resolution

Motion

Administrator

BUDGET "OPERATING" CONTINGENCY RESERVES CONTINGENCY FUND UPDATE (FY 2016/17)				
		GENERAL FUND 001-990-59900-599		Beginning Balance: <b>\$200,000.00</b>
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1		<i>18-Oct-16</i>	<i>Over the Edge - Tallahassee</i>	<i>\$10,000</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				
13				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
<i>Bold, Italic items are pending Board Approval</i>				
USAGE TO DATE (TOTAL AMENDMENTS)				<u><u>\$10,000.00</u></u>
ENDING BALANCE				190,000.00
END BALANCE AS % OF BEGIN BALANCE				95%
USAGE BALANCE AS % OF BEGIN BALANCE				5%

# Over the EDGE TALLAHASSEE

A Public Safety Partnership

**Save the Date – October 27-28, 2016**

Our world is becoming a very dangerous place! In the Big Bend area alone approximately 2,200 people are released back into our community every year. When these people come back many will go right back into the same neighborhoods and running with the same friends where they got into trouble in the first place.

So is there an answer?

In the Big Bend area we have several organizations and ministries that are addressing this safety issue in our community. The Big Bend AFTER Re-Entry Coalition is a non-profit agency whose members are committed to increasing public safety and reducing recidivism. The Living Harvest is dedicated to improving public safety by helping people transition from prison to lives of self-sufficiency. The Kearney Center has dedicated staff and resources to re-entry and re-employment. And the Good Samaritan Network works with transitioning individuals to move them from surviving to thriving.

Together, these organizations provide much needed reinforcements to ensure the safety of our community and its residents. We need your support to continue to provide these resources. Please consider joining us today and making a difference in our community and the lives of your neighbors.

---

**OvertheEdgeTLH.org**

OTE Voice Mail: 850.329.6485

Supporting



**KEARNEY**  
COMPREHENSIVE EMERGENCY SERVICES CENTER

# Over the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

Hello Family and Friends,

I have signed up to do something that many of you may think is crazy. I have joined Over the Edge in support of increasing public safety through supporting Transitional Housing in Tallahassee. Over The Edge is much like it sounds. I will stand on the roof of the Hilton Doubletree Hotel in downtown Tallahassee and step Over the Edge and rappel 180 feet to the ground! I'm not making this up...check out the event website (OvertheEdgeTlh.org)

I am not asking you to rappel the building with me but I will need your support to get to the top. I am not only pledging to go Over the Edge, but I am also committing to raise \$1,000 to support me. The vision of the nonprofits is to help create a environment that will insure a successful reentry back into our community for those who have been incarcerated. This effort will give our community a way to assist and encourage these men and women to become productive citizens , where they may have had no change before.

How can you help? By making a 100% tax deductible donation to my website here:  
(insert your website)

You may also send checks or money orders made out to:

The Living Harvest, Inc.  
1219 W. Tharpe Street  
Tallahassee, FL 32303

Please help me support the great work that is being done. I promise to climb down a building in return!

Thank you for supporting the non-profits that have shown their commitment and their success and now need greater capacity and greater programing. Thank You for helping me to go OVER THE EDGE.

Sincerely,

(Your name here)

---

OvertheEdgeTLH.org

OTE Voice Mail: 850.329.6485

Supporting



KEARNEY  
COMPREHENSIVE EMERGENCY  
SERVICES CENTER

# Over the EDGE TALLAHASSEE

## A Public Safety Partnership

Save the Date – October 27-28, 2016

### How Does It Work?

#### Step 1: Register for Over the Edge

- Your registration fee goes directly to your \$1,000 fundraising goal.

#### Step 2: Customize your Personal Fundraising Page

- Use your Personal Fundraising Page to tell your story!
  - Let your supporters know why you are fundraising for The Living Harvest, Good Samaritan Network, Big Bend AFTER Re-entry Coalition and the Kearney Center Re-Entry Program.
  - Keep in mind that your supporters can donate offline as well by sending checks, payable to The Living Harvest.
  - The Living Harvest office at 1219 W Tharpe Street, Tallahassee, FL 32303.

#### Step 3: Start Fundraising

- Post your fundraising page on your social media sites!
    - Email your friends and family, and engage everyone you know in raising money for The Living Harvest, Good Samaritan Network and Big Bend AFTER Re-entry Coalition.
- \*Remember, space is limited\*

#### Registration Type

- Select how you will participate:
  - Register as: Individual
    - Join a Team
    - Create a Team
  - Those who register as an individual will fundraise solely for themselves to go Over the Edge.
  - Those who join a team will help fundraise to send one team member Over the Edge.

#### I. Register as an individual

Registration Fee: \$25.00 each

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Postal Code/Zip Code: \_\_\_\_\_ Email Address: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_

#### EMERGENCY CONTACT

Full Name: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_

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OTE Voice Mail: 850.329.6485

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## II. Join a Team

Registration Fee: \$25.00 each

Team Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Postal Code/Zip Code: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_

### EMERGENCY CONTACT

Full Name: \_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_

## III. Create a Team

You will become the team captain and will be able to recruit others to join your team.

Registration Fee: \$25.00

Team Name: \_\_\_\_\_

Team Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Team Fundraising Goal: \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Postal Code/Zip Code: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_

### EMERGENCY CONTACT

Full Name: \_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_

# **Over the EDGE TALLAHASSEE**

**A Public Safety Partnership**

**Save the Date – October 27-28, 2016**

## **Sponsorships Available**

<b>Presenting Sponsor</b>	<b>\$10,000.00</b>
<b>VIP Event Sponsor</b>	<b>\$7,500.00</b>
<b>Base Camp Sponsor</b>	<b>\$5,000.00</b>
<b>Rope Sponsor</b>	<b>\$2,000.00</b>
<b>Both Ropes</b>	<b>\$3,500.00</b>
<b>Drop Party Sponsor</b>	<b>\$2,500.00</b>
<b>Helmet Sponsor</b>	<b>\$2,000.00</b>
<b>“GoPro” Sponsor</b>	<b>\$1,500.00</b>
<b>Photo Frame Sponsor</b>	<b>\$1,000.00</b>

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**OvertheEdgeTLH.org**

OTE Voice Mail: 850.329.6485

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# Over the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

## Over the Edge Tallahassee

### “Photo Frames Sponsor”

**\$1,000**

All rappellers will have their photo taken at the edge. Companies have an opportunity to sponsor the photo frames given to all participating rappellers.

#### **Benefits Include:**

- Branded photo frame
- Promotional Item in participant gift bag
- Announcement on PA throughout event

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# Over the the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

## Over the Edge Tallahassee

“GoPro Sponsor”

\$1,500

Top fundraisers earn the opportunity to capture their over the edge experience on video. Companies have an opportunity to sponsor the GoPro camera that will capture this footage and give your business exposure.

**Benefits Include:**

- Recognition in all media communication
- Announcement on PA throughout event
- Promotional Item in participant gift bag

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OTE Voice Mail: 850.329.6485

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# Over the TALLAHASSEE

**EDGE** A Public Safety Partnership

*Save the Date – October 27-28, 2016*

## Over the Edge Tallahassee

### “Helmet Sponsor”

**\$2,000**

Sponsor the helmets at event day, visibility to all participants, spectator and photo opportunities.

#### **Benefits Include:**

- Sticker on all participant helmets
- Recognition in social media communications
- Brand exposure through photo and media opportunities
- Promotional Item in participant gift bag

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# Over the TALLAHASSEE

## A Public Safety Partnership

Save the Date – October 27-28, 2016

## Over the Edge Tallahassee

### “Drop Party Sponsor”

**\$2,500 or in kind**

Choose from the Sponsor Breakfast or Kickoff Event

#### Benefits Include:

- One rappel spot
- Exposure and access to VIP participants and sponsors
- Recognition in regional marketing emails sent before and after event to TLH supporters and OTE participants
- Recognition in all media communication
- Social media recognition
- Promotional item in participant gift bag

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OTE Voice Mail: 850.329.6485

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# Over the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

## Over the Edge Tallahassee

### “Base Camp Sponsor”

**\$5,000**

#### Benefits Include:

- Two Rappel Spots on VIP Media Day
- Recognition in all media communication as “YOUR COMPANY Base Camp”
- Recognition and link on Over the Edge Tallahassee fundraising page
- Social media promotion
- Recognition on event participant and volunteer T-shirts
- Logo on website
- Announcements on PA throughout event
- Logo at Registration
- Onsite personalized banner
- Dedicated e-blast to all participants and donors
- Promotional item in participant gift bag

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OTE Voice Mail: 850.329.6485

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COMPREHENSIVE EMERGENCY  
SERVICES CENTER

# Over the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

## Over the Edge Tallahassee

### “Rope Sponsor”

#### \$2,000 for single rope

One rope naming rights and one rappel spot on VIP Media Day

#### \$3,500 for both ropes

Two ropes naming rights and two rappel spots on VIP Media day

#### Benefits Include:

- Logo on all OTE Tallahassee marketing material
- Recognition in all marketing emails sent before and after event to all TLH supporters and OTE Tallahassee participants
- Recognition and link on OTE Tallahassee fundraising page
- Social media mentions, promotions where applicable
- Banner in landing zone on event day
- Tent space in landing zone on participant days
- Logo in registration and staging area
- Recognition in landing zone from PA on participant days
- Invitation to VIP events
- Promotional Item in participant gift bag

---

**OvertheEdgeTLH.org**

OTE Voice Mail: 850.329.6485

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# Over the EDGE TALLAHASSEE

A Public Safety Partnership

Save the Date – October 27-28, 2016

## OVER THE EDGE SPONSORSHIP AGREEMENT

### CONTACT

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_ TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

### SPONSORSHIPS

- Presenting Sponsor \$10,000
- VIP Event Sponsor \$7,500
- Base Camp Sponsor \$5,000 - Sold Out (Mainline Information System/Summit Group)
- Rope Sponsor \$2,000
- Both Ropes \$3,500
- Drop Party Sponsor \$2,500 (5 Available)
- Helmet Sponsor \$2,000 (4 Available)
- "GoPro" Sponsor \$1,500 (4 Available)
- Photo Frame Sponsor \$1,250
- Create your own sponsorship

### PAYMENT METHOD

- VISA
- MASTERCARD
- CHECK

---

**OvertheEdgeTLH.org**

OTE Voice Mail: 850.329.6485

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# Over the EDGE TALLAHASSEE

## A Public Safety Partnership

Save the Date – October 27-28, 2016

Included in your **Presenting Sponsor** package are the following benefits:

- Two rappel spots on VIP Day
- Logo on all Over the Edge Tallahassee marketing material
- Recognition in all marketing emails sent before & after event to all TLH supporters and OTE participants
- Recognition and link on Over the Edge Tallahassee fundraising page
- Social Media mentions, promotions where applicable
- Banner in landing zone on event day
- Tent space in landing zone on participant days
- Logo in registration and staging area
- Recognition on event participant and volunteer T-shirts
- Mention in event press release to regional media
- Recognition in landing zone from PA on participant days
- Interview opportunity with local media
- Dedicated eBlast highlighting your company and your involvement with Over the Edge
- Invitation to VIP Events
- Promotional Item in participant gift bag

SPONSOR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OTE TLH SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**OvertheEdgeTLH.org**

OTE Voice Mail: 850.329.6485

*Supporting*



**KEARNEY**  
COMPREHENSIVE EMERGENCY  
SERVICES CENTER

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #11**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #11

October 18, 2016

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

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

**Title:** First and Only Public Hearing for the Type 'C' Site and Development Plan Application for the Crowder Sand Mine at Silver Lake Road

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
<b>Lead Staff/ Project Team:</b>	Ryan Culpepper, Development Services Director Nancy Garcia, Planner II

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and approve the request for deviation, based on the findings of fact and conclusions of law included herein and those established within the Development Review Committee's record, including the Development Review Committee's recommended condition of approval, as well as any evidence received at the Public Hearing.

Option #2: Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and approve the application, based on the findings of fact and conclusions of law included herein and those established within the Development Review Committee's record, including the Development Review Committee's recommended conditions of approval, as well as any evidence received at the Public Hearing (Attachment #1).

## Report and Discussion

### **Background:**

Mining activity, which is a restricted use in the Rural (R) zoning district, is required to demonstrate compliance with specific development standards outlined in Section 10-6.612(10) of the Land Development Code (LDC). Because mining is a restricted use in the Rural (R) zoning district final review and approval is required by the Board of County Commissioners at a duly noticed public hearing. The applicant has completed two Application Review Meetings (ARM) and a Development Review Committee (DRC) meeting. The DRC recommends approval of the application, subject to conditions outlined in the September 21, 2016 DRC staff report (Attachment #1). As part of the overall process, the applicant has completed a Natural Features Inventory (NFI) and has filed an Environmental Management Permit (EMP) addressing stormwater, reclamation of the site and protection of environmentally sensitive features. The application includes a request for a deviation from a buffer/setback standard between proposed mining activities on the application site and an off-site property that is also owned by the applicant. The development standard deviation was also reviewed by the DRC and received a favorable recommendation.

The total project site is approximately 435 acres and is located south of Sugar Sand Trace on the west side of Silver Lake Road, approximately 1.2 miles south of Blountstown Highway. The Parcel Identification Number for the property is 42-03-20-404-002-0. The property is mostly located within the Rural (R) zoning district, with approximately seven (7.0) acres of the overall site being zoned Residential Preservation (RP). The RP portion and environmental constraints are proposed to be preserved and placed in a conservation easement (approximately 235 acres). The Rural zoning district allows for mining activities as a restricted use; however, Section 10-6.612(10)(1)(b)(2) of the LDC requires proposed mining activities to provide 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 uses or zoning.

The site received a variance approval from the Board of Adjustment and Appeals (BOAA) on October 8, 2015 to eliminate this standard, thus allowing for the proposed use to utilize Silver Lake Road, a minor collector roadway (Attachment #2). The BOAA approved the aforementioned variance request, requiring the following mitigative measures in addition to those found in the LDC be applied at the time of site plan review in order to facilitate compatibility with adjacent residential properties:

1. that vehicular activity associated with the sand mine use shall be limited to the operational hours of 7:00 AM – 4:00 PM to minimize impacts to residential properties along Silver Lake Road;
2. that the portion of Silver Lake Road that will be encumbered with heavy vehicular traffic associated with the sand-mine use shall be modified and improved as per the County Engineer;

3. access to Silver Lake Road shall be limited to a single location that minimizes impacts to residential properties; and
4. that significant site buffers and setbacks be established to facilitate compatibility with adjacent properties.

As noted above, all mining activities in the Rural (R) zoning district, pursuant to Section 10-6.612(10)(1)(a) of the LDC, require review and approval of a Type 'C' site and development plan. The applicant has chosen review through the Final Design Plan Approval (FDPA) Track. This track provides for concurrent review and approval of the Site Plan and Environmental Management Permit (EMP). A minimum of three public meetings are required for Type 'C' site plans: an ARM, a DRC meeting and ultimate disposition by the Board of County Commissioners at a Public Hearing. The first ARM was held on August 17, 2016, and a second one was held on September 7, 2016. The DRC meeting was held on September 21, 2016.

#### **Analysis:**

The application proposes the establishment of a sand mine as well as a 300 square foot ancillary security building. Presently, the site is utilized as timberland. The application states that electric service, public water service and central sanitary sewer will be provided by Talquin Electric Cooperative, Inc.

The site is located within the Bradford Brook Watershed, the Lake Munson Drainage Basin and within the Primary Springs Protection Zone. According to Leon County Geographic Information Systems (GIS) data, the subject property contains, but is not limited to the following features: wetlands, water bodies, karst features, significant grades and FEMA flood zones. These environmental constraints will be preserved and placed in a conservation easement. A Natural Features Inventory (NFI) was approved on June 29, 2016 for the proposed development. An Environmental Management Permit (EMP) has been filed and is currently under review. The application has received a Preliminary Certificate of Concurrency (Attachment #3).

Mining activities require the satisfaction of additional criteria demonstrating protection of adjacent properties and public interest, and are outlined in the DRC Staff Report dated September 21, 2016 (Attachment #4). The standards applicable to the proposed sand mine operation shall include, but are not limited to perimeter setbacks, vehicular access, land reclamation plan and fencing. The proposed project's site plan and supplemental information that was submitted to the DRC demonstrated compliance with these criteria.

#### **Deviation Request**

The applicant has requested a deviation from the applicable buffer zone standards as outlined in Section 10-6.612 (10)(1) of the LDC. According to this section of the LDC, 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. The applicant requests the allowance of a reduction of setback to zero feet along the property line of the adjacent parcel (Parcel ID#: 42-03-20-404-001-0), which is also owned by Jimmie Crowder Excavating and Land Clearing, Inc.

#### DRC Recommendation to the Board

On September 21, 2016, the DRC recommended that the Board approve the deviation request with the following condition:

*Within 60 days of rendition of the approval of the site plan for the proposed mine, Jimmie Crowder Excavating and Land Clearing Inc. as the owner of the adjacent parcel ID #42-03-20-404-001-0, shall execute and record in the public records for Leon County a Notice of Buffer Deviation on said property in a form approved by the Office of County Attorney. A draft of the "Notice of Buffer Deviation" is included with this report as Attachment #7. A note shall be added to the site plan reflecting the condition noted above.*

At the same meeting, the DRC voted to recommend that the Board approve the proposed site and development plan application, subject to the conditions listed below. The DRC found that with the exception of minor deficiencies, which could be resolved through the imposition of the recommended conditions, the application satisfies the criteria necessary for approval. The conditions of site and development plan approval recommended by the DRC are:

1. A note shall be added to the site plan reflecting the condition of approval for the Deviation Request.
2. A note shall be added to the site plan which reads "No additional access driveway cuts are permitted on the property."
3. A note shall be added to the site plan to reflect the mitigative measures required within the BOAA Final Order (BOAA 15-005).
4. Section 1 of Phase 1 labeled on site plan will require reclamation after it is depleted. The reclamation shall be completed prior to the commencement of Section 2 in order to lessen the impact to adjacent residents.
5. Expand the project's required Stormwater Operating Permit to include the ongoing mining operations and associated reclamation process.

#### Public Notification

Notice of the Public Hearing on the proposed site and development plan application was advertised consistent with all legal requirements (Attachment # 5).

In light of the DRC's report, staff recommends approval of the proposed site and development plan application for the Crowder Sand Mine at Silver Lake Road with the conditions set forth by the DRC (Options #1 & #2).

**Options:**

1. Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and approve the request for deviation, based on the findings of fact and conclusions of law included herein and those established within the DRC's record, including the DRC's recommended condition of approval, as well as any evidence received at the Public Hearing.
2. Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and approve the site and development plan application, based on the findings of fact and conclusions of law included herein and those established within the DRC's record, including the DRC's recommended condition of approval, as well as any evidence received at the Public Hearing.
3. Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and do not approve the deviation, based upon the Board of County Commissioners' determination of contrary facts and conclusions of law.
4. Conduct the first and only Public Hearing for the Type 'C' site and development plan application for the Crowder Sand Mine at Silver Lake Road and do not approve the site and development plan application, based upon the Board of County Commissioners' determination of contrary facts and conclusions of law.
5. Board direction.

**Recommendation:**

Options #1 and #2.

**Attachments:**

1. Proposed Site and Development Plan
2. BOAA Final Order
3. Preliminary Certificate of Concurrency
4. DRC Staff Report, dated September 21, 2016
5. Legal Ad

# SITE DEVELOPMENT PLAN

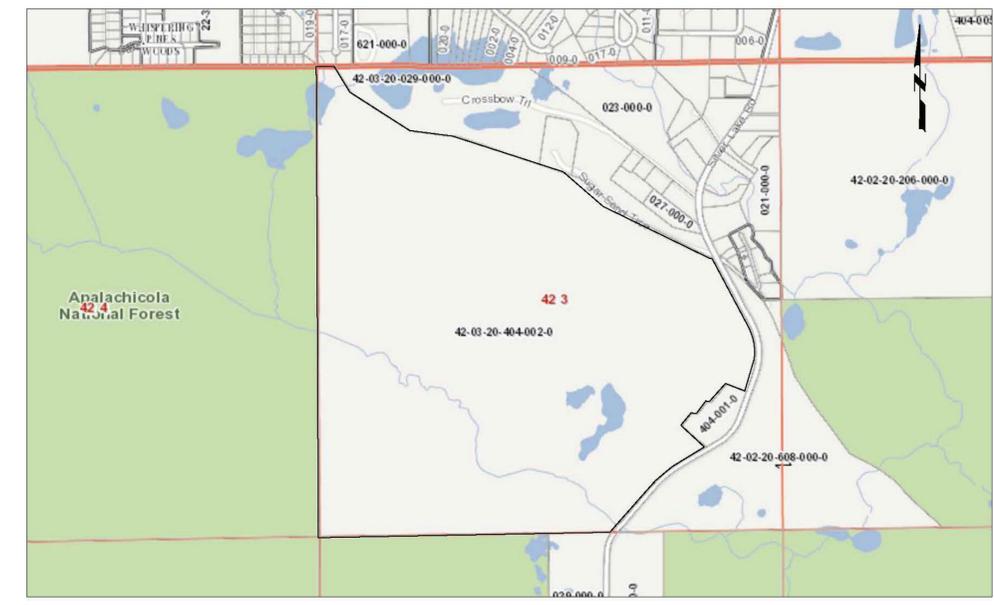
## CROWDER SAND MINE AT SILVER LAKE ROAD TYPE C (FDPA TRACK)

PARCEL ID# 42-03-20-404-002-0  
July 2016

(LSP 160027)

### INDEX OF SHEETS

1. COVER SHEET
2. NATURAL FEATURES INVENTORY
3. EXISTING CONDITIONS
4. PROPOSED SITE LAYOUT
5. OVERALL GRADING LAYOUT
6. GRADING DETAIL 'A'
7. GRADING DETAIL 'B'
8. GRADING DETAIL 'C'
9. GRADING DETAIL 'D'
10. VEHICULAR ACCESS DETAIL MAP
11. LANDSCAPE PLAN
12. STORMWATER POLLUTION PREVENTION PLAN
13. RECLAMATION PLAN
14. STANDARD AND MISCELLANEOUS DETAILS
15. DRIVEWAY DETAIL



### DEVELOPMENT INFORMATION:

SITE ADDRESS: SILVER LAKE ROAD  
TALLAHASSEE, FLORIDA

TAX PARCEL I.D. NO. 42-03-20-404-002-0

EXISTING ZONING- (R) RURAL  
EXISTING LAND USE- (R) RURAL  
PROPOSED LAND USE- MINING

SITE UTILITIES ARE PROVIDED BY:  
TALQUIN ELECTRIC COOPERATIVE, INC.

LOCATION- T1N, R2E, NE.1/4 OF S.E.1/4 OF SECTION 16

OWNER: JIMMIE CROWDER EXCAVATING AND LAND CLEARING, INC.  
901 GEDDIE ROAD  
TALLAHASSEE, FLORIDA 32304  
850-576-7176

AGENT: JIM STIDHAM AND ASSOCIATES  
547 N. MONROE ST SUITE 201  
TALLAHASSEE, FL 32301  
850-222-3975

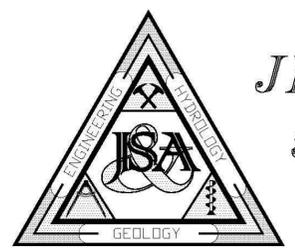
Prepared for:

**JIMMIE CROWDER EXCAVATING  
AND LAND CLEARING, INC.  
TALLAHASSEE, FLORIDA**

Prepared by:

**JIM STIDHAM & ASSOCIATES, INC.  
547 N. MONROE ST., SUITE 201  
TALLAHASSEE, FLORIDA**

CERTIFICATE OF AUTHORIZATION 00005629



DRC APPROVED	
LEON COUNTY PUBLIC WORKS DEPT.	NAME _____ DATE _____
LEON COUNTY DEPT. OF DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT	NAME _____ DATE _____
TALLAHASSEE-LEON COUNTY PLANNING DEPT.	NAME _____ DATE _____

Tony9 Sep 08, 2016 - 10:55am S:\CLIENTS\Crowder\Silverlake SandMine\CADD\SDP\_PLAN\_SET (2016) - REV 3\1 Cover Sheet (SDP).dwg

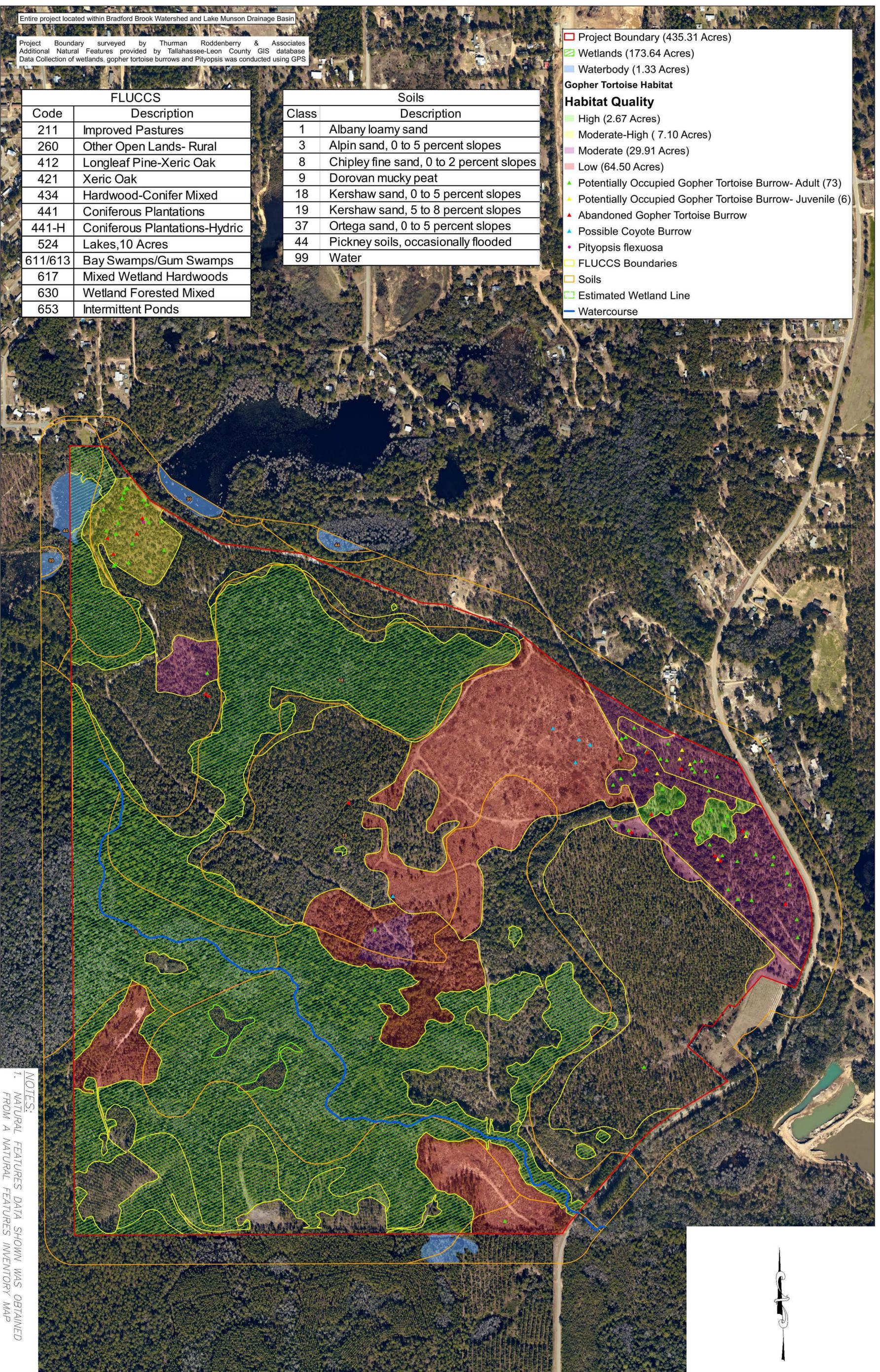
Entire project located within Bradford Brook Watershed and Lake Munson Drainage Basin

Project Boundary surveyed by Thurman Roddenberry & Associates  
 Additional Natural Features provided by Tallahassee-Leon County GIS database  
 Data Collection of wetlands, gopher tortoise burrows and Pityopsis was conducted using GPS

FLUCCS	
Code	Description
211	Improved Pastures
260	Other Open Lands- Rural
412	Longleaf Pine-Xeric Oak
421	Xeric Oak
434	Hardwood-Conifer Mixed
441	Coniferous Plantations
441-H	Coniferous Plantations-Hydric
524	Lakes, 10 Acres
611/613	Bay Swamps/Gum Swamps
617	Mixed Wetland Hardwoods
630	Wetland Forested Mixed
653	Intermittent Ponds

Soils	
Class	Description
1	Albany loamy sand
3	Alpin sand, 0 to 5 percent slopes
8	Chipleay fine sand, 0 to 2 percent slopes
9	Dorovan mucky peat
18	Kershaw sand, 0 to 5 percent slopes
19	Kershaw sand, 5 to 8 percent slopes
37	Ortega sand, 0 to 5 percent slopes
44	Pickney soils, occasionally flooded
99	Water

- Project Boundary (435.31 Acres)
- Wetlands (173.64 Acres)
- Waterbody (1.33 Acres)
- Gopher Tortoise Habitat**
- Habitat Quality**
- High (2.67 Acres)
- Moderate-High ( 7.10 Acres)
- Moderate (29.91 Acres)
- Low (64.50 Acres)
- ▲ Potentially Occupied Gopher Tortoise Burrow- Adult (73)
- ▲ Potentially Occupied Gopher Tortoise Burrow- Juvenile (6)
- ▲ Abandoned Gopher Tortoise Burrow
- ▲ Possible Coyote Burrow
- Pityopsis flexuosa
- FLUCCS Boundaries
- Soils
- Estimated Wetland Line
- Watercourse



NOTES:  
 1. NATURAL FEATURES DATA SHOWN WAS OBTAINED FROM A NATURAL FEATURES INVENTORY MAP PREPARED BY FLORIDA ENVIRONMENT AND LAND SERVICES, INC.  
 2. ENTIRE PROJECT LOCATED WITHIN BRADFORD BROOK WATERSHED AND LAKE MUNSON DRAINAGE BASIN.



PERMIT DRAWINGS  
 NOT FOR CONSTRUCTION  
**NATURAL FEATURES  
 INVENTORY**

CROWDER SAND MINE AT  
 SILVER LAKE ROAD  
 CROWDER EXCAVATING AND LAND  
 CLEARING

ANTHONY M. HOLLEY, P.E.  
 No. 74002

**JIM STIDHAM & ASSOCIATES, INC.**  
 HYDROLOGY, GEOLOGY, CIVIL &  
 ENVIRONMENTAL ENGINEERING  
 547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
 FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
 FBPE Certificate of Authorization No.: 00005629

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016

DATE: JULY 2016  
 SCALE: AS SHOWN  
 DRAWN BY: RDK/JHP  
 CHECKED BY: AMH  
 PROJECT NO.: 0889-020  
 SHEET 2 OF 14

Tony9 Sep 08, 2016 - 10:59am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\SDP\_PLAN\_SET (2016) - REV 3\3 Existing Conditions-REV.dwg

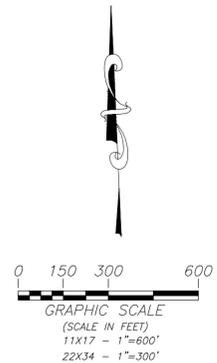
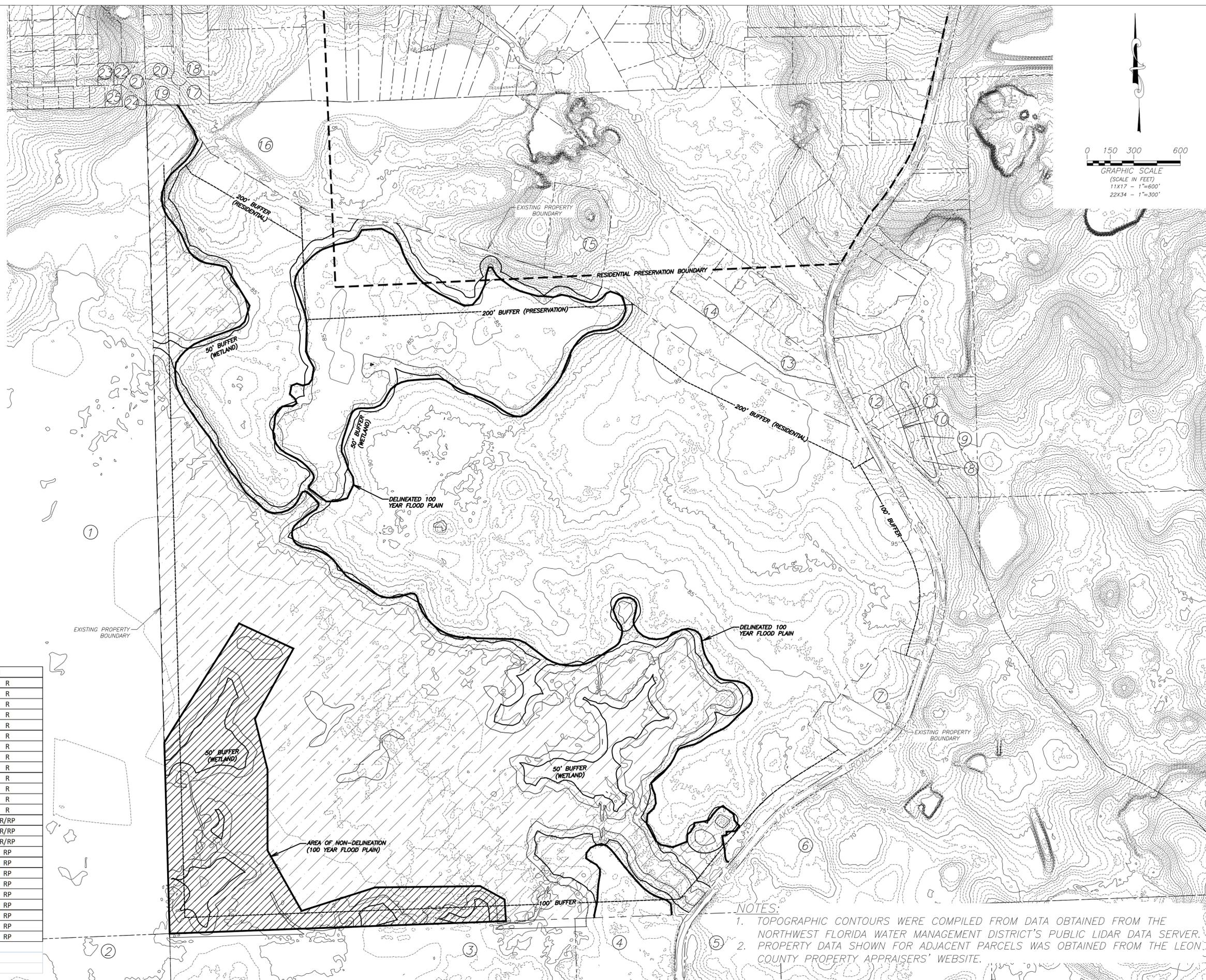
**LEGEND**

-  WETLANDS\*
-  90' ELEVATION CONTOUR (MAJOR)
-  ELEVATION CONTOUR (MINOR)
-  PARCEL REFERENCE NUMBER, SEE TABLE SHOWN

\*WETLANDS WERE DELINEATED AS PART OF THE NFI FOR THIS DEVELOPMENT PERMIT.

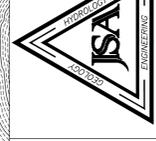
GOPHER TORTOISES HAVE BEEN IDENTIFIED WITHIN THE DISTURBED AREA. PRIOR TO LAND DISTURBING ACTIVITIES WITHIN A PHASE, A TORTOISE SURVEY WILL BE CONDUCTED TO PROPERLY IDENTIFY AFFECTED TORTOISES AND THEY WILL BE RELOCATED IN ACCORDANCE WITH THE FWC PERMIT AND SUPERVISED BY A GOPHER TORTOISE AGENT CERTIFIED BY FWC. ANY GOPHER TORTOISE EXTRACTED FROM THE BURROWS WILL BE RELOCATED TO A FWC CERTIFIED GOPHER TORTOISE RECIPIENT SITE OR APPROVED ONSITE AREA.

#	PARCEL#	OWNER	ZONING
1	4204209810000	UNITED STATES OF AMERICA	R
2	4208209810000	UNITED STATES OF AMERICA	R
3	4210209810000	UNITED STATES OF AMERICA	R
4	4210200290000	DE LA HOUSSAYE VERNELLE	R
5	4210200280000	ALOJ JAMES A	R
6	4202206080000	JIMMIE CROWDER EXCAVATING	R
7	4203204040010	JIMMIE CROWDER EXCAVATING	R
8	4203050000010	TABB RONALD	R
9	4203050000030	TABB DAVID M	R
10	4203200130000	JONES JANICE A	R
11	4203200140000	JONES JANICE A	R
12	4203200100000	TYSON STEPHEN D	R
13	4203200270000	ALLEN FRED	R
14	4203200330000	TUDOR LARRY DEAN ESTATE	R/RP
15	4203200260000	JOHNSON ROGER W	R/RP
16	4203200290000	HOWELL SARA W LIFE ESTATE	R/RP
17	2234040000160	WARREN JASON	RP
18	2234040000170	COX HERBERT L	RP
19	2234040000150	MITCHELL CATHLEEN	RP
20	2234040000140	BOLAND JAMES D	RP
21	223316A0300	LOPEZ FELICIANO GABRIEL	RP
22	223316A0280	BRITT MICKEY L	RP
23	223316A0270	COULTER JOHN	RP
24	223316A0310	PEREZ DE LA CRUZ ANITA	RP
25	223316A0320	GUERRERO URBINO LOPEZ	RP
R		RURAL	
RP		RESIDENTIAL PRESERVATION	



REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

JIM STIDHAM & ASSOCIATES, INC.  
HYDROLOGY, GEOLOGY, CIVIL &  
ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
FBPE Certificate of Authorization No.: 0000629



ANTHONY M. HOLLEY, P.E.  
P.E. PAGE

CROWDER SAND MINE AT SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND CLEARING

PERMIT DRAWINGS  
NOT FOR CONSTRUCTION  
EXISTING CONDITIONS

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	3 OF 14

- NOTES:**
1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.
  2. PROPERTY DATA SHOWN FOR ADJACENT PARCELS WAS OBTAINED FROM THE LEON COUNTY PROPERTY APPRAISERS' WEBSITE.

**LEGEND**

-  EXISTING LANDSCAPE BUFFERS
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY
-  CONSERVATION EASEMENT
-  UTILITY EASEMENT

**PROPOSED MINE PROCEDURES:**

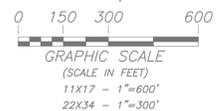
- 1) STANDARD MINING EXCAVATION WILL BE CONDUCTED IN THE AREAS IDENTIFIED AS DIG AREAS. MATERIAL EXTRACTION WILL USE MECHANICAL AND HYDRAULIC EXCAVATION PRACTICES ONLY.
- 2) EXCAVATION WILL MAINTAIN A 10 FOOT SEPARATION FROM UNDERLYING LIMESTONE FORMATIONS USING THE FOLLOWING METHODS:
  - 2)a. PRIOR TO MINING, A SOIL INVESTIGATION PROGRAM WILL BE CONDUCTED FOR EACH PHASE TO DETERMINE THE TOP OF LIMESTONE.
  - 2)b. SOIL BORINGS WILL BE INSTALLED IN AN APPROXIMATE 500' BY 500' GRID TO PROVIDE DETECTION COVERAGE.
  - 2)c. IF BORINGS IDENTIFY A VARIED LIME STONE SURFACE, EITHER ADDITIONAL BORING WILL BE CONDUCTED OR ONE OR MORE GEOPHYSICAL TECHNIQUES MAY BE UTILIZED.
  - 2)d. IF THE WORKING LEVELS BETWEEN THE EXCAVATION AREA AND THE ADJACENT WETLANDS ARE SIGNIFICANT, DAILY INSPECTIONS WILL BE CONDUCTED TO IDENTIFY PREFERENTIAL PATHWAYS.
  - 2)e. IF PREFERENTIAL PATHWAYS ARE IDENTIFIED, THESE PATHWAYS WILL BE SEALED UTILIZING CLAY FILLED TRENCHES, CLAY OR CEMENT INJECTIONS, OR OTHER SEALING OPTIONS TO PREVENT DRAINAGE OF PERCHED GROUNDWATER.
- 3) AN EFFECTIVE 80' SEPARATION (50' BUFFER AND 30' ROADWAY) WILL BE MAINTAINED FROM THE JURISDICTIONAL WETLAND BOUNDARIES DURING MINING OPERATIONS. FINAL RECLAMATION WILL MAINTAIN AN EFFECTIVE 70' SEPARATION (50' BUFFER AND 20' ROADWAY) FROM JURISDICTIONAL WETLAND BOUNDARIES.
- 4) IN ORDER TO PROVIDE ADDITIONAL PROTECTION TO ADJACENT WETLANDS, NO DEWATERING WILL OCCUR ON THIS SITE ASSOCIATED WITH MINING ACTIVITIES.
- 5) PRIOR TO SITE WORK A PROTECTION AND MITIGATION PLAN AND ASSOCIATED PERMIT WILL BE OBTAINED FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC)

**GENERAL NOTES:**

- 1) A 4 FOOT HIGH WIRE FENCE WILL BE INSTALLED GENERALLY ALONG THE CONSERVATION EASEMENT LINE ADJACENT TO ANY MINING ACTIVITY. THE FENCE SHALL HAVE OPENING REJECTING THE PASSAGE OF A 7" SPHERE. (SEE SHEET 14 FOR DETAIL)
- 2) CLEARING SHALL BE LIMITED TO THE START AT EACH PHASE.
- 3) MATERIAL USED FOR GRAVEL ACCESS ROAD AND PARKING AREA MUST BE DUST-FREE.
- 4) NO TRESPASSING SIGNS WILL BE PLACED ON THE NORTHERN AND EASTERN BOUNDARIES OF THE PARCEL ON 500 FOOT SPACING MEETING THE REQUIREMENTS FOR SIZING PER LEON COUNTY LDC.
- 5) THE INTERIOR ACCESS ROADS AND DRIVEWAY HAVE BEEN DESIGNED FOR THE OPERATION OF HEAVY EQUIPMENT WITH SIMILAR TURNING RADI AS EMERGENCY VEHICLES. THE ONSITE ROADWAYS WILL SUPPORT THE OPERATION AND ALLOW FOR PROPER TURNING OF EMERGENCY VEHICLES.
- 6) THE CONSERVATION EASEMENT AREA WILL BE DEDICATED TO LEON COUNTY AND MAINTAINED BY THE PROPERTY OWNER CONSISTENT WITH AN APPROVED VEGETATION MANAGEMENT PLAN THAT WILL REMAIN ON FILE WITH LCDSEM ENVIRONMENTAL SERVICES OR SUCCESSOR.
- 7) CONSERVATION EASEMENT AREA CONTAINS FLOODPLAIN, WETLANDS AND ASSOCIATED BUFFERS.
- 8) ANY WORK WITHIN THE SILVER LAKE ROAD RIGHT OF WAY WILL REQUIRE REVIEW AND APPROVAL FROM LEON COUNTY PUBLIC WORKS ENGINEERING. A RIGHT OF WAY PLACEMENT PERMIT BE REQUIRED FOR ANY UTILITY WORK IN THE COUNTY RIGHT OF WAY.
- 9) FENCING AROUND THE WATER BODIES CREATED BY THE MINING ACTIVITY SHALL BE MAINTAINED IN PERPETUITY UNLESS AND UNTIL LIFTED BY REMOVAL OF THIS CONDITION BY LEON COUNTY. THE PROPERTY OWNER MAY CHOOSE ANY CONFIGURATION OF FENCING SO LONG AS THE WATER BODIES CREATED BY THE MINING ACTIVITY ARE FENCED OFF FROM ACCESS WITH FENCING OF 4 FEET IN HEIGHT AND REJECTING THE PASSAGE OF A SEVEN-INCH SPHERE (LDC 10-6.612(10)(1)(B)(4.)). CAUTIONARY SIGNS WILL BE PLACED ALONG THE FENCE APPROXIMATELY EVERY 500' MEETING THE REQUIREMENTS FOR SIZING PER LDC
- 10) IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW MUST BE CONTACTED PRIOR TO TANK INSTALLATION. (NFPA 1, 66.21.7.2.1 AND 66.21.7.2.2, FIFTH EDITION OF THE FLORIDA FIRE PREVENTION CODE)
- 11) THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES. (NFPA 1, 18.2.4.1.1, FIFTH EDITION OF THE FLORIDA FIRE PREVENTION CODE)

**DEVELOPMENT PHASES**

- █ PHASE 1
- █ PHASE 2
- █ PHASE 3



Site Data Table			
	Area (ac)	Area (sf)	Area (%)
Total Disturbed Area	151.15	6,583,895	34.72%
Total Undisturbed Area	284.16	12,378,208	65.28%
Total Site Area	435.31	18,962,103	100.00%
<b>Conservation Area</b>			
Gravel Area	0.47	20,592	0.11%
Building Area	0.01	300	0.00%
Total Impervious Area	0.59	25,879	0.14%
Total Pervious Area	434.24	18,915,332	99.75%

**ANTICIPATED SCHEDULE OF DEVELOPMENT\***

- 1) INSTALLATION OF THE PERIMETER FENCE SHALL BE COMPLETED PRIOR TO ANY OTHER LAND DISTURBING ACTIVITY FOR EACH PHASE.
  - 2) SWPPP CONTROLS SHALL BE INSTALLED INCLUDING, BUT NOT LIMITED TO, THE SWMF, SILT FENCING, AND CONSTRUCTION ENTRANCE PRIOR TO ANY OTHER LAND DISTURBING ACTIVITIES ONSITE FOR EACH PHASE.
  - 3) PRIOR TO LAND DISTURBING ACTIVITIES WITHIN A PHASE, A TORTOISE SURVEY WILL BE CONDUCTED TO PROPERLY IDENTIFY AFFECTED TORTOISES AND THEY WILL BE RELOCATED IN ACCORDANCE WITH THE FWC PERMIT AND SUPERVISED BY A GOPHER TORTOISE AGENT CERTIFIED BY FWC. ANY GOPHER TORTOISE EXTRACTED FROM THE BURROWS WILL BE RELOCATED TO A FWC CERTIFIED GOPHER TORTOISE RECIPIENT SITE OR APPROVED ONSITE AREA.
  - 4) CLEARING SHALL BE LIMITED TO THE CURRENT PHASE OF DEVELOPMENT. THE DEVELOPMENT WILL BE COMPLETED IN NUMERICAL ORDER (I.E. PHASE 1 THEN 2 THEN 3)
  - 5) AFTER MATERIAL HAS BEEN FULLY EXCAVATED FROM A PHASE, A VEGETATION MANAGEMENT PLAN WILL BE DEVELOPED BY A DULY QUALIFIED PROFESSIONAL AND SUBMITTED TO THE COUNTY WITHIN 1 YEAR OF CLOSEOUT. RECLAMATION PROCEDURES SHALL BE COMPLETED WITHIN 3 YEARS OF CLOSEOUT AND APPROVAL OF VEGETATION MANAGEMENT PLAN.
- \*THE AMOUNT OF TIME REQUIRED TO REMOVE MATERIAL FOR EACH PHASE CAN NOT BE DETERMINED AT THIS TIME. SPEED OF REMOVAL WILL BE DEPENDENT ON LOCAL AND ANTICIPATED NEEDS FOR SUCH MATERIAL. THE PROPOSED EXCAVATION SCHEDULE IS SUBJECT TO CHANGE DEPENDING ON ACTUAL SITE CONDITIONS ENCOUNTERED DURING EXCAVATION.

**NOTE:**

ALL MINE ACTIVITY OR DISTURBANCE RELATED TO MINING ACTIVITY IS STRICTLY PROHIBITED IN RESIDENTIAL PRESERVATION ZONED PORTION AT THIS PROPERTY

**NOTES:**

1. TOPOGRAPHIC CONTOURS ARE NOT SHOWN FOR PURPOSES OF CLARITY.
2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

T:\CLIENTS\Crowder Silverlake SandMine\CADD\_SDP\_PLAN\_SET (2016) - REV. 3\4 Proposed Site Layout.dwg

<b>REVISIONS</b>	<b>DATE</b>	
REVISED PER COUNTY COMMENTS	08/22/2016	
CROWDER SAND MINE AT SILVER LAKE ROAD CROWDER EXCAVATING AND LAND CLEARING		
PERMIT DRAWINGS NOT FOR CONSTRUCTION PROPOSED SITE LAYOUT		
DATE: JULY 2016		
SCALE: AS SHOWN		
DRAWN BY: RDK/JHP		
CHECKED BY: AMH		
PROJECT NO.: 0689-020		
SHEET 4 OF 14		

Tony9 Sep 08, 2016 10:53am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\\_SDP\_PLAN\_SET (2016) - REV 3\5 Overall Grading Plan.dwg

**LEGEND**

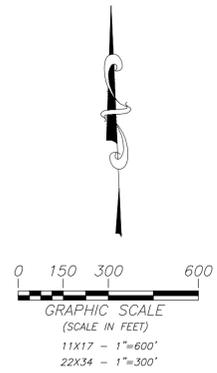
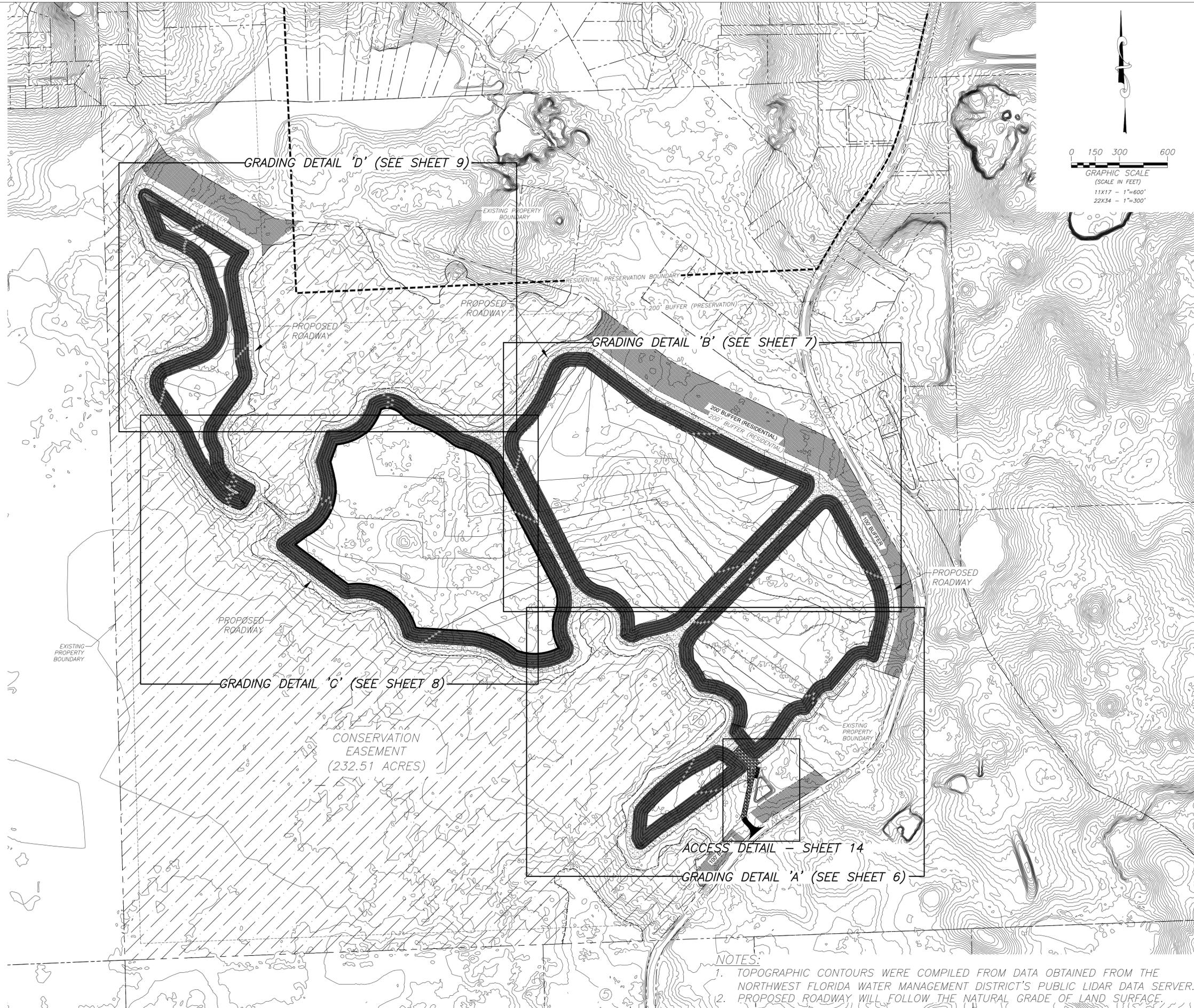
-  CONSERVATION EASEMENT
-  EXISTING LANDSCAPE BUFFERS
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY

DIG AREA	ACRES	ANTICIPATED MATERIAL REMOVED (CY)*
SECTION 1	14.31	460,000
SECTION 2	43.63	1,850,000
SECTION 3	44.45	1,890,000
SECTION 4	27.73	1,110,000
SECTION 5	6.35	220,000

\* THE ANTICIPATED MATERIAL IS BASED ON ROUGH ESTIMATES OF PROPOSED SITE CONDITIONS AND MAY CHANGE DURING EXCAVATION

**GENERAL NOTE:**

- ALL EXCAVATION WILL BE COMPLETED USING A COMBINATION OF CONVENTIONAL EXCAVATION EQUIPMENT AND DREDGING EQUIPMENT. SIDE SLOPES FOR EACH SECTION WILL CONSIST OF A 3:1 SLOPE.
- MATERIAL WILL BE HAULED OFFSITE VIA THE INTERNAL ACCESS ROADS AND EVENTUALLY THROUGH THE DRIVEWAY ACCESS.



REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

**JIM STIDHAM & ASSOCIATES, INC.**  
HYDROLOGY, GEOLOGY, CIVIL &  
ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
FBPE Certificate of Authorization No.: 00006629



ANTHONY M. HOLLEY, P.E.  
P.E. PAGE

CROWDER SAND MINE AT  
SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND  
CLEARING

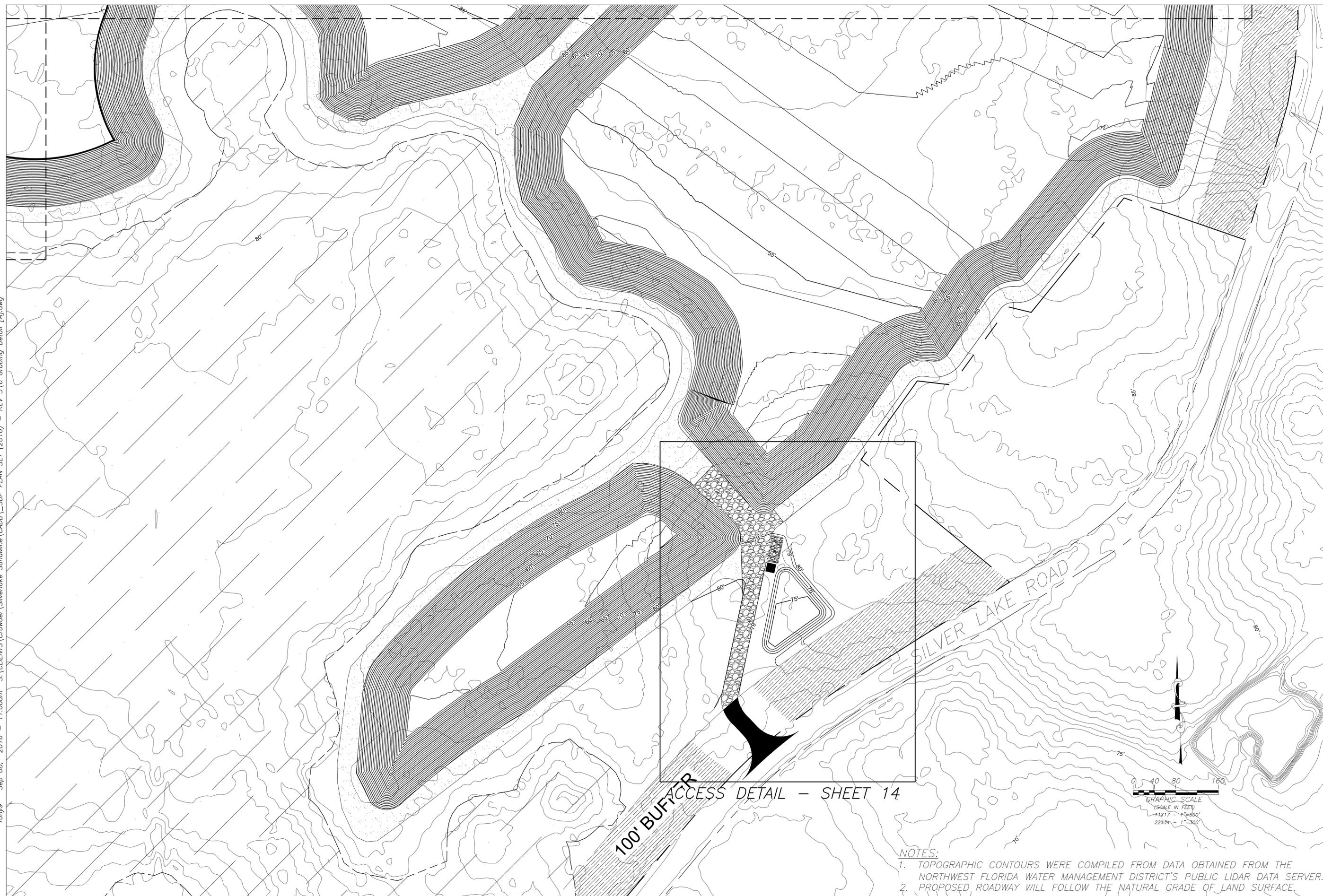
PERMIT DRAWINGS  
NOT FOR CONSTRUCTION  
OVERALL  
GRADING LAYOUT

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	5 OF 14

**NOTES:**

1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.
2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

Tony9 Sep 08, 2016 - 11:00am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\SDP\_PLAN\_SET (2016) - REV.3\6 Grading Detail [A].dwg

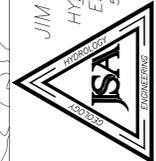


100' BUFFER ACCESS DETAIL - SHEET 14

- NOTES:
1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.
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REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

JIM STIDHAM & ASSOCIATES, INC.  
HYDROLOGY, GEOLOGY, CIVIL &  
ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
FBPE Certificate of Authorization No.: 00005629



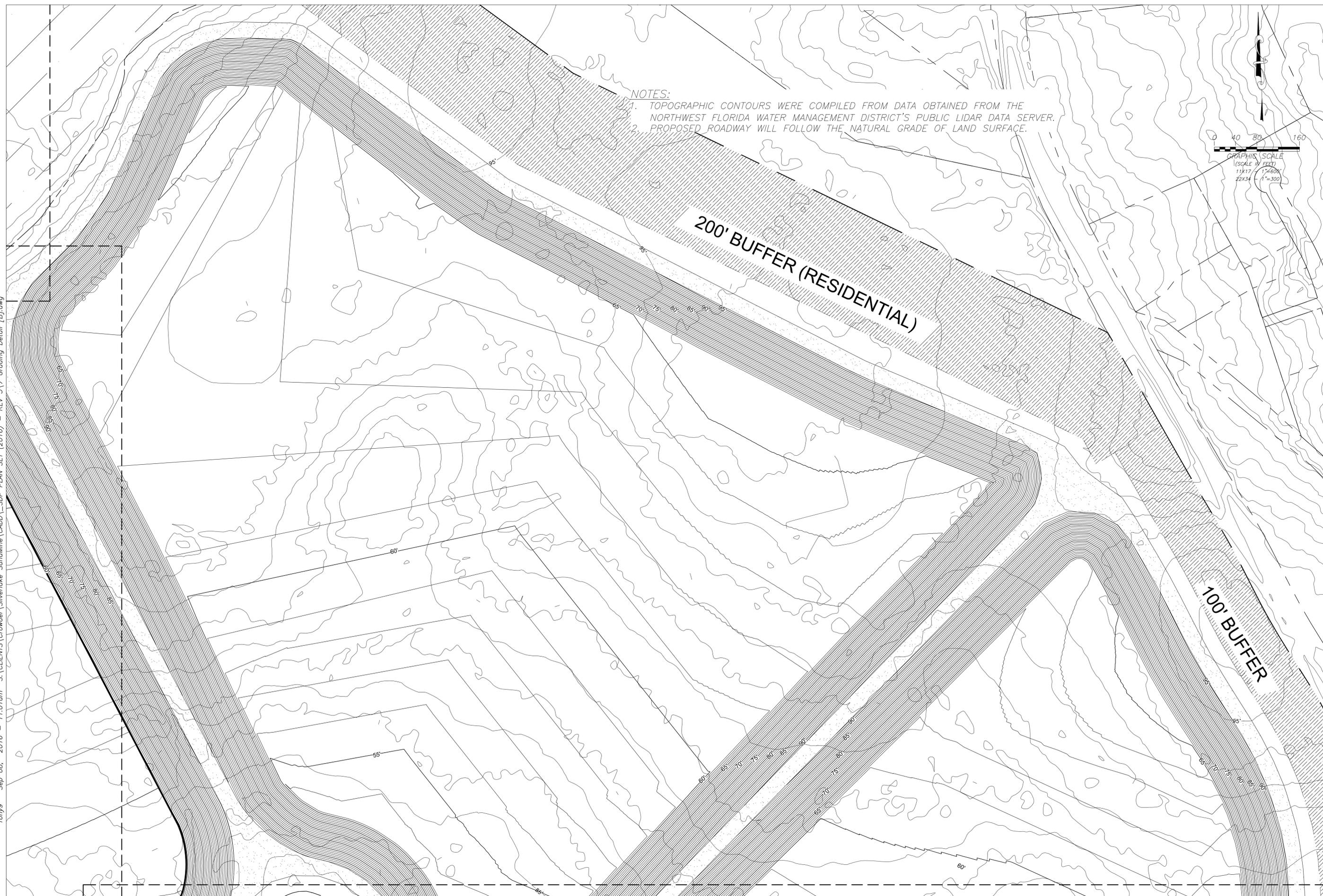
ANTHONY M. HOLLEY, P.E.  
P.E. #402

CROWDER SAND MINE AT  
SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND  
CLEARING

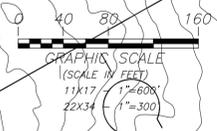
PERMIT DRAWINGS  
NOT FOR CONSTRUCTION  
GRADING DETAIL 'A'

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	ROK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	6 OF 14

Tony9 Sep 08, 2016 - 11:01am S:\CLIENTS\Crowder Silverlake SandMine\CADD\SDP\_PLAN\_SET (2016) - REV.3\7 Grading Detail [B].dwg



**NOTES:**  
 1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.  
 2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.



REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

**JIM STIDHAM & ASSOCIATES, INC.**  
 HYDROLOGY, GEOLOGY, CIVIL &  
 ENVIRONMENTAL ENGINEERING  
 547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
 FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
 FBPE Certificate of Authorization No.: 00005629

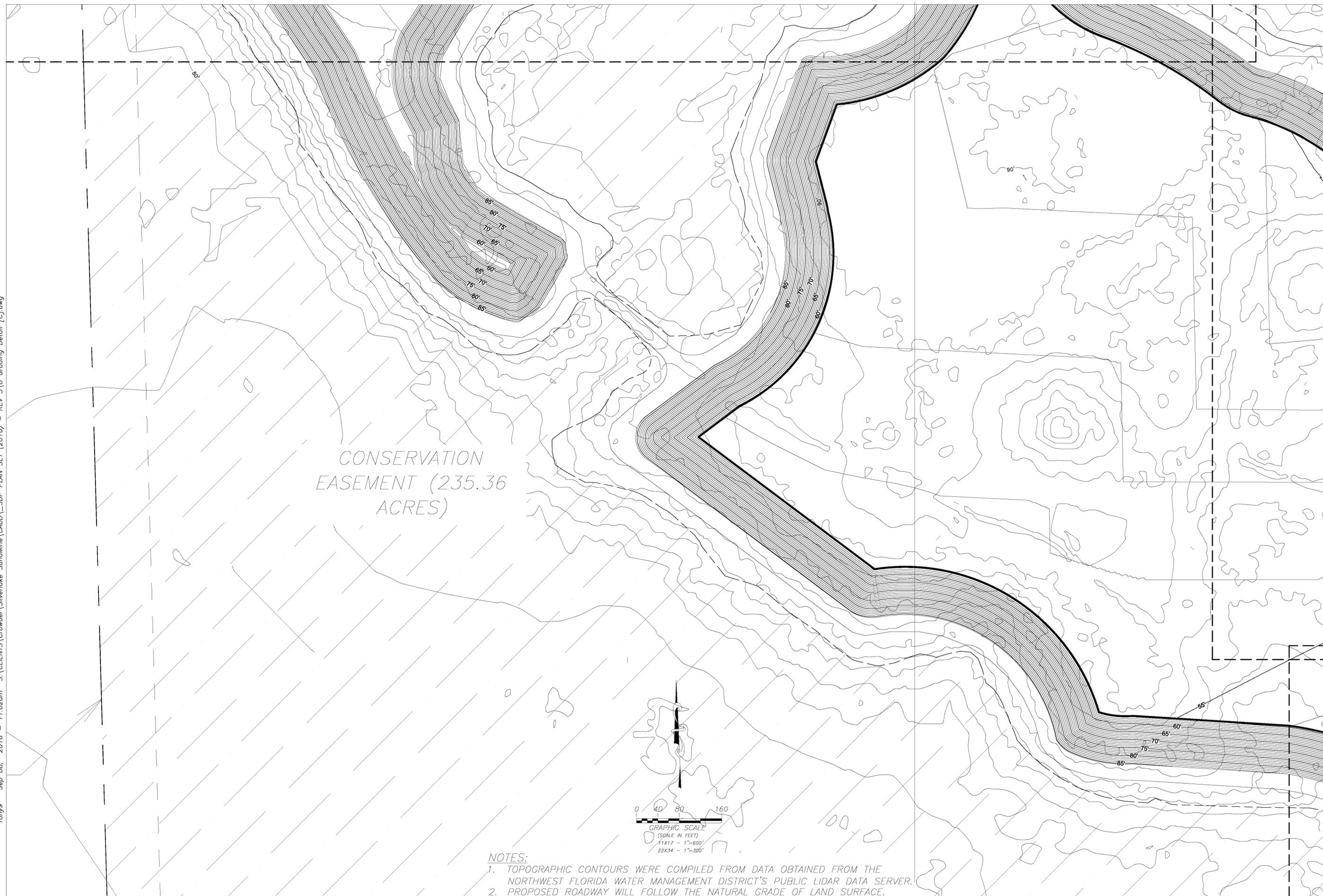
ANTHONY M. HOLLEY, P.E.  
 P.E. #402

CROWDER SAND MINE AT  
 SILVER LAKE ROAD  
 CROWDER EXCAVATING AND LAND  
 CLEARING

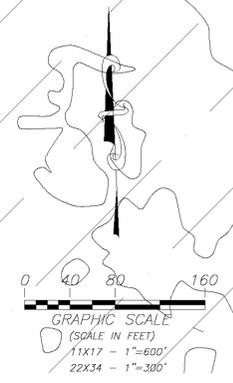
PERMIT DRAWINGS  
 NOT FOR CONSTRUCTION  
 GRADING DETAIL 'B'

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	7 OF 14

Tony9 Sep 08, 2016 - 11:02am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\SDP\_PLAN\_SET (2016) - REV 3\8 Grading Detail [C].dwg



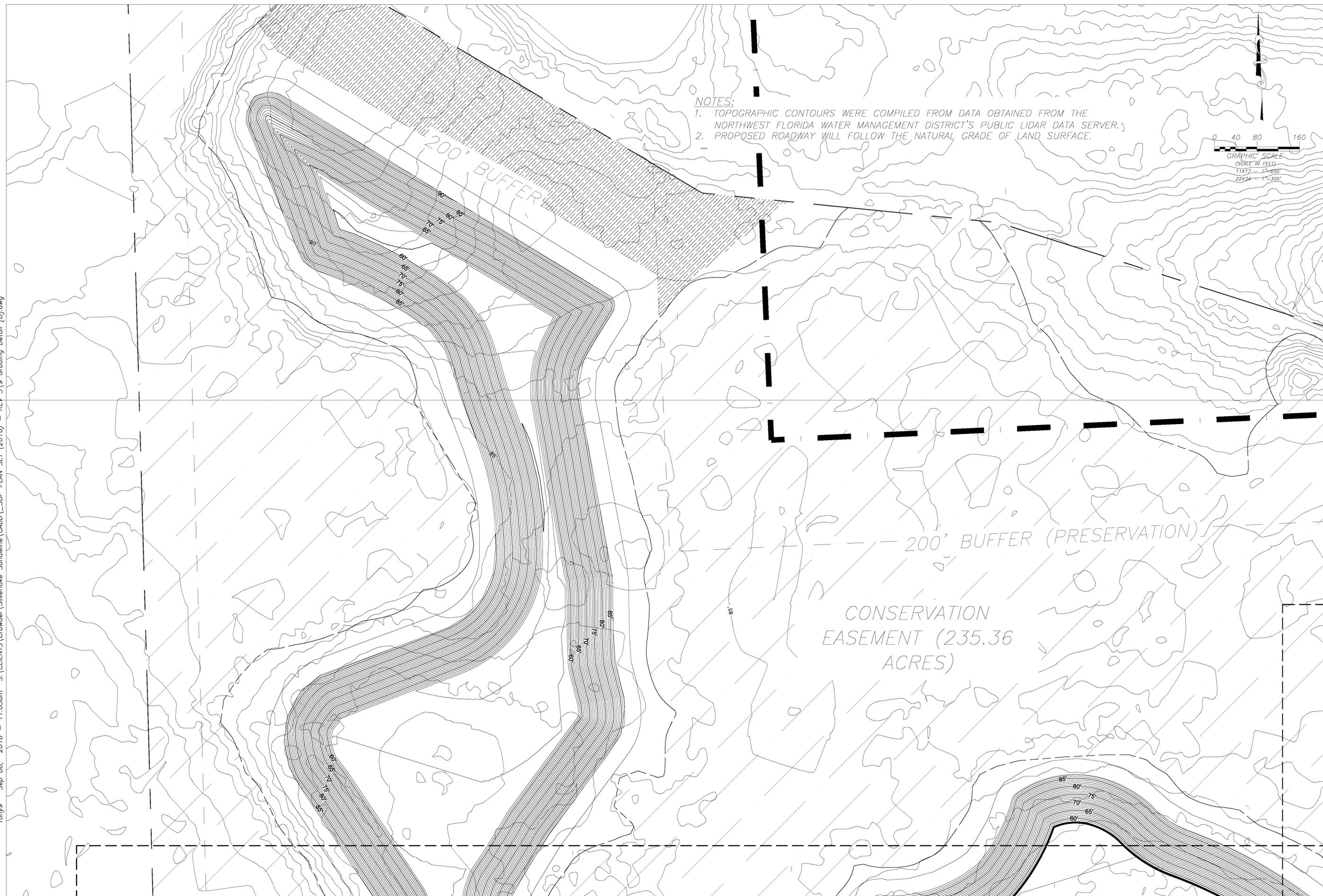
CONSERVATION  
EASEMENT (235.36  
ACRES)



- NOTES:**
1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.
  2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

	JIM STIDHAM & ASSOCIATES, INC. HYDROLOGY, GEOLOGY, CIVIL & ENVIRONMENTAL ENGINEERING 547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301 FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975 FBPE Certificate of Authorization No.: 00006629
	PERMIT DRAWINGS NOT FOR CONSTRUCTION GRADING DETAIL 'C'
CROWDER SAND MINE AT SILVER LAKE ROAD CROWDER EXCAVATING AND LAND CLEARING	REVISIONS REVISED PER COUNTY COMMENTS REVISED PER COUNTY COMMENTS
DATE: JULY 2016 SCALE: AS SHOWN DRAWN BY: RDK/JHP CHECKED BY: AMH PROJECT NO.: 0689-020 SHEET 8 OF 14	DATE: 08/22/2016 DATE: 09/07/2016

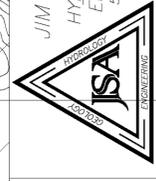
Tony9 Sep 08, 2016 - 11:03am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\_SDP\_PLAN\_SET (2016) - REV 3\9 Grading Detail [D].dwg



**NOTES:**  
 1. TOPOGRAPHIC CONTOURS WERE COMPILED FROM DATA OBTAINED FROM THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S PUBLIC LIDAR DATA SERVER.  
 2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

**JIM STIDHAM & ASSOCIATES, INC.**  
 HYDROLOGY, GEOLOGY, CIVIL &  
 ENVIRONMENTAL ENGINEERING  
 547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
 FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
 FBPE Certificate of Authorization No.: 00006629



PERMIT DRAWINGS  
 NOT FOR CONSTRUCTION

CROWDER SAND MINE AT  
 SILVER LAKE ROAD  
 CROWDER EXCAVATING AND LAND  
 CLEARING

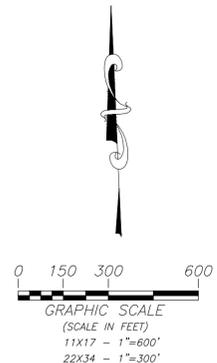
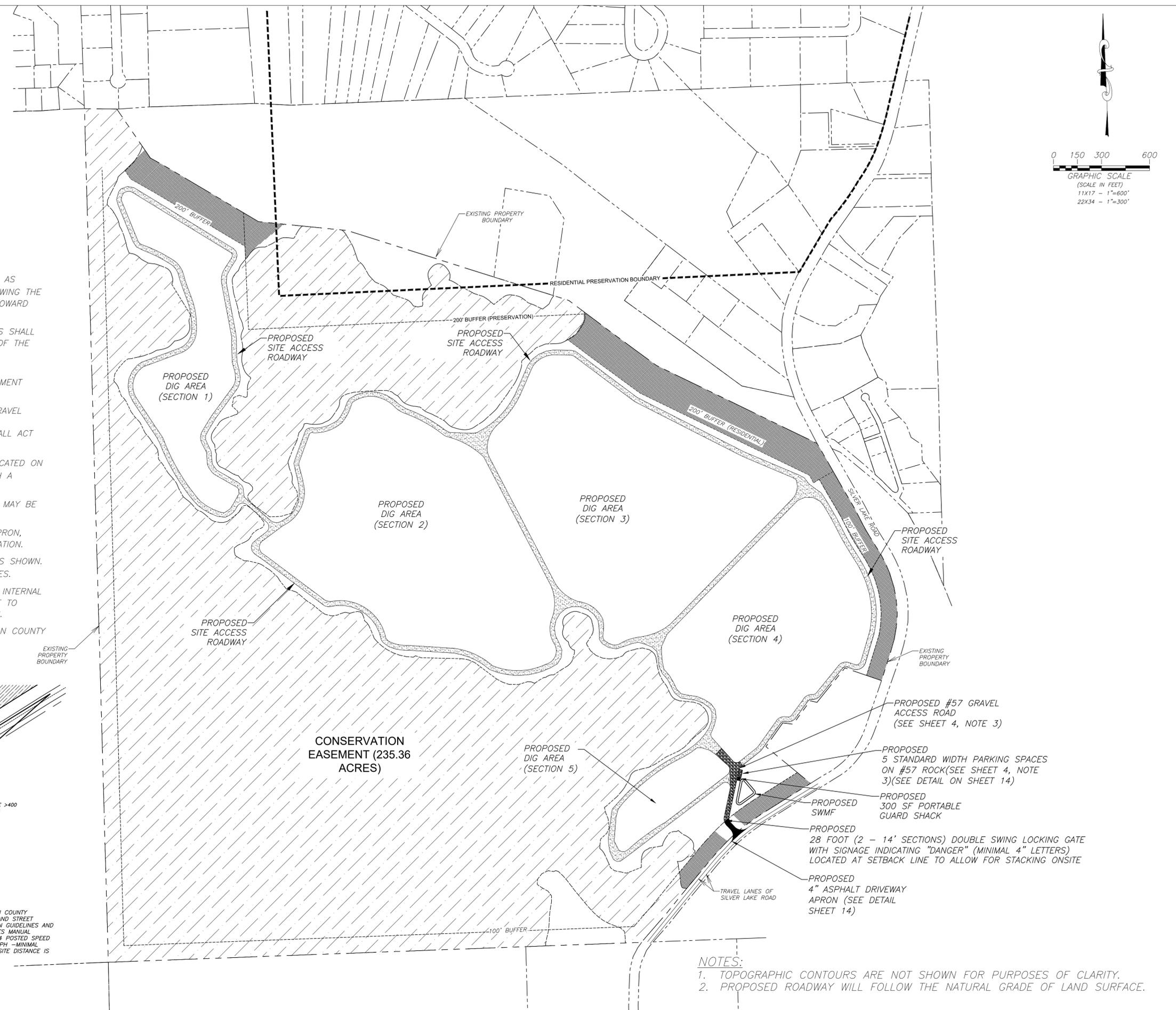
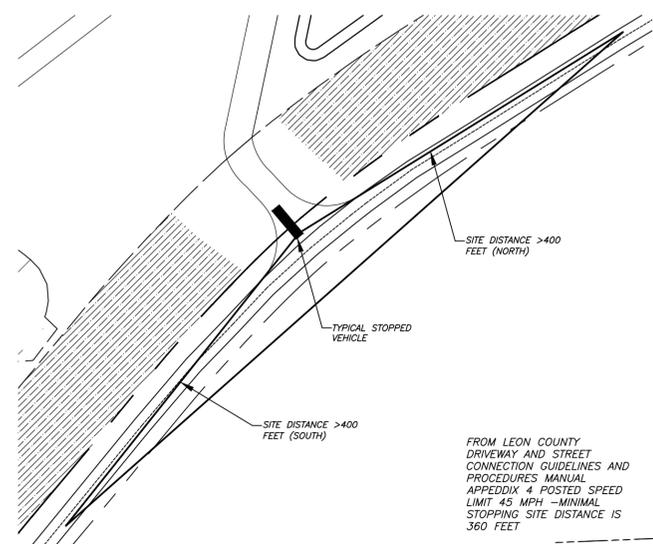
DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	ROK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	9 OF 14

**LEGEND**

-  EXISTING LANDSCAPE BUFFERS
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY
-  CONSERVATION EASEMENT

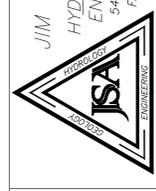
**GENERAL NOTES:**

- 1) ALL INTERNAL ACCESS ROADWAYS WILL BE CONSTRUCTED AS NEEDED USING SANDY/CLAY MATERIAL, GENERALLY FOLLOWING THE NATURAL TOPOGRAPHY OF THE SITE WITH A 2% SLOPE TOWARD THE PROPOSED DIG AREA.
- 2) THE AVERAGE WIDTH OF THE INTERNAL ACCESS ROADWAYS SHALL BE 30 FEET. THERE ARE LOCATIONS WHERE THE WIDTH OF THE ROADWAYS HAVE BEEN ENLARGED TO ALLOW FOR EASIER MANEUVERABILITY OF THE LARGER EQUIPMENT ONSITE.
- 3) THE AVERAGE WIDTH WILL ALLOW FOR PASSING OF EQUIPMENT WITHIN THE LIMITS OF THE ACCESS ROADWAYS.
- 4) AT THE ENTRANCE OF THE FACILITY, A 30 FOOT WIDE GRAVEL ROADWAY WILL BE CONSTRUCTED. THIS SHALL EXTEND APPROXIMATELY 450 FEET INTO THE PROPERTY. THIS SHALL ACT AS CONSTRUCTION ENTRANCE (SWPPP).
- 5) THE FACILITY SHALL HAVE A SINGULAR ACCESS POINT LOCATED ON THE EASTERN EDGE OF THE PARCEL (AS INDICATED) WITH A DOUBLE SWING ACCESS LOCKABLE GATE.
- 6) THE GATE WILL BE EQUIPPED WITH A SIMPLE LOCK THAT MAY BE CUT IN THE EVENT OF AN EMERGENCY.
- 7) THE DEVELOPER/CONTRACTOR SHALL INSTALL ASPHALT APRON, GATE, AND GRAVEL DRIVEWAY PRIOR TO INITIATING EXCAVATION.
- 8) PARKING SHALL CONSIST OF A GRAVEL PARKING AREA, AS SHOWN. THIS PARKING AREA WILL HOUSE UP TO FIVE (5) VEHICLES.
- 9) DUE TO THE TYPE OF EQUIPMENT BE USED ONSITE, ALL INTERNAL ACCESS ROADWAYS AND DRIVEWAY ACCESS WILL BE ABLE TO SUPPORT AND ALLOW ACCESS FOR EMERGENCY VEHICLES.
- 10) A DRIVEWAY CONNECTION PERMIT WILL BE REQUIRED LEON COUNTY DSEM



REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

JIM STIDHAM & ASSOCIATES, INC.  
HYDROLOGY, GEOLOGY, CIVIL & ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
FBPE Certificate of Authorization No.: 00005629



ANTHONY M. HOLLEY, P.E.  
P.E. PAGE

CROWDER SAND MINE AT SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND CLEARING

PERMIT DRAWINGS NOT FOR CONSTRUCTION  
VEHICULAR ACCESS DETAIL MAP

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	10 OF 14

- NOTES:**
1. TOPOGRAPHIC CONTOURS ARE NOT SHOWN FOR PURPOSES OF CLARITY.
  2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

Tony9 Sep 08, 2016 - 11:04am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\SDP\_PLAN\_SET (2016) - REV.3\10 Vehicular Access Detail Map.dwg

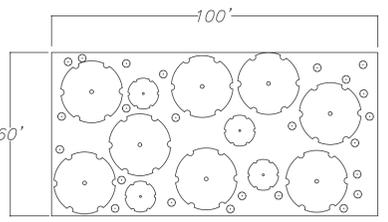
**LEGEND**

-  EXISTING LANDSCAPE BUFFERS\*
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY
-  CONSERVATION EASEMENT

\* THE AREA LOCATED WITHIN THE LANDSCAPING BUFFERS WILL NOT BE DISTURBED. EXISTING TREES, BRUSH, AND UNDERGROWTH WILL BE USED TO MEET THE REQUIREMENTS OF THE TYPE "D" BUFFER. IF THE EXISTING TREES, BRUSH, AND UNDERGROWTH DO NOT MEET THE REQUIREMENTS OF THE TYPE "D" BUFFER IN CERTAIN LOCATIONS, ADDITIONAL TREES, BRUSH, AND UNDERGROWTH WILL BE ADDED, AS NEEDED, TO SATISFY THE COUNTY REQUIREMENT AS PART OF THE LEON COUNTY LAND DEVELOPMENT CODE.

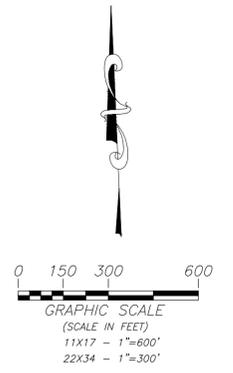
**GENERAL NOTE:**

- 1) THE AREA WITHIN THE PROPOSED DIG AREAS WILL BE CLEAR CUT PRIOR TO DEVELOPMENT OF EACH PHASE. AREAS WITHIN THE CONSERVATION AREA AND THE LANDSCAPE BUFFERS WILL REMAIN UNDISTURBED.
- 2) WHERE AUGMENTATION IS NECESSARY TO EXISTING LANDSCAPE BUFFERS, NATIVE EVERGREEN PLANTING SHALL BE REQUIRED TO ENSURE SUSTAINED LIFE SPAN AND MAXIMUM OPACITY.



**TYPE D BUFFER DETAIL**  
N.T.S.

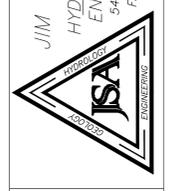
-  8 - CANOPY
-  4 - UNDERSTORY
-  24 - SHRUBS



**NOTES:**  
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REVISIONS	DATE
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**JIM STIDHAM & ASSOCIATES, INC.**  
HYDROLOGY, GEOLOGY, CIVIL & ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
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FBPE Certificate of Authorization No.: 00005629



ANTHONY M. HOLLEY, P.E.  
P.E. #462

CROWDER SAND MINE AT SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND CLEARING

PERMIT DRAWINGS NOT FOR CONSTRUCTION  
**LANDSCAPE PLAN**

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	11 OF 14

Tony9 Sep 08, 2016 - 10:52am S:\CLIENTS\Crowder Silverlake SandMine\CADD\_SDP\_PLAN\_SET (2016) - REV 3\11 Landscape Plan.dwg

**LEGEND**

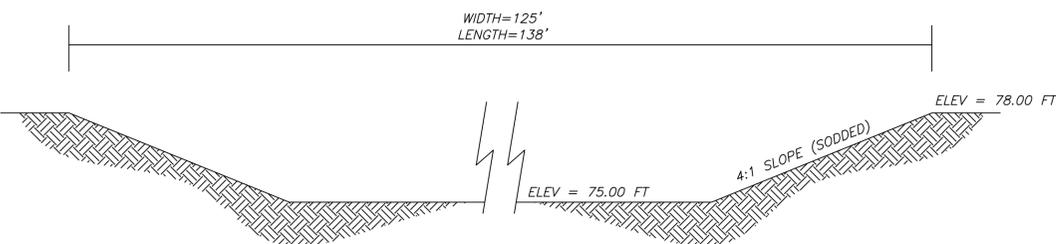
-  EXISTING LANDSCAPE BUFFERS
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY
-  CONSERVATION EASEMENT
-  TYPE III SILT FENCING

**SWPPP NOTES:**

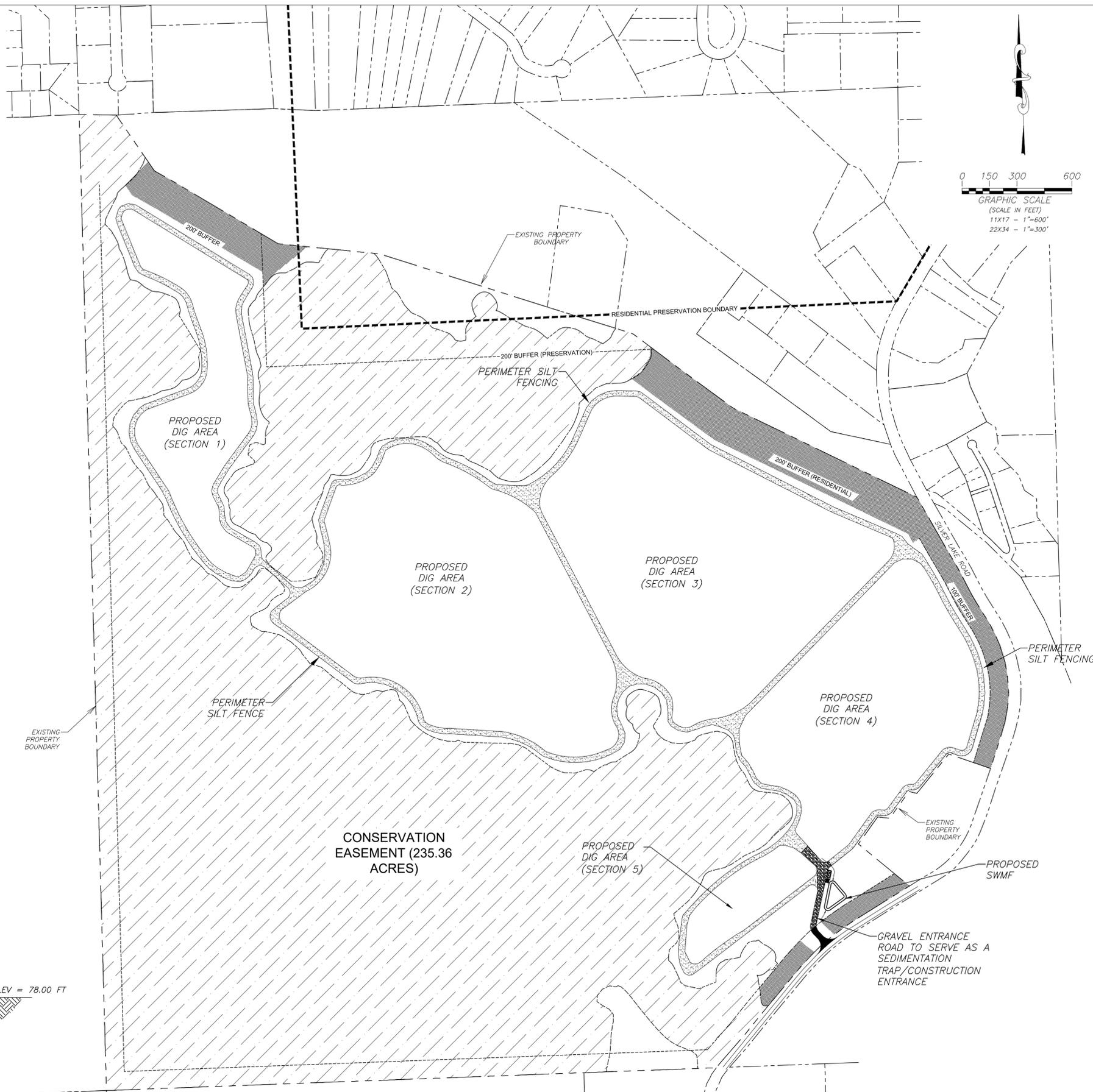
- 1) DEVELOPER/CONTRACTOR SHALL INSTALL AND MAINTAIN SWPPP DEVICES INDICATED WITHIN THIS DRAWING UNTIL STABILIZATION HAS BEEN MAINTAINED FOR THE SITE.
- 2) IF ANY OF THE SWPPP DEVICES INDICATED WITHIN THESE DRAWINGS BECOME DAMAGED OR OTHERWISE NON-OPERATIONAL, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPLACE OR BRING DEVICES BACK INTO AN OPERATIONAL STATUS.
- 3) A PATH NO GREATER THEN 10 FEET WIDE MAY BE CLEARED TO ALLOW FOR THE PROPER INSTALLATION OF SILT FENCING ALONG THE PERIMETER OF THE PROPOSED DEVELOPABLE AREA.
- 4) DEVELOPER/CONTRACTOR SHALL INSTALL THE SWMF PRIOR TO BEGINNING THE DEVELOPMENT OF THE REMAINDER OF THE SITE.
- 5) DEVELOPER/CONTRACTOR SHALL INSTALL TYPE-III SILT FENCING WITH A MINIMUM OF 6" TRENCHED IN PER FDOT STANDARDS.
- 6) A VEGETATION MANAGEMENT PLAN PREPARED BY A DULY QUALIFIED PROFESSIONAL SHALL BE OBTAINED FOR THE COMPLETION OF EACH MINING PHASE WHICH OUTLINES SPECIFIC VEGETATION AND FINAL GRADING.
- 7) THERE WILL BE NO BULK STORAGE OF PETROLEUM FUEL ON-SITE EQUIPMENT WILL BE SERVICED VIA A FUELING TRUCK. A SPILL MANAGEMENT PLAN WILL BE COMPLETED PRIOR TO COMMENCEMENT OF DEVELOPMENT.
- 8) NO DISTURBANCE SHALL OCCUR WITHIN THE CONSERVATION EASEMENT.

**SWMF NOTES:**

- 1) WHEN FINAL GRADING HAS BEEN COMPLETED FOR THE SWMF, ALL DISTURBED AREAS SURROUNDING THE SWMF SHALL BE SEED AND MULCHED. THE SIDE SLOPES OF THE SWMF SHALL BE SODDED AND WATERED UNTIL SOD IS FULLY ESTABLISHED.
- 2) IF SOD WITHIN SWMF DIES FOR ANY REASON IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPLACE THE AFFECTED AREAS AND RE-ESTABLISH.
- 3) WATERING WILL BE COMPLETED VIA A WATERING TRUCK OWNED AND OPERATED BY THE OWNER.
- 4) ON AN ANNUAL BASIS THE ELEVATION OF THE BOTTOM OF THE SWMF SHALL BE VERIFIED AND SEDIMENTATION IN EXCESS OF 6" SHALL BE REMOVED FROM THE SWMF.
- 5) A STRIP OF 10' SURROUNDING THE SWMF AND THE SIDE SLOPES OF THE SWMF SHALL BE MOWED PERIODICALLY TO ALLOW FOR PROPER INSPECTION AND OPERATION OF THE SWMF.
- 6) OPERATING PERMIT FOR THE SWMF SHALL BE OBTAINED UPON COMPLETION OF THE ENTRANCE IMPROVEMENTS, PARKING AND SWALE.
- 7) MAINTENANCE ACCESS TO THE SWMF WILL BE TO SOUTHEASTERN EDGE ALONG THE SILVERLAKE ROAD BUFFER



STORMWATER MANAGEMENT FACILITY DETAIL  
N.T.S.



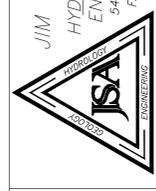
**NOTES:**

1. TOPOGRAPHIC CONTOURS ARE NOT SHOWN FOR PURPOSES OF CLARITY.
2. PROPOSED ROADWAY WILL FOLLOW THE NATURAL GRADE OF LAND SURFACE.

Tony9 Sep 08, 2016 - 10:51am S:\CLIENTS\Crowder Silverlake SandMine\CADD\SDP PLAN SET (2016) - REV 3\12 SWPPP.dwg

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

JIM STIDHAM & ASSOCIATES, INC.  
HYDROLOGY, GEOLOGY, CIVIL & ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/681-0560 TELEPHONE: 850/222-3975  
FBPE Certificate of Authorization No.: 00006629



CROWDER SAND MINE AT SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND CLEARING

PERMIT DRAWINGS  
NOT FOR CONSTRUCTION

SWPPP

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	12 OF 14

Tony9 Sep 08, 2016 - 10:52am S:\CLIENTS\Crowder\_Silverlake\_SandMine\CADD\SDP\_PLAN\_SET (2016) - REV. 3\13 Reclamation plan.dwg

**LEGEND**

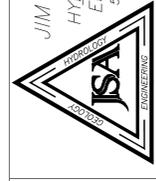
-  EXISTING LANDSCAPE BUFFERS
-  ONSITE ACCESS ROADS
-  GRAVEL DRIVEWAY
-  ASPHALT DRIVEWAY
-  CONSERVATION EASEMENT

GRAPHIC SCALE  
(SCALE IN FEET)  
1"=117' - 1"=600'  
22x34 - 1"=300'



REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

**JIM STIDHAM & ASSOCIATES, INC.**  
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ENVIRONMENTAL ENGINEERING  
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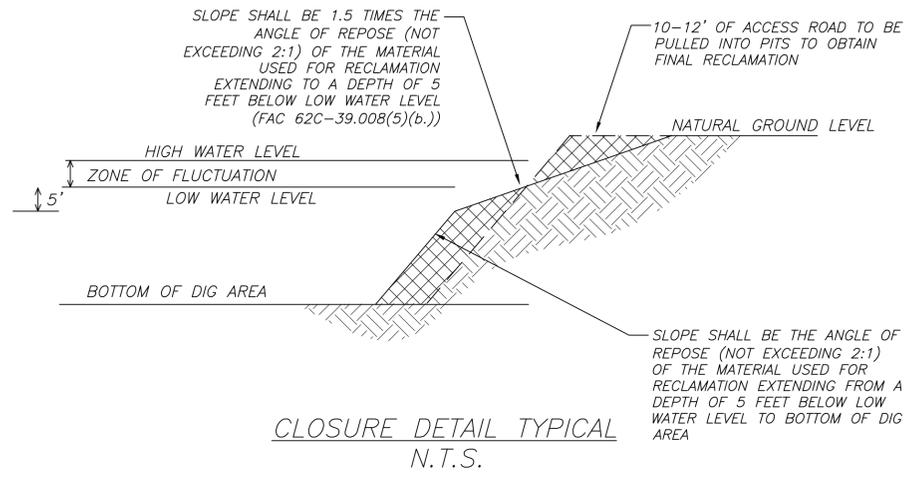


ANTHONY M. HOLLEY, P.E.  
No. 74002

CROWDER SAND MINE AT  
SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND  
CLEARING

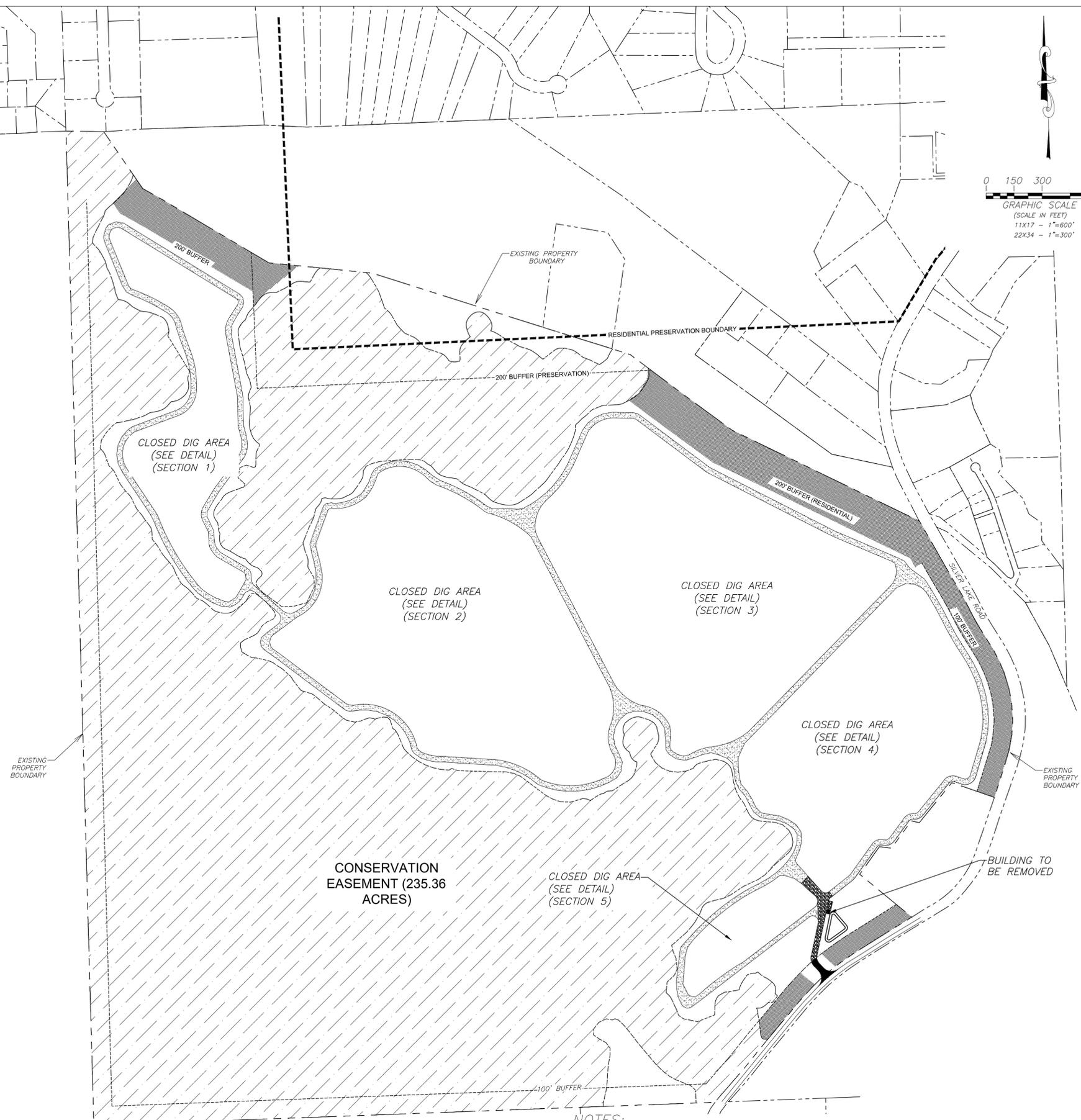
PERMIT DRAWINGS  
NOT FOR CONSTRUCTION  
**RECLAMATION PLAN**

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RDK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	13 OF 14

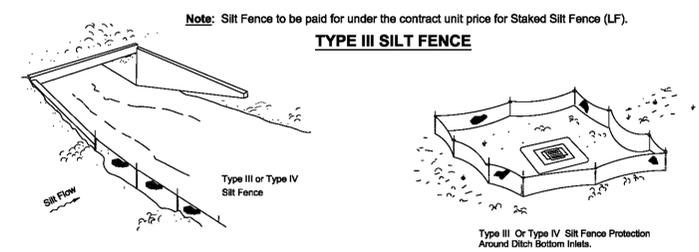
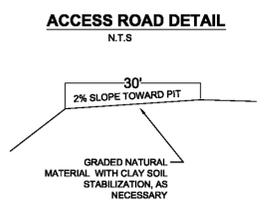
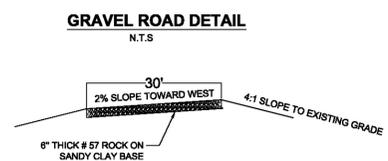
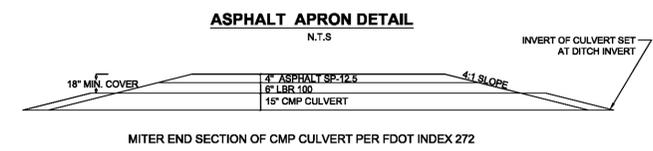
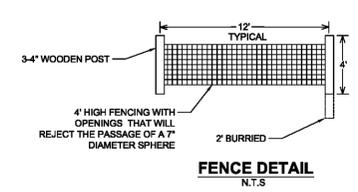
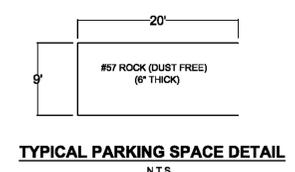
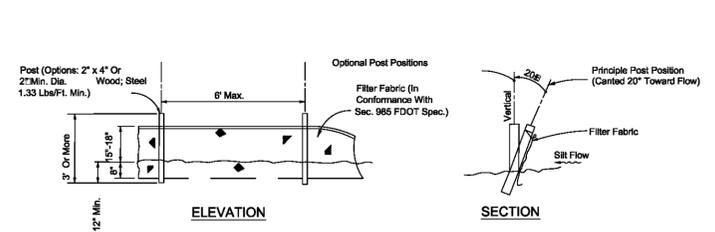


**GENERAL CLOSURE NOTES:**

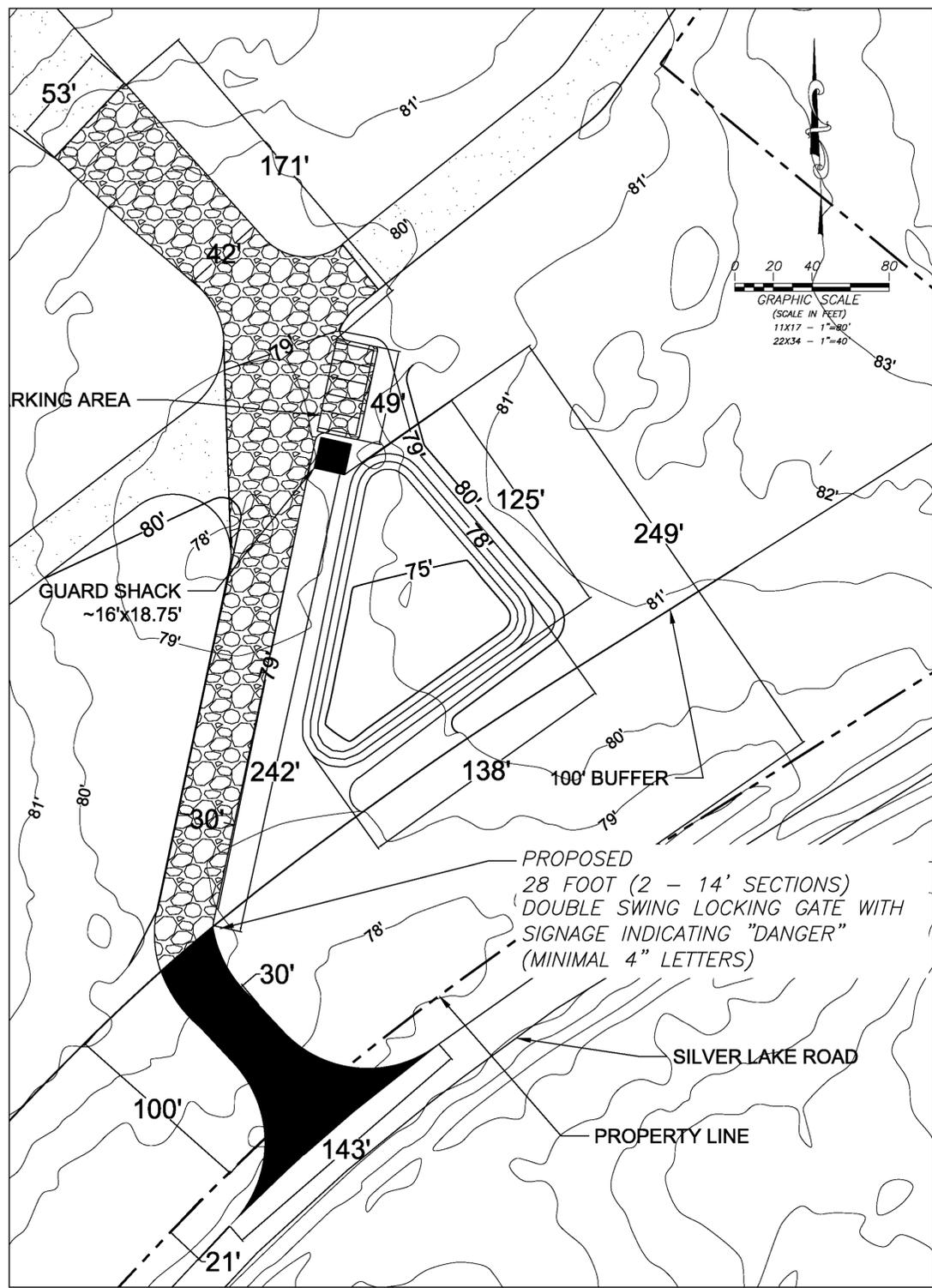
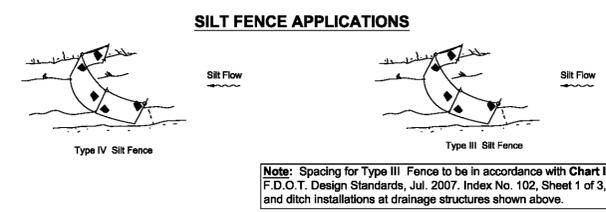
- 1) DEVELOPER/CONTRACTOR SHALL REMOVE ALL SILT FENCING AND BUILDING FROM THE SITE PRIOR TO FINALIZATION OF THE DEVELOPMENT.
- 2) HIGH AND LOW WATER LEVELS SHALL BE DETERMINED AT THE TIME OF RECLAMATION.
- 3) SLOPE SHALL BE THE ANGLE OF REPOSE (NOT EXCEEDING 2:1) OF THE MATERIAL USED FOR RECLAMATION EXTENDING FROM A DEPTH OF 5 FEET BELOW LOW WATER LEVEL TO BOTTOM OF DIG AREA
- 4) SLOPE SHALL BE 1.5 TIMES THE ANGLE OF REPOSE (NOT EXCEEDING 2:1) OF THE MATERIAL USED FOR RECLAMATION EXTENDING TO A DEPTH OF 5 FEET BELOW LOW WATER LEVEL (FAC 62C-39.008(5)(b.))
- 5) THE SLOPE RECLAMATION MATERIAL SHALL BE A CLAY/SAND STABILIZED MATERIAL.
- 5) AFTER MATERIAL HAS BEEN FULL EXCAVATED FROM A PHASE, A VEGETATION MANAGEMENT PLAN WILL BE DEVELOPED AND SUBMITTED TO THE COUNTY WITHIN 1 YEAR OF CLOSEOUT. RECLAMATION PROCEDURES SHALL BE COMPLETED WITHIN 3 YEARS OF CLOSEOUT AND APPROVAL OF VEGETATION MANAGEMENT PLAN.
- 6) ALL DEBRIS, LITTER, MATERIALS, AND EQUIPMENT WITHIN PHASE TO BE RECLAIMED, SHALL BE DISPOSED OF PROPERLY OR REMOVED FROM THE SITE PRIOR TO IMPLEMENTATION OF RECLAMATION PLAN.
- 7) THE ZONE OF FLUCTUATION SHALL BE VEGETATED WITH NATIVE WETLAND SPECIES (FAC 62C-39.008(6)(o)) AS IDENTIFIED IN THE VEGETATION MANAGEMENT PLAN.
- 8) DISTURBED AREA UP-SLOPE OF THE ZONE OF FLUCTUATION SHALL BE VEGETATED WITH PLANTINGS MEETING REFORESTATION REQUIREMENTS AS OUTLINED WITHIN LDC SECTION 10-4.351(d)(6).



**NOTES:**  
1. TOPOGRAPHIC CONTOURS ARE NOT SHOWN FOR PURPOSES OF CLARITY.



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.



**GENERAL NOTES FOR SEDIMENT AND EROSION CONTROL**

- (1) THE LIMITS OF CLEARING SHALL BE FLAGGED AND TREE PROTECTION BARRICADES ERECTED PRIOR TO ANY OTHER ACTIVITY.
- (2) EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES THAT CONTRACTOR/ENGINEER DEEMS NECESSARY DURING ONSITE VISIT.
- (3) AT ALL TIMES DURING CONSTRUCTION ACTIVITY, THE ENVIRONMENTAL MANAGEMENT PERMIT, BUILDING PERMIT, AND OTHER GENERAL PERMITS WILL BE POSTED WITHIN A WEATHER TIGHT ENCLOSURE AND WILL REMAIN POSTED IN A CONSPICUOUS LOCATION.
- (4) INSPECT EROSION AND SEDIMENT CONTROL DEVICES DAILY AND COMPLETE NEEDED REPAIRS OR MAINTENANCE AT THE END OF EACH WORK DAY.
- (5) EROSION AND SEDIMENT CONTROL DEVICES SHOWN ON THESE DRAWINGS ARE CONSIDERED A MINIMUM. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED IF DEEMED NECESSARY BY AUTHORIZED ON-SITE INSPECTION OR ACTUAL FIELD CONDITIONS.
- (6) WHEN SOIL IS STOCKPILED OR TRENCH EXCAVATION IS STOCKPILED FOR MORE THAN 24 HOURS, OR WHEN RAINFALL IS ANTICIPATED, SILT FENCES WILL BE INSTALLED AROUND THE LIMITS OF THE STOCKPILE TO CONTROL SEDIMENT.
- (7) THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING:
  - (a) STAGING AREAS WILL BE STABILIZED AND CONTROLLED WITH SILT FENCES AROUND THE PERIMETER OF THE AREA AS NEEDED.
  - (b) ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.
  - (c) ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK-GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
  - (d) CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE DURING CONSTRUCTION OF ALL SEDIMENTATION CONTROLS. LONGITUDINAL DITCH/SWALE SLOPES STEEPER THAN 3-PERCENT (%) WILL BE INSPECTED IN THE FIELD BY NWFWD TO DETERMINE IF ADDITIONAL EROSION CONTROL IS NEEDED.
  - (e) CONTRACTOR SHALL USE SILT SCREEN AND/OR HAY BALES TO PREVENT SILT AND ERODED SOILS FROM LEAVING SITE.
- (8) SEDIMENT TRAPS WILL BE INSTALLED AT EACH DRAINAGE INLET IMMEDIATELY AFTER INSTALLATION OF THE BOX. THESE WILL BE MAINTAINED AS REQUIRED IN ACCORDANCE WITH FLORIDA D.O.T. INDEX NO'S 102 AND 103 FOR SEDIMENT CONTROLS AT INLETS AND IN DITCHES Z.
- (9) FOR A COMPLETE DESCRIPTION AND DETAILS OF BEST MANAGEMENT PRACTICES, SEE CHAPTER 6 OF THE "FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT", PREPARED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- (10) WITHIN THE LIMITS OF CONSTRUCTION AND SURROUNDING AREA, PROTECTED SPECIES MAY BE PRESENT. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL RULES AND REGULATIONS REGARDING THESE PROTECTED SPECIES.

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	08/22/2016
REVISED PER COUNTY COMMENTS	09/07/2016

**JIM STIDHAM & ASSOCIATES, INC.**  
HYDROLOGY, GEOLOGY, CIVIL & ENVIRONMENTAL ENGINEERING  
547 N. MONROE ST., SUITE 201, TALLAHASSEE, FLORIDA 32301  
FACSIMILE: 850/881-0560 TELEPHONE: 850/222-3975  
PBCE Certificate of Authorization No.: 00005629

ANTHONY M. HOLLEY, P.E.  
No. 74024

CROWDER SAND MINE AT SILVER LAKE ROAD  
CROWDER EXCAVATING AND LAND CLEARING

PERMIT DRAWINGS NOT FOR CONSTRUCTION  
STANDARD & MISCELLANEOUS DETAILS

DATE:	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	ROK/JHP
CHECKED BY:	AMH
PROJECT NO.:	0689-020
SHEET	14 OF 14



**TALLAHASSEE-LEON COUNTY  
BOARD OF ADJUSTMENT AND APPEALS (BOAA)**

**H20TT, LLC  
Petitioner,**

**v.**

**CASE NO. BOAA 15-005**

**Leon County  
Respondent.**

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**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER  
GRANTING A VARIANCE**

This case came for public hearing before the Tallahassee-Leon County Board of Adjustment and Appeals (BOAA) on Thursday, October 8, 2015 on the request of Brian Proctor, designated agent for parcel identification number 42-03-20-404-0020 for a variance from Section 10-6.612(10)(1)(b)(2) of the Leon County Land Development Code (LDC) which requires proposed mining activities to provide 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 primarily intended for residential land use.

The Board having heard testimony and received evidence, and being otherwise fully advised in the premises, issues its findings of fact, conclusions of law, and order in this case as follows:

**FINDINGS OF FACT**

1. That H20TT, LLC is the owner of the subject property and was served notice of these proceedings.
2. That notice was given at least ten (10) days in advance of the hearing to the general public by publication in a newspaper of regular and general circulation in Tallahassee/Leon County and to owners of property within two hundred (200) feet of the subject property by written notification, and to homeowner's associations within a one mile radius of the subject property.
3. That the subject property of these proceedings is identified by the Leon County Property Appraiser's Office as Parcel Identification Number 42-03-20-404-0020 is approximately 435.36 acres and is located on Silver Lake Road, in Tallahassee, Florida.

4. That the subject property is zoned Rural (R), which permits mining activities as a restricted use subject to compliance with Section 10-6.612(10)(1) of the Leon County Land Development Code (LDC).
5. That, pursuant to Section 10-6.612(10)(1)(b)(2) of the LDC, all proposed mining activities shall provide 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.
6. That the applicant is requesting a variance to vary the access management standards that apply to mining activities within the Rural zoning district.
7. That the requested variance is not contrary to the intent of Section 10-6.612 of the LDC and substantial justice will be done in granting the variance.
8. That owing to conditions peculiar to this property, and not the result of actions of the applicant, a strict and literal enforcement of the regulatory code involved would deprive the applicant of rights commonly enjoyed by and frequently occurring on other properties in the applicant's same zoning district under the terms of the LDC.
9. The variance will allow development of a sand mine with access to a minor collector roadway (Silver Lake Road). All other applicable LDC requirements shall continue to apply.
10. That the Department of Development Support and Environmental Management, Development Services division mailed thirty (30) notices to property owners within 200 feet of the subject property, mailed fifteen (15) notices to Homeowner's Associations within a one-mile radius of the subject property and published a notice in the Tallahassee Democrat regarding the variance request. Four (4) phone calls were received in opposition to the variance request. One (1) written response was received in opposition to the variance. There were five (5) witnesses who appeared during the hearing in opposition to the variance request.

### **CONCLUSIONS OF LAW**

The subject property has the following conditions that are peculiar to that property, causing literal enforcement of the code involved to result in an unnecessary and unique hardship:

1. The owner's predicament feasibly cannot be obviated through any method other than the variance;
2. The variance will allow development of a sand mine with access to a minor collector roadway (Silver Lake Road), which is consistent and in conformity with the provisions of this Code and is the best scenario for the practical difficulty or hardship;

3. The variance is not in conflict with the Comprehensive Plan;
4. The variance is not allowing the establishment or expansion of a nonconforming use;
5. The variance is not a use variance.

### **ORDER**

Based upon the findings of fact, conclusions of law, and pursuant to Section 10-6.612 of the Leon County Land Development Code (LDC) by motion and duly seconded, which carried by a vote of 4 in favor to 0 opposed, it is hereby ORDERED:

1. A variance to Section 10-6.612(10)(1)(b)(2) of the Leon County Land Development Code (LDC) relaxing the access management standard that applies to mining activities within the Rural zoning district. The variance allows for a sand mine approved through the site plan review process, with access to a minor collector roadway (Silver Lake Road), provided that the operational conditions (as outlined below) are placed on the site for the proposed land-use and improvements to Silver Lake Road are made to enhance safety and to ensure compatibility with adjacent residential properties:
  - A. That vehicular activity associated with the sand- mine use shall be limited to the operational hours of 7:00 AM – 4:00 PM to minimize impacts to residential properties along Silver Lake Road.
  - B. That the portion of Silver Lake Road that will be encumbered with heavy vehicular traffic associated with the sand-mine use shall be modified and improved as per the County Engineer.
  - C. Access to Silver Lake Road shall be limited to a single location that minimizes impacts to residential properties.
  - D. That significant site buffers and setbacks be established at the time of site plan review in order to facilitate compatibility with adjacent properties
2. This variance shall be in effect for one (1) year from the effective date of this order, during which time permits must be issued incorporating the variance along with the foregoing conditions and construction commenced or the variance shall expire.

**NOTICE:** Except as otherwise provided in Article 10 of the Leon County Land Development Code (LDC), every decision of the Tallahassee-Leon County Board of Adjustment and Appeals (BOAA) shall be final; subject, however, to such remedy as any aggrieved party might have at law or equity. The decision shall be in writing and shall indicate the vote. Every decision shall promptly be filed with the county administrator, or designees, and shall be open to public inspection; a copy shall be sent by mail or otherwise to the appellant or applicant.

Silver Lake Road Variance Request  
BOAA 15-005 Final Order

4

DONE AND ORDERED this 14 day of Jan, 2016, effective nunc pro tunc,  
January 14 2016.

Tallahassee-Leon County  
Board of Adjustment and Appeals



By: [Signature]  
Luis Rojas, Chairperson

**STATE OF FLORIDA**

**COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of JANUARY, 2016 by Luis Rojas, Chairperson Pro-Tem of the Tallahassee-Leon County Board of Adjustment and Appeals (BOAA), who is personally known to me and who did not take an oath.

Mechelle A. Cook  
Notary Public

[SEAL]



Approved as to form and legal sufficiency:

[Signature]

Harold Knowles, Board legal counsel.

Date 01/14/2016

Copies to: H2OTT, LLC, Property Owner, 3472 Weems Road, Tallahassee, FL 32317  
Brian Proctor, Agent, 1111 Brookward Drive, Tallahassee, FL 32308

Certificate Number: LCM160011  
Date Issued: 03/21/2016  
Expiration Date: 09/21/2016

LEON COUNTY  
PRELIMINARY CERTIFICATE OF CONCURRENCY

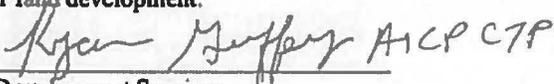
Applicant.....: ANTHONY HOLLEY  
Owner.....: JIMMIE CROWDER EXCAVATING AND LAND  
Project Name.....: Silver Lake Sand Mine  
Project Location: Silver Lake Road  
Current Zoning: RURAL  
Future Use Description: RURAL  
Parcel I.D. Number(s) 42-03-20-404-0020

Type of Land Use:  
MISC Development 1000 Sq Ft

Conditions:

This Preliminary Certificate of Concurrence is issued pursuant to Article VI of Chapter 10 of Leon County Code of Laws. Based upon the information submitted by the applicant, this certificate certifies that a development with the land use densities and intensities specified at the location specified above will have adequate infrastructure capacity tentatively reserved for water, wastewater, solid waste, recreation, mass transit, stormwater and transportation to serve the needs of the development. School capacity is not reserved at the time of the issuance of a Preliminary Certificate of Concurrence. Concurrence applicants for residential development after June 6, 2008 are required to provide proof from the Leon County School Board that school concurrency has been satisfactorily addressed.

The information provided by the applicant has not been verified as accurate by staff. Upon notification from the Development Services Division that a complete application for a Development Order is received from the applicant, staff will begin the assessment of the information received from the applicant. This permit in no way gives the proposed development any final authorization to develop, nor does it absolve the applicant from fulfilling the requirements of any Federal, State, County, or City Laws or regulations related to land use or land development.

  
Development Services

6/21/16  
Date



**LEON COUNTY**  
**DEPARTMENT OF DEVELOPMENT SUPPORT &**  
**ENVIRONMENTAL MANAGEMENT**  
**DEVELOPMENT SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMITTEE MEETING**  
**September 21, 2016 @ 10:00 A.M**

*Staff Recommendation: Approval with Conditions*

**APPLICATION DETAILS:**

PROJECT NAME: Crowder Sand Mine at Silver Lake Road  
PROJECT ID #: LSP160027  
PROPERTY I.D. #: 42-03-20-404-002-0  
APPLICANT/  
PROPERTY OWNERS: Jimmie Crowder Excavating and Land Clearing, Inc.  
APPLICANT'S AGENT: Jim Stidham & Associates, Inc. (Tony Holley, P.E.)  
TYPE OF REVIEW/TRACK: Type "C" Review, FDPA Track  
STAFF PLANNER: Nancy Garcia, Planner II  
PARCEL SIZE: 435 acres +/-  
LOCATION: South of Sugar Sand Trace on the west side of Silver Lake Road, approximately 1.2 miles south of Blountstown Hwy.  
ROADWAY ACCESS: Silver Lake Road, (Minor Collector Roadway)  
ZONING DISTRICT: Rural (R) & Residential Preservation (RP) [Section 10-6.612 & Section 10-6.617 of the Leon County Land Development Code (LDC)]  
FUTURE LAND USE: Rural (Policy 2.2.1 of the City of Tallahassee-Leon County Comprehensive Plan)  
WATER/SEWER/  
ELECTRICITY: Talquin Electric Cooperative (TEC)  
APPROVAL BODY: Leon County Board of County Commissioners (LCBCC) in accordance with the provisions of Section 10-7.405(i) of the Leon County Land Development Code (Type "C" Review)

**PROJECT SUMMARY**

The application proposes the establishment of a sand mine as well as a 300 square foot ancillary security building. The total project site is approximately 435 acres. The property is located within the Rural (R) zoning district and approximately 7 acres of the overall site is zoned Residential Preservation (RP). The RP portion and environmental constraints will be preserved (approximately 235 acres).

The Rural zoning district allows for mining activities as a restricted use; however, Section 10-6.612(10)(1)(b)(2) of the LDC requires proposed mining activities to provide 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 uses or zoning.

The site received a variance approval (BOAA 15-005) from the Board of Adjustments and Appeals on October 8, 2015 to eliminate this standard thus allowing for the proposed use to utilize Silver Lake Road, a minor collector roadway.

The BOAA approved the aforementioned variance request requiring the following mitigative measures in addition to those found in the LDC, to be applied at the time of site plan review, in order to facilitate compatibility with adjacent residential properties:

1. That vehicular activity associated with the sand mine use shall be limited to the operational hours of 7:00 AM – 4:00 PM to minimize impacts to residential properties along Silver Lake Road.

***Finding #1: A note shall be added to the site plan to reflect the hours of operation granted by the BOAA.***

2. That the portion of Silver Lake Road that will be encumbered with heavy vehicular traffic associated with the sand-mine use shall be modified and improved as per the County Engineer.

***Finding #2: The Leon County Public Works Department has reviewed the geotechnical report for the conditions of the existing road use on Silver Lake Road (sub base, base and asphalt). Public Works has determined that the road itself is generally uniform west of the proposed sand mine entrance and in fair conditions; Therefore no additional work would be required for Silver Lake Road. However, it was noted that the shoulder located near the proposed sand mine entrance is rutted and will be required to be repaired upon approval of this site plan application. A note shall be added to the application to reflect the required improvements.***

3. Access to Silver Lake Road shall be limited to a single location that minimizes impacts to residential properties.

***Finding #3: Access to Silver Lake Road is limited to a single location as indicated on Sheet 4 of the site plan. Additionally, a note shall be added on the site plan which reads "No additional access driveway cuts are permitted on the property."***

4. That significant site buffers and setbacks be established to facilitate compatibility with adjacent properties.

***Finding #4: Sheet 4 of the site plan shows a 200 ft. buffer along the boundary line adjacent to the residential zoned properties located north and northeast of the subject site. Additionally, Sheet 11 of the site plan provides a landscape buffer along the northern boundary line, as well as the boundary line along Silver Lake Road. The site plan makes note that the area within the proposed landscape buffers will not be disturbed; existing trees, brush and undergrowth will be used to meet the requirements of the Type "D" buffer.***

All mining activities, pursuant to Section 10-6.612 (10)(1)(a) of the LDC requires review and approval of a Type 'C' site and development plan. The applicant has chosen review through the Final Design Plan Approval (FDPA) Track. This track provides for concurrent review and approval of the Site Plan and Environmental Management Permit (EMP). A minimum of three public meetings are required for Type 'C' site plans: an Application Review Meeting (ARM), a Development Review Committee (DRC) meeting and a Board of County Commission (BOCC) meeting, with final disposition by the BOCC. The first public meeting, an Application Review Meeting (ARM), was held on August 17, 2016. A second ARM was held on September 7, 2016.

### **DEVELOPMENT SERVICES FINDINGS:**

Development Services along with other members of the Application Review Committee have reviewed this application to determine compliance with applicable provisions of the Leon County Land Development Code (LDC - Chapter 10). In undertaking this review, emphasis has been placed on evaluating whether this application meets the criteria set out in Section 10-7.108, consistency with comprehensive plan; and, in Section 10-7.407, Site and Development Approval Criteria. These two sections are provided below.

#### **Consistency with Comprehensive Plan (Section 10-7.108, LDC)**

- (a) *All proposed subdivision or development shall be designed to be consistent with the adopted comprehensive plan, as amended.*
- (b) *All proposed subdivisions or development shall be designed to comply with at least the county zoning, building regulations, concurrency, and environmental management ordinances, and such other applicable land development regulations, ordinances, and policies, for the area in which the proposed subdivisions or development shall be located.*
- (c) *In accordance with this article and other applicable requirements of the local comprehensive plan and county ordinances, land, proposed subdivision or site and development plans shall be suitable for the characteristics of the underlying land. Sites where topographic features, flooding potential, drainage, soil type or other site specific features are likely to harm neighboring landowners, future users of the subject property, natural resources or public infrastructure demand, shall not be developed and/or subdivided, unless adequate methods of mitigation or correction of the harm area formulated by the developer and accepted by the county.*
- (d) *Any applicant subdividing land shall record an approved final plat in accordance with the requirements of this chapter.*
- (e) *The adequacy of necessary public or private facilities and services for traffic and pedestrian access and circulation, solid waste, waste water disposal, potable water supply, storm water management, parks and recreation and similar public facilities and services, shall be considered in the review of all subdivision or development site and development plan proposals to assure the concurrency requirements of the local comprehensive plan and county ordinances are met.*
- (f) *Unless installation of a required improvement is waived pursuant to Division 6, no final plat or certified survey shall be recorded until a site and development plan, as required by this article, has been approved, the required infrastructure or development improvements which are applicable to the subject parcel or parcels are completed or an appropriate surety instrument, as approved in advance by the county attorney, is posted, in accordance*

*with the requirements of this article, and the terms and conditions of any applicable development order have been fulfilled.*

- (g) *No parcel shall be approved for platting for any purpose unless it is suitable for a use permitted by Article VI. No parcel shall be approved for development unless it is consistent with the local comprehensive plan and contains an adequate development site, both in size for the use intended and in its relationship to abutting land uses.*

**Comprehensive Plan Future Land Use Category:**

The subject site is located within an area designated Rural (Policy 2.2.1) on the Future Land Use Map of the City of Tallahassee-Leon County Comprehensive Plan. According to Policy 2.2.1 of the Land Use Element, the major function of the Rural category is to maintain and promote agriculture, silvicultural and natural resource-based activities to preserve natural systems and ecosystem functions and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas.

***Finding #5: A Comprehensive Plan consistency determination has been obtained from the Tallahassee-Leon County Planning Department. Please refer to the attached memorandum from the Tallahassee-Leon County Planning Department (Attachment #1).***

**Criteria for Approval, Article VII of the Land Development Code (LDC):**

When determining whether to approve, approve with conditions, or deny a site and development plan application, the County shall determine the following (In addition to compliance with Sections 10-7.107 and 10-7.108):

1. Whether the applicable zoning standards and requirements have been met.
2. Whether the applicable provisions of the Environmental Management Act have been met.
3. Whether the requirements of Chapter 10 and other applicable regulations or ordinances which impose specific requirements on site and development plans and development have been met.

**ARTICLE III. Concurrency**

According to Section 10-3.105(a) of the LDC, no final development order can be issued until such time it is determined that there is sufficient available capacity of concurrency facilities to meet level of service standards for the existing population, vested development, and for the proposed development. All proposed development (except vested development) shall undergo a concurrency review. In the event the proposed development trips deficient segments of a roadway facility, for example, that applicant has the option of entering into a proportionate fair share agreement to mitigate associated impacts. Additional information on mitigation of impacts and the criteria established for mitigation is set forth in the Concurrency Policies and Procedures Manual.

***Finding #6: An Application for Concurrency Review was submitted prior to site plan submittal and a Preliminary Certificate of Concurrency (LCM160011) has been issued for this project. A final certificate of concurrency will be issued upon site plan approval. Please contact Ryan***

*Guffey, AICP, Concurrency Manager at 850-606-1386 with any questions related to concurrency management.*

#### **ARTICLE IV. Environmental Management**

The application must comply with the regulations and standards set out in the following sections of Article IV: [Topographic alterations (Section 10-4.327); Stormwater management facilities (Section 10-4.301); Protected Trees (Section 10-4.362); Tree Protection Requirements (Section 10-4.363); Pre-Development Reviews (Section 10-4.202); Natural Area Requirements (Section 10-4.345)].

***Finding #7: A Natural Features Inventory (LEA16-0014) was approved on June 29, 2016. An Environmental Management Permit (EMP) (LEM160044) has been filed and is currently under review. The EMP cannot be approved prior to the Type “C” approval under the FDPA Track as these permits are reviewed and approved concurrently.***

*Please refer to comments from the Environmental Services Division (Attachment #2) as they relate to the sections above and any other provisions set forth in Article IV of the Land Development Code. Please note, a markup layer has been added to ProjectDox addressing many of the comments outlined within the memorandum.*

#### **DEVIATION FROM DEVELOPMENT STANDARDS (Section 10-6.106, LDC)**

An applicant may request the entity with the authority to approve, approve with conditions, or deny a site and development plan application under these regulations, to deviate from the development standards of this chapter. Such deviation shall be granted only upon demonstration and a finding of consistency with the Comprehensive Plan and no adverse impact to the general health, safety, and welfare of the public. Requests for deviations pursuant to this section shall be processed concurrently with an application for site and development plan approval.

***Finding #8: The applicant has requested a deviation from the applicable buffer zone standards as outlined in Section 10-6.612 (10)(1) of the LDC. According to this section of the LDC, 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. The applicant requests the allowance of a reduction of setback to zero feet along the property line of the adjacent parcel (Parcel ID#: 42-03-20-404-001-0), which is also owned by Jimmie Crowder Excavating and Land Clearing, Inc. Staff supports approval of the deviation request with the following conditions:***

- A. The current owner shall notify DSEM within 30 days following the sale or transfer of the adjacent property (Parcel ID#: 42-03-20-404-001-0).***
- B. If the adjacent property (Parcel ID#: 42-03-20-404-001-0) is sold, the buffer deviation granted to the subject property shall cease to exist and the subject property shall adhere to all buffer standards set forth in the LDC within 120 days of the sale. This condition shall not apply if the property is sold or transferred to an entity or person related to the***

*business of Jimmie Crowder Excavating and Land Clearing, Inc. or the principals of the same, or if the Plan of Reclamation has been completed on the immediately adjacent portion of the subject property.*

- C. *Within 60 days of rendition of the approval of the site plan for the proposed mine, Jimmie Crowder Excavating and Land Clearing Inc. as the owner of the adjacent parcels, Parcel ID #: 42-03-20-404-001-0, shall execute and record in the public records for Leon County a Notice of Buffer Deviation on said property in a form approved by the Office of County Attorney. A draft of the “Notice of Buffer Deviation” is included with this report as Attachment #3.*

*Should the DRC grant approval of the deviation request, a note shall be added to the site plan reflecting the conditions noted above.*

## **ARTICLE VI., Zoning**

### **1.) Division 6 - Zoning Districts and Development Standards**

#### **A.) Rural (R) zoning district (Section 10-6.612, LDC)**

The intent of the Rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas.

***Finding #9: The proposed sand mining activity is a restricted use in the Rural zoning district (Section 10-6.612(5)(1) of the LDC). Restricted Uses are required to meet the applicable development standards set forth in Section 10-6.612; in this instance, mining restrictions are listed. All mining activities, pursuant to Section 10-6.612 (10)(1)(a) shall be reviewed as a Type “C” site and development plan which shall require review and approval by the Board of County Commissioners.***

#### **Residential Preservation (RP) zoning district (Section 10-6.617, LDC)**

The intent of the Residential Preservation zoning district is characterized by existing homogeneous residential is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office, and industrial activities are prohibited.

***Finding #10: Sand mining activities shall be prohibited on the RP zoned portion of the property. A note has been added on the plan (Sheet 4) in boldface font which states: “All mine activity or disturbance related to mining activity is strictly prohibited in Residential Preservation zoned portion at this property.” A portion of the property zoned RP is proposed to be set aside within a Conservation Easement.***

#### **B.) Development Standards for Restricted Uses**

All restricted uses shall meet the applicable provisions of Section 10-6.612(10), as well as Section 10-6.611 (special exception uses and restricted uses); applicable design standards noted in subsection 11 of the Rural zoning district; buffer zone standards

(Section 10-7.522); parking and loading requirements (Subdivision 3 of Division 5 of Article VII); and all other applicable requirements of the LDC.

Mining activities shall also require the satisfaction of additional criteria, as outlined herein. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. **Perimeter Setbacks:** 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;

***Finding #11: The proposed mining activities, 300 square foot ancillary security building, and internal roadways meet the applicable setback requirements. Sheet 4 of the site plan shows a 200 ft. buffer along the boundary line adjacent to the residential zoned properties located north and northeast of the subject site. A 100 ft. buffer is provided along the boundary line adjacent to the Apalachicola National Forest. The applicant requests the allowance of a reduction of setback to zero feet along the property line of the adjacent parcel (Parcel ID#: 42-03-20-404-001-0), which is also owned by Jimmie Crowder Excavating and Land Clearing, Inc. See Finding #8 as it pertains to the Deviation Request.***

2. **Vehicular Access:** A plan of vehicular access to and from the site shall be provided as part of the site plan set.

***Finding #12: A sheet has been provided within the plan set entitled "Vehicular Access Detail Map" which shows the only access to the site to be located approximately 1.7 miles from Blountstown Highway. Additionally, the site received a variance approval (BOAA 15-005) from the Board of Adjustments and Appeals on October 8, 2015 to relax the access management criteria to allow for the proposed use to utilize Silver Lake Road, a minor collector roadway.***

3. **Land Reclamation Plan:** 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.

***Finding #13: Sheet 13 of the plan set provides a 'Reclamation Plan' for the site. According to the project narrative, the applicant has provided reclamation procedures which indicate that at the completion of each phase, the reclamation procedures will be***

*implemented to close out each section of mining, respectively. Additionally, a Vegetation Management Plan will be developed 1 year following the closeout of each phase and all reclamation activity will be completed 3 years after the phase closeout.*

4. **Fencing:** All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence. 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.

*Finding #14: Sheet 4 of the site plan makes note (Anticipated Schedule of Development Note #1 and General Note #1) of the placement of the required 4 ft. fence along the perimeter of the subject site. Sheet 14 of the site plan also identifies the placement of a double-swing locking gate with signage indication "Danger" in minimal 4 inch lettering.*

## **2.) Division 7 - Special Regulatory Provisions**

### **A. Conservation and Preservation Areas (Section 10-6.704, LDC & 10-6.705, LDC)**

All environmental constraints on-site shall be addressed in a manner consistent with the Conservation Element of the Comprehensive Plan and the County Environmental Management regulations, Article IV of the LDC. No development or alterations shall be made in areas identified as conservation or preservation areas.

*Finding #15: The subject property contains, but is not limited to, the following features: wetlands, waterbodies, karst features, significant grades and FEMA flood zones. The site plan has delineated the areas identified as environmental constraints and has demonstrated that these areas will be placed in a conservation easement. These areas shall be preserved with a conservation easement as a condition of approval. An effective 80 ft. separation (50 ft. buffer and 30 ft. roadway) will be maintained from the jurisdictional wetland boundaries during mining operations. For details about environmental and conservation easement areas, refer to Environmental Services Attachment #2.*

### **B. Primary Springs Protection Zone (Section 10-6.710, LDC)**

The purpose of establishing a Primary Springs Protection Zone (PSPZ) is to identify the region of Leon County with elevated aquifer vulnerability so that additional regulations may be applied within this zone to minimize the adverse impacts of development on groundwater recharge quality and quantity. This section is intended to implement Comprehensive Plan Policy 4.2.5. The allowable uses permitted in the PSPZ shall be those permitted in the underlying zoning district.

*Finding #16: According to the project narrative, in order to provide an additional buffer between the bottom of excavation and top of limestone, the proposed mining activities will utilize a 10 foot separation from identified limestone formation. Furthermore, the project narrative outlines the procedures to be implemented in order to identify the top of limestone. A note on Sheet 4 of the site plan also outlines said procedures.*

## **ARTICLE VII. Subdivision and Site and Development Plan Regulations**

### **1.) Division I -Generally**

Generally, Article VII was established to ensure protection for the public health, safety, and general welfare of the residents of Leon County as well as to encourage orderly and efficient growth and beneficial development of all unincorporated parts of the county while preserving natural and historic resources. Procedures and regulations set forth in Article VII govern the subdivision of land, standards for the development of property, and consistency with the Comprehensive Plan. It is the responsibility of Development Services staff to ensure coordination between review entities, consistency with other applicable county requirements.

*Finding #17: Subdivision of the property is not proposed with this application. Site design and development standards that pertain to establishment of sand mine are included in the following findings.*

### **4.) Division 4 - Procedure for Review and Approval of Site and Development Plans**

#### **A. Permitted Use Verification (Section 10-7.402.1, LDC)**

Permitted Use Verifications (PUVs) are requisites to filing an application for site and development plan review. The primary purpose of a PUV is to determine eligibility for a proposed use and the appropriate level of permitting required to establish the use.

*Finding #18: The applicant obtained a PUV (VC150138) that was issued as "Conditional" on October 26, 2015. The certificate indicates that the proposal qualifies for Type 'C' review.*

#### **B. Site and Development Plan Review Process (Section 10-7.402, LDC)**

##### **Type "C" Review (Section 10-7.405, LDC)**

All mining activities, pursuant to Section 10-6.612 (10)(1)(a) shall be reviewed as a Type "C" site and development plan which shall require review and approval by the Board of County Commissioners. Type "C" review requires review through a minimum of three (3) publicly- noticed meetings: an Application Review Meeting (ARM), a Development Review Committee (DRC) meeting and a Board of County Commission (BOCC) meeting, with final disposition by the BOCC. Applications will not be placed on an agenda for a publicly-noticed meeting until such time that all necessary detail and information is provided and fees have been collected. Due to requirements for public notice, including advertising for public meetings, applications shall be submitted in accordance with the site plan submittal deadlines.

## 5.) Division 5 - Substantive Standards and Criteria

### **A. General layout and design standards (Section 10-7.502, LDC)**

The proposed site plan shall comply with the general layout and design standards of this section. These design standards pertain to streets, driveways, lots and lot designs, stormwater management areas, pedestrian and bikeways and facilities, proposed utility locations including easements, public/private street designations, utility systems and protection of natural features. Within the urban services area, multifamily development shall be designed to require vehicular and pedestrian cross access to adjacent commercial, office, multifamily, recreation and community facility uses. Access points shall be designed to prevent avoidable interference with traffic flow.

***Finding 19: The proposed driveway has been located further south to provide equidistant separation from curves north and south on Silver Lake Road.***

### **B. Site Design Criteria for Proposed Sand Mine [Section 10-6.612(11), LDC]**

A site plan and supporting narrative must be submitted along with the Type "C" application that demonstrates compliance with the locational and design standards set forth in Section 10-6.612(11). Standards applicable to the proposed sand mine operation are outlined below; however, other criteria outlined in this section may apply based on information provided in the site plan and should be reviewed for compliance before submitting a Type "C" application.

1. ***Signs:*** Freestanding onsite signs shall be limited to monument-style signs, shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination, and shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

***Finding #20: It appears as though the only signage proposed with this application is the required cautionary signage (see Finding # 14).***

2. ***Lighting:*** On-site lighting, including 24-hour security lighting, shall be wall-mounted with illumination focused on the building (downward directed) in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 foot candles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

***Finding #21: The applicant has not proposed additional lighting for this project. Any proposed lighting shall adhere to the requirements outlined in the section above. Lighting should be limited to the guard shack and entrance. No flood lights or spot lights are allowed per Section 10-7.505 and 10-7.507(d) of the LDC.***

3. **Buffering:** Perimeter buffering for sand mining activities shall be based on the buffer and screening requirements of Section 10-7.522 of the LDC. Parcel boundaries that border residential land uses shall require a Type “D” landscape buffer. Buffering is not required adjacent to non-urban land uses such as agriculture, commercial forestry or other mining operations.

*Finding #22: Sheet 11 of the site plan, provides a landscape buffer along the northern boundary line, as well as the boundary line along Silver Lake Road. The site plan makes note that the area within the proposed landscape buffers will not be disturbed; existing trees, brush and undergrowth will be used to meet the requirements of the Type “D” buffer. The applicant has also indicated that additional trees, brush and undergrowth will be added as needed in areas that do not meet the requirements of the Type “D” buffer. As a condition of approval, where augmentation is necessary, native evergreen planting shall be required to ensure sustained life span and maximum opacity.*

**C. General principles relating to natural features (Section 10-7.504, LDC)**

- a) The size, shape and orientation of lots and the siting of buildings shall be designed to provide building sites logically related to protected trees, topography and natural features (see tree protection comments above).
- b) All lots intended for use as building sites must be capable of being used safely for building purposes, without undue danger from flood or adverse soil or foundation conditions.
- c) Lots, streets and building sites shall be designed to maximize protection of natural features, protected trees, sites of historical significance, scenic views and similar assets.

**D. General Principles of Design Relating to Impacts on Nearby Streets and Property Owners (Section 10-7.505)**

Each development shall be as compatible as possible to nearby development, shall minimize adverse environmental impacts, provide boundary buffers, reduce any adverse environmental impact of parking lots by buffer fences, retaining natural vegetation/trees or providing landscaping, provide fencing and screens for health and safety, maintain roadside trees, control height and intensity of lighting, and provide for the ongoing operation and maintenance of supporting infrastructure. 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.

**E. Buffer Zone Standards (Section 10-7.522, LDC)**

Perimeter buffering for sand mining activities shall be based on the buffer and screening requirements of Section 10-7.522 of the LDC. Parcel boundaries that border residential land uses shall require a Type “D” landscape buffer. Buffering is not required adjacent to non-urban land uses such as agriculture, commercial forestry or other mining operations.

*Finding #23: Please refer to Finding #22 as it pertains to Buffer Zone Standards.*

**F. Public Water Supply, Sanitary Sewer and Electrical Services (Sections 10-7.523 - 10-7.526, LDC).**

Potable water, public sanitary sewer facilities and electrical service shall be installed and necessary easements provided in accordance with the standards, specifications and policies of the county and/or city, the service provider and any other regulating agency.

*Finding #24: Sheet 14 of the site plan proposes a 15 ft. utility easement. As required by Talquin Electric (Attachment #4).*

**G. Fire Protection Facilities (Section 10-527, LDC)**

All development within the USA shall be required to provide fire protections by means of hydrant placement and fire flow in accordance with the requirements and specifications of the City of Tallahassee.

*Finding #25: The applicant has obtained approval of the proposed fire protection facilities from the City of Tallahassee Fire Department prior to site plan approval. Please refer to comments from the City of Tallahassee Fire Department (Attachment #5)*

**H. Off-street Parking and Loading Standards (Sec. 10-7.545 - Sec. 10-7.560, LDC)**

Off-street parking and loading zone standards are not outlined in Section 10-7.545 (Schedule 6-2) and 10-7.546 of the LDC. Pursuant to Section 10-7.545(b) , any use not listed in Schedule 6-2, the county administrator or designee, upon review of the proposed use, shall specify the required number of parking and loading spaces to be provided, using generally accepted traffic engineering practices and standards.

*Finding #26: Sheet 4 of the site plan indicates that five (5) parking spaces have been provided for the project.*

**ARTICLE IX. Signs**

Freestanding onsite signs shall be limited to monument-style signs, shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination, and shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

*Finding #27: Please refer to Finding #20 as it pertains to proposed signage*

#### **ARTICLE X. Aquifer Protection**

This article is intended to protect and maintain the quality and quantity of groundwater in the county by providing criteria for regulating the use, handling, production, storage and disposal of regulated substances.

*Finding #28: The applicant has received approval from the Aquifer Protection Division. Please refer to comments from Aquifer Protection (Attachment #6).*

#### **ARTICLE XI. Street Naming**

This article is intended to provide for the assignment and approval of street names, subdivision names, and for providing for a uniform numbering system for the assignment of address numbers to properties in the interest of public health, safety and welfare.

*Finding #29: According to the memorandum from the Addressing Unit (Attachment #7), Pending approval of the project and submittal of a permit associated with this project, the address assignment will be from Silver Lake Road.*

#### **CONDITIONS:**

*Finding #30: Pursuant to Section 10-6.106 of the LDC, the applicant shall receive approval of the Deviation Request from the Development Review Committee.*

*Finding #31: Should the DRC grant approval of the deviation request, a note shall be added to the site plan reflecting the conditions outlined in Finding # 8.*

*Finding #32: A note shall be added on the site plan which reads “No additional access driveway cuts are permitted on the property.”*

*Finding #33: A note shall be added to the application to reflect the required improvements outlined in Finding #2.*

#### **RESPONSES FROM ARM MAILOUT NOTIFICATION:**

Approximately 115 direct mail notices were sent to property owners that are within 1000 feet of the application site and approximately five (5) neighborhood and homeowners’ associations within one (1) mile of the application site. As of September 19, 2016 at 5:00 PM, Twelve (12) notices were returned as ‘undeliverable’. Eleven (11) responses (phone calls or written comments) were received in regards to the application proposal. Nine (9) of the written comments/phone calls were in regards to the roadway conditions of Silver Lake Road, existing sand mines located within Leon County, the BOAA meeting for the variance request, future water quality, safety for those that commute regularly on Silver Lake Road, and future property values. Two (2) phone calls were from residents who would not be able to attend the meeting and had questions about what type of permitting is required for the proposed sand mine.

**REPORT ATTACHMENTS:**

**Attachment #1:** Tallahassee-Leon County Planning Department Memorandum from Jiwuan Haley

**Attachment #2:** Environmental Services Review Memorandum from Charley Schwartz, P.E.

**Attachment #3:** Draft “Notice of Buffer Deviation” Affidavit

**Attachment #4:** Talquin Electric Cooperative Memorandum from Rasarah Browder

**Attachment #5:** Tallahassee Fire Department Memorandum from Gary Donaldson

**Attachment #6:** Aquifer Protection Memorandum from Kathleen Downey

**Attachment #7:** Addressing Unit Memorandum from Lisa Scott



# MEMORANDUM

**TO:** Nancy Garcia, Planner II, Leon County Development Support and Environmental Management Department

**THROUGH:** Russell Snyder, Administrator, Land Use Planning Division, Tallahassee-Leon County Planning Department,

**FROM:** Jiwuan Haley, Senior Planner, Tallahassee-Leon County Planning Department

**DATE:** September 15, 2016

**SUBJECT:** Crowder Sand Mine at Silver Lake Road (LSP160027)  
September 21, 2016 Development Review Committee Meeting

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**Parcel ID (s):** 42-03-20-404-002-0  
**Applicant:** Jimmie Crowder Excavating and Land Clearing, Inc.  
**Agent:** Jim Stidham & Associates, Inc. (Tony Holley, P. E.)  
**Future Land Use:** Rural and Rural with Residential Preservation Overlay  
**Zoning District:** Rural (R) and Residential Preservation (RP)

## **Planning Department Findings:**

1. The application proposes the establishment of a sand mine as well as a 300 square foot ancillary security building. The total project site is approximately 435.36 acres. The property is located within the Rural (R) zoning district and approximately 7 acres of the overall site is zoned Residential Preservation (RP).
2. The proposed application is consistent with Policy 2.2.1 [L], which establishes the requirements for the Rural FLUM category of the *Tallahassee-Leon County Comprehensive Plan*. The application is also consistent with the Rural FLUM category with Residential Preservation overlay.
3. The property is located within the Rural (R) zoning district with approximately 7 acres of the overall site is zoned Residential Preservation (RP). The RP portion and environmental constraints will be preserved. The property is designated as Rural and Rural with Residential Preservation Overlay (7 acres) on the Future Land Use Map (FLUM).
4. The property is adjacent to and can be accessed via Silver Lake Trace, a local road that is privately maintained. The property is also adjacent to and can be accessed via Silver Lake Road, a minor collector that is maintained by Leon County.
5. According to a memorandum dated October 7, 2015, the Planning Department reviewed a variance request for the subject parcel to allow for the establishment of a sand mind with access to Silver Lake Road. The variance request was found to be consistent with the Tallahassee-Leon County Comprehensive Plan.

6. On October 8, 2015, the Tallahassee-Leon County Board of Adjustment and Appeals (BOAA), based its findings of fact and conclusions of law pursuant to Section 10-6.612 of the Leon County Land Development Code (LDC), ordered the following:
  1. A variance to Section 10-6.612(10)(1)(b)(2) of the Leon County Land Development Code (LDC) relaxing the access management standard that applies to mining activities within the Rural zoning district. The variance allows for a sand mine approved through the site plan review process, with access to a minor collector roadway (Silver Lake Road), provided that the operational conditions (as outlined below) are placed on the site for the proposed land-use and improvements to Silver Lake Road are made to enhance safety and to ensure compatibility with adjacent residential properties:
    - A. That vehicular activity associated with the sand- mine use shall be limited to the operational hours of 7:00AM-4:00PM to minimize impacts to residential properties along Silver Lake Road.
    - B. That the portion of Silver Lake Road that will be encumbered with heavy vehicular traffic associated with the sand-mine use shall be modified and improved as per the County Engineer.
    - C. Access to Silver Lake Road shall be limited to a single location that minimizes impacts to residential properties.
    - D. That significant site buffers and setbacks be established at the time of site plan review in order to facilitate compatibility with adjacent properties
7. The applicant has requested a deviation from the buffer zone standards set forth in the *Leon County Land Development Code*.

**Planning Department Recommendation:**

The Planning Department has reviewed the proposed project for consistency with the *Tallahassee-Leon County Comprehensive Plan*. The application is found to be consistent with the Rural Future Land Use Map category. The applicant has requested a deviation from the buffer zone standards in the *Leon County Land Development Code*. Specifically, the applicant requests the allowance of a reduction of setback of the subject parcel along the property line of adjacent parcel 42-03-20-404-001-0 to zero feet. Parcels 42-03-20-404-002-0 (subject parcel) and 42-03-20-404-001-0 (adjacent parcel) are owned by Jimmie Crowder Excavating and Land Clearing, Inc. The Planning Department recommends approval of the proposed project and deviation with the following condition:

1. Within 60 days of rendition of the approval of the site plan for the proposed mine, Jimmie Crowder Excavating and Land Clearing, Inc. as the owner of the adjacent parcel, Parcel ID#: 42-03-20-404-001-0, shall execute and record in the public records for Leon County a Notice of Buffer Deviation on said property in a form approved by the Office of the County Attorney.

**Attachments**

1. October 7, 2015 Memorandum: Consistency Review - Variance Request for parcel located on Silver Lake Road (PID: 42-03-20-404-0020) to allow for the establishment of a sand mind with access to Silver Lake Road.

If you have any questions about the review, please contact Planning Department staff at 891-6400.



## MEMORANDUM



"People Focused. Performance Driven"

**TO:** Nancy Garcia, Planner II  
Leon County Department of Development Support and Environmental Management

**THROUGH:** Barry Wilcox, Division Director, Comprehensive Planning Division  
Tallahassee-Leon County Planning Department

**FROM:** Megan Doherty, Principal Planner, TLCPD

**DATE:** October 7, 2015

**SUBJECT:** Consistency Review—Variance Request for parcel located on Silver Lake Road (PID: 42-03-20-404-0020) to allow for the establishment of a sand mine with access to Silver Lake Road.

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### Summary of Findings

Owner: H20TT, LLC  
Agent: Brian Proctor  
Parcel ID: 42-03-20-404-0020  
Zoning: Rural (R)  
Future Land Use: Rural

Staff has reviewed the applicant's requested variance from Section 10-6.612(10)(1)(b)(2) of the LDC which requires proposed mining activities to provide 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 primarily intended for residential land use. This requested variance would allow for the establishment of a sand mine with access to Silver Lake Road. Staff finds the proposal consistent with the Comprehensive Plan, subject to certain mitigative measures as required by Leon County DSEM for the proposed sand mine use in order to ensure compatibility with adjacent residential properties.

### Findings:

- The property is located on 435.36 acres.
- The subject parcel is zoned Rural (R) and is in the Rural Future Land Use Map Category.
- The proposed use is consistent with the Tallahassee-Leon County Comprehensive Plan, including the provisions of Policy 2.2.1 regarding the Rural Future Land Use Category.

If you have any questions about the review, please contact Planning Department staff at 891-6400.

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**Leon County Department of  
Development Support & Environmental Management**

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**MEMORANDUM**

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TO: Nancy Garcia  
Planner II

FROM: Charley Schwartz *cms*  
Senior Environmental Engineer

DATE: September 12, 2016

RE: **Silver Lake Mine**  
**LSP160027 Type C – FDPA Track**  
**Parcel ID: 42-03-20-404-0020**

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The applicant for the referenced project is seeking DRC approval of the fourteen (14) sheet (including the cover sheet) site and development plan set titled:

**SITE DEVELOPMENT PLAN  
CROWDER SAND MINE AT SILVER LAKE ROAD  
TYPE C (FDPA TRACK)**

Based on our review of the information and the plans submitted by the applicant, Environmental Services staff recommends Approval with Conditions.

***Environmental Conditions:***

Most comments are outlined within a markup layer on the Projectdox Site Plan.

1. Sheet 3 – Existing Conditions: Hatch the northern wetland consistent with the legend.
2. Sheet 14 – Entrance Detail: The proposed grading in the detail is still hard to discern. Revise to make proposed grading more clear (ex. use lighter and/or dashed existing contour lines).
3. Conservation Easement: Provide an executed and notarized copy of the new conservation easement form.

***General Comments:***

It should be noted that non-inclusion in this letter of a Leon County Land Development Regulation\Requirement does not constitute exemption from compliance with the requirement.

This Instrument Prepared by:

Cari L. Roth, Esq.  
Dean Mead & Dunbar  
215 S. Monroe Street  
Suite 815  
Tallahassee, FL 32301

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SPACE ABOVE LINE FOR PROCESSING AND RECORDING  
INFORMATION

### **NOTICE OF BUFFER DEVIATION**

This Notice of Buffer Deviation (“Notice”) made and executed this \_\_\_\_ day of \_\_\_\_\_, 2016 by Jimmie Crowder Excavating and Land Clearing, Inc., 901 Geddie Road, Tallahassee, Florida, 32304 (“Crowder”).

#### **RECITALS**

- A. Crowder is the fee simple owner of that certain approximately 6 acre real property situated in Leon County, Florida, Parcel ID # 42-03-20-404-001-0, more particularly described in Exhibit “A” attached hereto and made a part hereof.
- B. Crowder is also the fee simple owner of an adjacent approximately 435 acre parcel, Parcel ID # 42-03-20-404-002-0 on which it intends to operate a sand mine.
- C. Leon County Development Code, Section 10-6.612 10.(1)b. sets forth buffer requirements between sand mines and adjacent parcels and allows for a reduction in the same if approved by the adjacent property owner. As the property owner of Parcel ID # 42-03-20-404-001-0, Crowder has approved a reduction in the required setback to 0 (zero) feet, and has provided Leon County with written approval of the required buffer elimination, as evidenced in Exhibit “B” attached hereto.

- D. It is the intent of this Notice to provide any prospective or subsequent owners of parcel # 42-03-20-404-001-0 with notice of the approval of the requested elimination of the buffer between that parcel and the sand mine.
  
- E. Crowder deems it desirable and in the best interest of all present and future owners of the sand mine and the adjacent parcel, both now owned by Crowder, to have notice in the public record of the reduction in buffer between the properties.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, Crowder agrees to record this Notice of Buffer Deviation.

IN WITNESS WHEREOF, Crowder has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jimmie Crowder Excavating  
and Land Clearing, Inc.

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #1 Printed Name

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

Tina Crowder, President

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by Tina Crowder, President, Jimmie Crowder Excavating and Land Clearing, Inc.. She is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Name: \_\_\_\_\_

*(Typed, printed or stamped)*

(NOTARY SEAL)

I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires:

Approved as to form by the Leon County, Office of the County Attorney,

\_\_\_\_\_.

IN WITNESS WHEREOF, the Leon County, Office of the County Attorney has executed this instrument, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness #1 Signature

Leon County, Office of the  
County Attorney

\_\_\_\_\_  
Witness #1 Printed Name

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

\_\_\_\_\_  
Jessica Icerman,  
Assistant County Attorney

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by Jessica Icerman, Assistant County Attorney. She is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Name: \_\_\_\_\_  
(Typed, printed or stamped)

(NOTARY SEAL)

I am a Notary Public of the State of  
Florida having a commission number of  
\_\_\_\_\_ and my commission expires:

Post Office Box 1679  
Quincy, Florida  
32353-1679  
Quincy: (850) 627-7651



1640 West Jefferson Street  
Quincy, Florida  
32351-5679  
Tallahassee: (850) 878-4414

August 10, 2016

MEMORANDUM

RE: LSP160027

To: Nancy Garcia

From: RaSarah Browder, Development Coordinator (On Behalf of Talquin Engineering and Water Department)

---

TECI and TWWI have no objections to the proposed location of the security guard building. If the Member will be requesting electric services to the building an on-site meeting would need to be scheduled with a staking engineer. TECI would need a 10' underground or 15' overhead utility easement in adjacent with the road to provide the services.

**Nancy Garcia - RE: CROWDER SAND MINE DRC REVIEW (9/21/2016)**

---

**From:** Nancy Garcia  
**To:** Donaldson, Gary  
**Date:** 09/20/2016 10:09 AM  
**Subject:** RE: CROWDER SAND MINE DRC REVIEW (9/21/2016)

---

Thanks Gary! This email response will suffice.

*Nancy Garcia*

Planner II  
Development Services Division

**Leon County Department of Developmental Support  
and Environmental Management**  
Renaissance Center, 2nd Floor  
435 N. Macomb Street  
Tallahassee, Florida 32301  
Tel. [850-606-1361](tel:850-606-1361)  
Fax. [850-606-1301](tel:850-606-1301)  
Email. [GarciaN@LeonCountyFL.Gov](mailto:GarciaN@LeonCountyFL.Gov)

<http://www.leoncountyfl.gov>

*"People Focused. Performance Driven."*

Please note that under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

>>> "Donaldson, Gary" <Gary.Donaldson@talgov.com> 09/20/2016 9:56 AM >>>

>

Nancy,

No outstanding issues for me as said in the last Project Dox upload. Do you need any kind of update from me or will the pervious response be good enough?

---

**From:** [garcian@leoncountyfl.gov](mailto:garcian@leoncountyfl.gov) [[garcian@leoncountyfl.gov](mailto:garcian@leoncountyfl.gov)]  
**Sent:** Thursday, September 08, 2016 3:33 PM  
**To:** Donaldson, Gary  
**Subject:** CROWDER SAND MINE DRC REVIEW (9/21/2016)

# Aquifer Protection Site Review Clearance Form

City of Tallahassee  
Your Own Utilities™



Site Information Site Name: **Crowder Sand Mine at Silver Lake Road**

Team:

Location:

Tax ID: 42-08-20-981-0000

Status: TYPE C (FDPA Track)

AgendaDate:

Date of Site Visit: Thursday, August 11, 2016

Inspected by: Kathleen Downey

*Important: It is the permittee's responsibility to provide the documentation indicated in the checked sections below. Aquifer Protection Clearance will be issued only after the required documentation is provided to: Aquifer Protection Section, 3805 Springhill Road, Tallahassee, FL, 32305-6502; Phone (850)891-1200; Fax (850)891-1062. If additional wells, borings, or Regulated Substances not described below are discovered by the permittee during site clearing or other permitted activities, the permittee shall comply with the appropriate provisions in Leon County Land Development Code Article XIV and shall notify the Aquifer Protection Section of actions taken to comply with these provisions.*

## Aquifer Protection Items Found on Site And Action Required:

Unused Well(s) Number Of Wells: 0

*The unused well(s) must be properly abandoned by a licensed well contractor following Northwest Florida Water Management District guidelines {(850)539-5999}. The NFWFMD inspection report will required as proof of proper abandonment. [Authority -- Leon County Code Section 10-1957(a)(1) and Chapter 40A-3.531(1), (2)(b), (4), and (5), Florida Administrative Code.]*

Geotechnical Borings

*The geotechnical borings must be properly abandoned. Borings less than 25 feet deep may be back-filled with the original or other clean soil. Borings deeper than 25 feet shall be grouted with neat cement from bottom to top. A signed statement from the geotechnical consultant that the borings have been properly abandoned will be considered adequate proof of action completion. [Authority -- Leon County Code Section 10-1957(b)]*

Regulated Substances/Waste

*The on-site waste described above must be disposed of properly. On-site waste which could present a hazard to water resources if improperly handled (including solvents, paints, pesticides, waste oil, batteries, fluorescent lights or other mercury containing devices, etc.) must be removed from the site by either a Department of Environmental Protection-approved hazardous waste transporter, recycler, or in many cases may be transported by the permittee to the Leon County Hazardous Waste Center, located at the Leon County Landfill. If the Hazardous Waste Center is used, they must be contacted for approval and delivery scheduling (922-0400) prior to the contractor removing the waste from the site. Regardless of the approved method of disposal chosen the permittee must obtain receipts documenting the proper disposal of the waste. Copies of waste receipts will be required as proof that action was properly completed. [Authority -- Leon County Code Section 10-1959.]*

Other:

**Aquifer Protection clearance is granted for permitting purposes and is contingent on this site obtaining a required demolition permit and completion of a hazardous waste inspection. All issues noted from the hazardous waste inspection must be properly mitigated.**

## Aquifer Protection Clearance

*This Clearance form will be signed by a member of the Aquifer Protection Section when all actions identified above have been completed. The final environmental inspection will not be conducted and the permit will not be issued until the Aquifer Protection Clearance is completed.*

Aquifer Protection Clearance: Kathleen Downey Date: 08/11/2016

LSP160027

LEON COUNTY  
DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT  
*Addressing Unit Memorandum*

DATE: August 23, 2016  
SUBJECT: LSP160027 – Silver Lake Mine  
Addressing Staff Contact: Lisa Scott, Addressing Program Coordinator

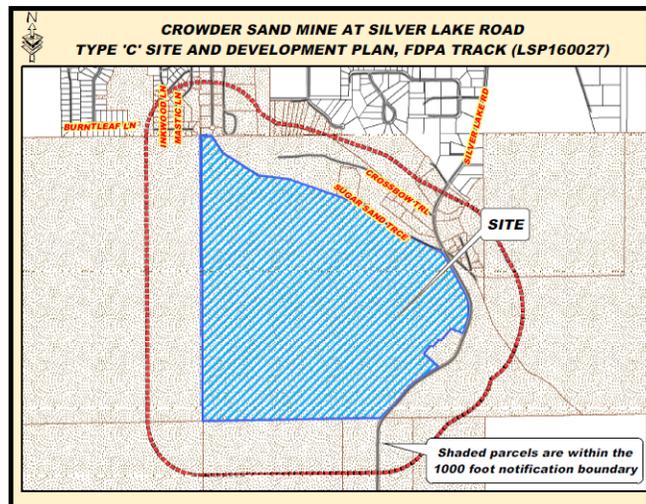
---

**Finding:**

Review of this project indicates current frontage and access to this proposed site is from Silver Lake Rd. Pending approval of this project and submittal of a permit associated with this project the address assignment will be from Silver Lake Road.

**PUBLIC HEARING**  
**LEON COUNTY BOARD OF COUNTY COMMISSIONERS**  
**October 18, 2016 – 6:00 P.M.**  
**LEON COUNTY COURTHOUSE**  
**5<sup>TH</sup> FLOOR COMMISSION CHAMBERS**  
**TYPE “C” SITE AND DEVELOPMENT PLAN**

**Project Name:** Crowder Sand Mine at Silver Lake Rd, Type C Final Development Plan (FDPA Track)  
**Applicant:** Jimmie Crowder Excavating and Land Clearing, Inc.  
**Acres:** 435 acres +/-  
**PARCEL I. D.:** 42-03-20-404-002-0  
**Project:** Proposed establishment of a sand mine and 300 sq. ft. ancillary security building. Site is located south of Sugar Sand Trace on the west side of Silver Lake Road, approximately 1.2 miles south of Blountstown Highway.



These plans are on file at the Leon County Department of Development Support and Environmental Management (DSEM) and may be reviewed between 8:00 A.M. and 5:00 P.M., except on holidays. Plans and staff reports will also be available for review electronically through “ProjectDox,” the County’s plans review program. Please contact DSEM at 606-1300 (for Florida Relay assistance, dial 7-1-1) with questions regarding this notice or for assistance accessing documents electronically.

In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator at 850-606-5011 or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written or oral request at least 48 hours prior to the proceeding. Dial 7-1-1 (TDD and Voice) to access Florida Relay Service. Accommodation Request Forms are available on the website [www.LeonCountyFl.gov/ADA](http://www.LeonCountyFl.gov/ADA).

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #12**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #12

**October 18, 2016**

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

**From:** Vincent S. Long, County Administrator   
Herbert W. A. Thiele, County Attorney

**Title:** First and Only Public Hearing to Adopt an Ordinance Establishing Mosquito Control Procedures

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>County Attorney Review and Approval:</b>	Herbert W. A. Thiele, County Attorney
<b>Department/Division Review:</b>	Patrick Kinni, Deputy County Attorney Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Tony Park, P.E., Director of Public Works
<b>Lead Staff/Project Team:</b>	Dale Walker, Director of Operations Glen Pourciau, Stormwater Superintendent

**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 proposed Ordinance to establish Leon County’s Mosquito Control procedures (Attachment #1).

## **Report and Discussion**

### **Background:**

This agenda item recommends the Board approval of a proposed ordinance (Attachment #1) to establish mosquito control procedures for Leon County, including measures that can be taken in the event of a local declared threat to public health.

During the September 13, 2016 meeting, the Board accepted a Status Report on Leon County's actions related to the Zika virus, which included:

- Coordination with the Florida Department of Health in Leon County regarding the status of the current global Zika outbreak.
- Development of a local Zika Mitigation Action Plan (Attachment #2), which includes a four tier response: pre-incident, notification of an active investigation of a possible local case, single case, and clustered area.
- Aggressively getting the message ("drain and cover" and "spill the water") out to the public, not only through traditional and social media, but in leveraging our community partnerships.
- Implementation of the Zika Action Plan after being notified of two separate confirmed travel-related cases in Leon County. Response activities included going door to door in the surrounding area to provide educational materials to residents, offering assistance on-site to identify potential mosquito breeding areas, and in addition to executing our neighborhood spraying protocols (which excludes those properties on the "no-spray list"), staff asked these residents if they would like their properties to be hand-fogged.
- Development of recommendations on how Leon County Government's Zika Mitigation Action Plan would be implemented in the event of a confirmed non-travel related case.

To reinforce the County's Zika Mitigation Action Plan, and based on research of other Zika-affected jurisdictions, staff recommended that the Board schedule a public hearing to consider a proposed ordinance to establish mosquito control related procedures (Attachment #3).

### **Analysis:**

The County Attorney's office and staff have reviewed other affected jurisdictions' regulatory and enforcement protocols, as well as state law, and drafted a proposed ordinance for Board consideration.

The proposed ordinance would be applicable when a declaration of a threat to public health has been made by the State Health Officer or a mosquito/arthropod declaration has been made by the Commissioner of Agriculture encompassing Leon County. The ordinance gives the Chairman (or Vice Chairman), or the County Administrator (or designee) in the absence of the Chairman and Vice Chairman, the authority to proclaim a local threat to public health, allowing any necessary measures to be taken for the control and elimination of all species of mosquitoes and other arthropods of public importance. The County Administrator is empowered to enforce the provisions of the ordinance, which includes the designation of Mosquito Control Officers to carry out the powers and functions on behalf of the County.

Specific measures that may be taken during a local declared threat to public health include, but are not limited to, the following:

- Source reduction measures to reduce breeding areas
- Use pesticides registered by the Department of Agriculture
- Ground spraying and aerial spraying of insecticides and draining and covering known habitats of arthropods and mosquitoes.

The ordinance authorizes Mosquito Control Officers to enter both public and private property to provide necessary treatment in the following instances:

- Upon the consent of the property owner or occupant of the premises, or
- Absent the consent of the property owner or occupant, provided emergency declarations have been issued as follows:
  - A proclamation declaring a local state of emergency in accordance with Section 252.38, Florida Statutes and the Emergency Management Ordinance; and
  - A declaration declaring that a threat to public health exists as the result of the discovery in the human or surrogate population of the occurrence of an infectious disease that can be transmitted from mosquitoes or other arthropods to humans.

Should the Board adopt the ordinance, staff would continue to work proactively with property owners and residents to accommodate any inconveniences to the greatest extent practicable and to seek voluntary cooperation with Mosquito Control staff.

**Options:**

1. Conduct the first and only Public Hearing and adopt the proposed Ordinance to establish Leon County's Mosquito Control procedures.
2. Conduct the first and only Public Hearing and do not adopt the proposed Ordinance to establish Leon County's Mosquito Control procedures.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed Ordinance
2. Zika Mitigation Action Plan
3. Notice of Public Hearing



1 (b) achieve and maintain such levels of arthropod control as would protect human  
2 health and safety and further the highest quality of life for the people of Leon County, and  
3 facilitate the enjoyment of the County's natural attractions by reducing the number of pestiferous  
4 and disease carrying arthropods;

5 (c) designate a County official and manner by which a declaration of a local threat to  
6 public health shall be accomplished, and to authorize certain actions relating thereto; and

7 (d) conduct mosquito control in a manner consistent with the protection of the  
8 environment and ecological integrity of all lands and waters throughout Leon County, and to  
9 maximize to the fullest extent possible source reduction and bio-control and to implement  
10 adulticiding activities, implemented using integrated pest management methodologies to  
11 maximize control efforts without unreasonable adverse effect on the environment.

12 **Sec. 8-161. Legislative Authorization.**

13 This Ordinance is enacted in the interest of the public health, safety, and general welfare  
14 of the citizens and inhabitants of Leon County, Florida, pursuant to Article VIII, Section 1(g) of  
15 the Florida Constitution and including, but not by way of limitation, Chapters 125 and 388,  
16 Florida Statutes.

17 **Sec. 8-162. Jurisdiction.**

18 This Ordinance shall be effective within the jurisdictional boundaries of Leon County,  
19 Florida, including the municipal limits of the City of Tallahassee.

20 **Sec. 8-163. Definitions.**

21 The following words, terms and phrases, when used in this Article, shall have the  
22 meanings ascribed to them in this section, except where the context clearly indicates a different  
23 meaning.

1 (a) *Adulticide* means a pesticide intended to affect an adult arthropod.

2 (b) *Arthropod* means those insects of public health or nuisance importance, including  
3 all mosquitoes, midges, dog flies, house flies, yellow flies, and sand flies.

4 (c) *Arthropod control pesticide* means any substance or mixture of substances  
5 intended for preventing, destroying, repelling or mitigating any arthropod as defined herein.

6 (d) *Biologically highly productive* means those public lands that make exceptionally  
7 high beneficial contributions to the overall ecology of a region or area.

8 (e) *Environmentally sensitive* means public lands that have special ecological values  
9 and which values may be lost to a substantial degree by the application of certain pesticides or  
10 other practices used in the control of arthropods.

11 (f) *Source reduction* means the physical land or water management of arthropod  
12 breeding areas to reduce the area's suitability for arthropod breeding.

13 **Sec. 8-164. Declaration of Threat to Public Health.**

14 (a) In the event that prudent action is necessary to ensure the health, safety and  
15 welfare of the community during a public health emergency, when a declaration of a threat to  
16 public health has been made by the State Health Officer or a mosquito or other arthropod  
17 declaration has been made by the Commissioner of Agriculture encompassing areas falling  
18 within the jurisdictional boundaries of Leon County, the Chairman of the Board of County  
19 Commissioners, or the Vice-Chairman in his or her absence, or the County Administrator, or his  
20 or her designee, in the absence of the Chairman and Vice-Chairman, is hereby designated and  
21 empowered to proclaim a declaration of local threat to public health that requires immediate and  
22 expeditious action.

1 (b) A declaration of local threat to public health shall be made by proclamation of the  
2 Chairman of the Board, or the Vice-Chairman in his or her absence, or by the County  
3 Administrator, or his or her designee, in the absence of the Chairman and Vice-Chairman. The  
4 declaration of local threat to public health shall continue for a period of time running current  
5 with the declaration of threat to public health issued by the State Health Officer or mosquito or  
6 arthropod declaration issued by the Commissioner of Agriculture or, until the Board of County  
7 Commissioners finds that the threat or danger no longer exists and terminates the declaration of  
8 local threat to public health proclamation.

9 **Sec. 8-165. Powers and duties.**

10 (a) A proclamation declaring a local threat to public health shall be the authority for  
11 taking any measures to do any and all things necessary for the control and elimination of all  
12 species of mosquitos and other arthropods of public health importance, including but not limited  
13 to:

14 (1) provide for source reduction measures to reduce arthropod breeding areas  
15 and to use pesticides registered by the Department of Agriculture, but only in such  
16 quantities as may be necessary to control mosquito breeding and not be detrimental to  
17 fish life; and

18 (2) provide for ground spraying and aerial spraying of insecticides, and  
19 draining and covering known habitats of arthropods and mosquitos.

20 (b) The County shall follow all Department of Agriculture rules and regulations  
21 adopted and promulgated under Chapter 388, Florida Statutes, concerning criteria regarding  
22 ground spraying and aerial spraying on private lands of pesticides, petroleum products, or other  
23 substances for control of arthropods of public health importance which minimize the potential

1 for substantial adverse effects to environmentally sensitive and biologically highly productive  
2 public lands caused by such airborne substances, and requirements that all arthropod control  
3 pesticides, including adulticides and herbicides, be used only in accordance with the registered  
4 label and labeling or be otherwise accepted by the United States Environmental Protection  
5 Agency or the Department of Agriculture.

6 **Sec. 8-166. Enforcement.**

7 The County Administrator, or designee, is empowered to enforce the provisions of this  
8 Article and rules promulgated in accordance with these provisions by commencing and  
9 maintaining all proper and necessary actions and proceedings, including but not limited to, the  
10 designation of mosquito control officers to carry out the powers and functions of the County as  
11 set forth in this Article, and may perform or cause to be performed any and all things necessary  
12 for the control and elimination of all species of mosquitos and other arthropods of public health  
13 importance.

14 **Sec. 8-167. Right of Entry upon Premises.**

15 (a) *Generally.* For the purpose of enforcing the provisions of this Article, designated  
16 mosquito control officers may at all reasonable times enter in and upon any public or private  
17 property upon the consent of the property owner or occupant of same.

18 (b) *State of Emergency.* For the purpose of enforcing the provisions of this Article,  
19 designated mosquito control officers may enter in and upon any public or private property absent  
20 the consent of the property owner or occupant of same, provided emergency declarations have  
21 been issued as follows:

1           (1) a proclamation has been issued declaring a local state of emergency in  
2 accordance with Section 252.38, Florida Statutes and the Emergency Management  
3 Ordinance; and

4           (2) a declaration has been issued declaring that a threat to public health exists  
5 as the result of the discovery in the human or surrogate population of the occurrence of an  
6 infectious disease that can be transmitted from mosquitoes or other arthropods to humans.

7 **Sec. 8-168. Interlocal Agreements.**

8           The County Administrator or his designee shall have the authority to cooperate with  
9 Federal and State agencies and to enter into interlocal agreements with other public entities, as  
10 the County Administrator may deem necessary to carry out and enforce the provisions of this  
11 Article.

12 **Sec. 8-169. Authority to Adopt Standard Operating Procedures.**

13           The County Administrator, or designee, is hereby delegated the authority to adopt and  
14 promulgate standard operating procedures for the administration and enforcement of the  
15 provisions of this Article.

16 **Sec. 8-170. Penalty for Damage to Property or Operations.**

17           Whoever shall willfully damage any of the property of the County or any works  
18 constructed, maintained or controlled by the County, or who shall obstruct or cause to be  
19 obstructed any of the operations of the County or appointed mosquito control officers under this  
20 Article, or who shall knowingly or willfully violate any provisions of this Article, or any rule or  
21 regulation promulgated under the provisions of this Article, shall be guilty of a misdemeanor of  
22 the second degree, punishable as provided in Section 775.082 or Section 775.083, Florida

1 Statutes, or guilty of a violation of this Code and subject to the penalties provided under Section  
2 1-9 of this Code.

3 **Sec. 8-171. Non-Limitation of Powers.**

4 Nothing herein shall be deemed to be a limitation on the authority or powers of the  
5 County to perform mosquito control activities in the absence of a declaration that a local threat to  
6 public health exists.

7 **Section 2. Severability.** If any provisions or portion of this Ordinance is declared by  
8 any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all  
9 remaining provisions and portions of this Ordinance shall remain in full force and effect.

10 **Section 3. Conflicts.** All ordinances or parts of ordinances in conflict with the  
11 provisions of this ordinance are hereby repealed to the extent of such conflict, except to the  
12 extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended,  
13 which provisions shall prevail over any parts of this ordinance which are inconsistent, either in  
14 whole or in part, with the said Comprehensive Plan.

15 **Section 4. Effective Date.** This ordinance shall take effect according to law.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon  
County, Florida this 18th day of October, 2016.

**LEON COUNTY, FLORIDA**

By: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

ATTESTED BY:

Bob Inzer  
Clerk & Comptroller  
Leon County, Florida

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

APPROVED AS TO FORM:  
Leon County Attorney's Office

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

## **Leon County Zika Virus Mitigation Action Plan**

### **Ongoing group coordination and monitoring, pre-Incident**

- Participate in Zika virus coordination calls on the national and state levels to monitor the current situation, share best practices, and learn the most up-to-date information available from health experts.
- Continue public education efforts to reduce or eliminate larval habitats for *Ae. aegypti* and *Ae. albopictus* vectors. Materials involve brochures, neighborhood presentations, and online promotion about personal protection and responsibility (When in Doubt, Dump it Out).
- Continue nuisance abatement procedures through truck and hand-fogging services, ongoing inspections of sources of standing water including containers, wetlands, ponds, ditches, and other areas that may harbor larval mosquitoes, and map and assess mosquito control actions to identify areas of mosquito activity.
- Following periods of exceptionally heavy rain, conduct aerial larviciding in cooperation with the Leon County Sheriff's Office Aviation Unit. Mosquito control provides the application and navigation equipment, control materials, and support staff. The aerial program has been in place more than 20 years and targets mosquito breeding grounds around the edges of the city.

### **Notification by Florida Department of Health of an active investigation of a possible local case**

- Supporting the Florida Department of Health in Leon County, staff will make contact with the individual at his/her home address to provide public education to reduce or eliminate larval habitats for *Ae. aegypti* and *Ae. albopictus* vectors.
- Staff will also offer to conduct nuisance abatement procedures at the individual's residence such as hand-fogging services and inspections of sources of standing water including containers, wetlands, ponds, ditches, and other areas that may harbor larval mosquitoes.

### **Single or several confirmed local cases acquired via travel or local transmission**

- Supporting the Florida Department of Health in Leon County, staff will coordinate with community and media partners to disseminate the Health Department's public education material focused on preventing or minimizing transmission of the Zika virus via mosquito bites of confirmed human cases. Materials would include ways to reduce mosquito exposure during the first of week of the illness and encourage residents to dump stagnant water. Other public health messages could also include preventing sexual transmission of Zika by using condoms or not having sex.
- Eliminate larval habitats within 100- 200 yards around a case's residence. Remove containers that could hold water and encourage the breeding of mosquitoes. Treat with long-lasting larvicide those containers that cannot be dumped, covered, or discarded.
- Treat the outdoor area within 100- 200 yards around a case's residence with adulticide to reduce but not eliminate area mosquitoes, thereby reducing the chance of transmission to others.

### **Clusters of confirmed cases throughout Leon County**

- Divide outbreak area into operational management areas so as to systematically apply control measures as listed above: eliminate larval habitats, treat with adulticide, and provide public education materials.
- Conduct door-to-door inquiries where at County staff will identify, treat, modify, or remove mosquito-producing containers.
- Continue to treat the targeted area to reduce but not eliminate area mosquitoes, thereby reducing the chance of transmission to others.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, October 18, 2016, 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 8 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA ENTITLED "HEALTH AND HUMAN SERVICES," BY ADDING A NEW ARTICLE VI TO BE ENTITLED "MOSQUITO CONTROL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Mathieu Cavell 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 the 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

Advertise: October 7, 2016

A16-0725

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #13**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #13

October 18, 2016

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

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

**Title:** First and Only Public Hearing to Consider Adoption of Resolution Renouncing and Disclaiming Certain Interests and Rights of the County and the Public in and to the Use of a Portion of Orchard Pond Road Lying West of the Orchard Pond Parkway Known as the Orchard Pond Road West Segment

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<b>County Administrator Review and Approval:</b>	Herbert W.A. Thiele, County Attorney
<b>Department/ Division Review:</b>	N/A
<b>Lead Staff/ Project Team:</b>	Dan Rigo, Assistant County Attorney

**Fiscal Impact:**

This item has no fiscal impact to the County

**Staff Recommendation:**

Option #1: Conduct first and only public hearing and adopt Resolution renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road Lying West of the Orchard Pond Parkway known as the Orchard Pond Road West Segment.

Title: First and Only Public Hearing to Consider Adoption of Resolution Renouncing and Disclaiming Certain Interests and Rights of the County and the Public in and to the Use of a Portion of Orchard Pond Road Lying West of the Orchard Pond Parkway Known as the Orchard Pond Road West Segment

October 18, 2016

Page 2

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## **Report and Discussion**

### **Background:**

This item requests the Board to adopt a Resolution (Attachment #1) renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road located west of its intersection with the new Orchard Pond Parkway toll road and known as the “Orchard Pond Road West Segment” (Attachment #2). The County Attorney’s Office was contacted by the attorney for Orchard Pond, LLC, which requested that the County clear up any potential clouds of title concerning the Orchard Pond Road West Segment. This is a continuation of the real estate transaction associated with Orchard Pond Road and the new Orchard Pond Parkway toll road.

Orchard Pond Road is an unpaved road extending eastward from Old Bainbridge Road to Meridian Road across a tract of land owned entirely by Orchard Pond, LLC. Orchard Pond Road was arguably presumed to be dedicated to the County and the public pursuant to Section 95.361, Florida Statutes, by virtue of the County having performed regular maintenance or repair of the road for at least the immediate past seven years. However, prima facie evidence of the County’s ownership of the Orchard Pond West Segment was never established by the County through the preparation and filing of a maintenance map as provided in Section 95.361(3), Florida Statutes.

Notwithstanding the arguable presumed dedication of the Orchard Pond Road West Segment to the County and the public, a Warranty Deed was made and delivered on April 15, 2016, by and between Orchard Pond, LLC, as Grantor, to Leon County, Florida, as Grantee, said Warranty Deed being recorded in Book 4917, Page 1189, of the Public Records of Leon County, Florida (the “Warranty Deed”). The Warranty Deed conveyed title to the Orchard Pond Road West Segment to the County and the public for use as a recreational trail, and, as such, contained certain use restrictions, including: no overhead or above-ground utilities on the property; no commercial advertising, billboards or non-governmental signage on the property; and no motor vehicle use on the property except for government maintenance vehicles or emergency vehicles (the “Restrictive Covenants”).

### **Analysis:**

Section 336.09, Florida Statutes, authorizes and empowers the Board, at its discretion and upon its own motion, to renounce and disclaim any right of the County and the public in and to any land or interest therein. Such action is required to be taken by the adoption of a resolution at a public hearing. Section 336.10, Florida Statutes, requires that the Board publish a notice of public hearing in a local newspaper at least two weeks prior to the date of the public hearing. Said notice of public hearing was timely published in the *Tallahassee Democrat* (Attachment #3).

Title: First and Only Public Hearing to Consider Adoption of Resolution Renouncing and Disclaiming Certain Interests and Rights of the County and the Public in and to the Use of a Portion of Orchard Pond Road Lying West of the Orchard Pond Parkway Known as the Orchard Pond Road West Segment

October 18, 2016

Page 3

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The proposed Resolution will renounce and disclaim only those interests and rights of use of the County and the public in and to the Orchard Pond Road West Segment that are restricted by the Restrictive Covenants in the Warranty Deed. All other remaining interests and rights of the County and the public in and to the use of the Orchard Pond Road West Segment will be retained, including those granted by the Warranty Deed and those deemed to be presumed dedicated pursuant to Section 95.361, Florida Statutes.

**Options:**

1. Conduct first and only public hearing and adopt Resolution renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road Lying West of the Orchard Pond Parkway known as the Orchard Pond Road West Segment.
2. Conduct first and only public hearing and do not adopt Resolution renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road Lying West of the Orchard Pond Parkway known as the Orchard Pond Road West Segment.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed Resolution
2. Map of Orchard Pond Road West Segment
3. Notice of Public Hearing

**RESOLUTION NO. R16-\_\_\_\_\_**

**RESOLUTION OF THE LEON COUNTY BOARD OF COUNTY  
COMMISSIONERS ABANDONING, RENOUNCING, AND  
DISCLAIMING CERTAIN INTERESTS IN A PORTION OF ORCHARD  
POND ROAD LYING WEST OF THE ORCHARD POND PARKWAY  
KNOWN AS THE ORCHARD POND ROAD WEST SEGMENT**

**RECITALS**

**WHEREAS**, a portion of Orchard Pond Road and the lands associated therewith, and incident thereto, lying west of its intersection with Orchard Pond Parkway as legally described and depicted in Exhibit “A” attached hereto and incorporated herein (the “Orchard Pond Road West Segment”), was arguably presumed dedicated to Leon County (the “County”) and the public pursuant to Section 95.361, Florida Statutes, by virtue of the County having performed regular maintenance or repair of such road for at least the immediate past seven years; and

**WHEREAS**, despite the County’s regular maintenance and repair, prima facie evidence of the County’s ownership of the Orchard Pond Road West Segment was never established by the County through the preparation and filing a maintenance map as provided in Section 95.361(3), Florida Statutes; and

**WHEREAS**, notwithstanding the arguable presumed dedication of the Orchard Pond Road West Segment to the County and the public, a Warranty Deed was made and delivered on April 15, 2016, by and between Orchard Pond, LLC, as Grantor, to Leon County, Florida, as Grantee, said Warranty Deed being recorded in Book 4917, Page 1189, of the Public Records of Leon County, Florida (the “Warranty Deed”); and

**WHEREAS**, the Warranty Deed conveyed title to the Orchard Pond Road West Segment to the County for use as a recreational trail and, as such, contained certain use restrictions, including: no overhead or above-ground utilities on the property; no commercial advertising, billboards or non-governmental signage on the property; and no motor vehicle use on the property except for government maintenance vehicles or emergency vehicles (the “Restrictive Covenants”); and

**WHEREAS**, the Orchard Pond Parkway toll road has replaced Orchard Pond Road for motor vehicular travel; and

**WHEREAS**, to the extent that the Orchard Pond Road West Segment was, in fact, deemed presumed dedicated to the County and the public, the County desires to renounce and disclaim those interests and rights of the County and the public in and to the use of the Orchard Pond Road West Segment that are restricted by the Restrictive Covenants; and

**WHEREAS**, pursuant to Section 336.09, Florida Statutes, the Board of County Commissioners (the “Board”) is authorized and empowered to renounce and disclaim any right of the County and the public in and to any land or interest therein; and

**WHEREAS**, pursuant to Section 336.10, Florida Statutes, the Board published a notice of public hearing stating that a public hearing would be held on October 18, 2016, at which the Board would consider the renunciation and disclaimer of certain interests and rights of the County and the public in and to the use of the Orchard Pond Road West Segment; and

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

**WHEREAS**, pursuant to the notice of public hearing and Chapter 336, Florida Statutes, the Board conducted said public hearing on October 18, 2016, 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 Recitals set forth above are deemed incorporated herein as if fully set forth below.
2. The County hereby renounces and disclaims those interests and rights of the County and the public in and to the use of the Orchard Pond Road West Segment that are restricted by the Restricted Covenants, as follows:
  - a. The interest and right to construct overhead or above-ground utilities of any kind on or about any portion of the Orchard Pond Road West Segment; and
  - b. The interest and right to locate commercial advertising, billboards, or non-governmental signage of any kind on or about the Orchard Pond Road West Segment; and
  - c. The interest and right to permit the use of motor vehicles of any kind on or about the Orchard Pond Road West Segment, with the exception of government maintenance vehicles or emergency vehicles.
3. All other remaining interests and rights of the County and the public in and to the use of the Orchard Pond Road West Segment, including those granted by the Warranty Deed and those deemed to be presumed dedicated pursuant to Section 95.361, Florida Statutes, are hereby retained.
4. The Clerk of the Board is hereby directed, pursuant to Section 336.10, Florida Statutes, 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 the 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 October, 2016.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court  
and Comptroller, 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"

## LEGAL DESCRIPTION (Orchard Pond Road West Segment)

Page 1 of 17

A strip or parcel of land 33.00 feet in width and lying 16.50 feet each side of the following described centerline.

Commence at a 4-inch terra cotta monument marking the Southeast corner of the Southwest Quarter of Section 8, Township 2 North, Range 1 West, Leon County, Florida and thence run North 00 degrees 25 minutes 58 seconds West 660.17 feet to the centerline of Orchard Pond Road; thence along said centerline North 77 degrees 46 minutes 18 seconds East 291.53 feet to a point of curve to the right; thence along said curve through a central angle of 07 degrees 13 minutes 56 seconds with a radius of 2560.00 feet for an arc distance of 323.14 feet (chord of said curve being North 81 degrees 23 minutes 17 seconds East 322.93 feet) to a point of reverse curve, said point being the POINT OF BEGINNING; From said POINT OF BEGINNING along said curve through a central angle of 12 degrees 29 minutes 51 seconds with a radius of 1700.00 feet for an arc distance of 370.81 feet (chord of said curve being North 78 degrees 45 minutes 19 seconds East 370.08 feet); thence North 72 degrees 30 minutes 24 seconds East 131.20 feet; thence North 71 degrees 34 minutes 21 seconds East 464.54 feet; thence North 72 degrees 05 minutes 41 seconds East 279.45 feet to a point of curve to the left; thence along said curve through a central angle of 04 degrees 26 minutes 58 seconds with a radius of 4830.00 feet for an arc distance of 375.09 feet (chord of said being North 69 degrees 52 minutes 12 seconds East 374.99 feet); thence North 67 degrees 38 minutes 43 seconds East 405.73 feet to a point of curve to the right; thence along said curve through a central angle of 32 degrees 28 minutes 46 seconds with a radius of 830.00 feet for an arc distance of 470.51 feet (chord of said curve being North 83 degrees 53 minutes 06 seconds East 464.23 feet); thence South 79 degrees 52 minutes 31 seconds East 141.67 feet to a point of curve to the left; thence along said curve through a central angle of 16 degrees 05 minutes 54 seconds with a radius of 719.00 feet for an arc distance of 202.01 feet (chord of said curve being South 87 degrees 55 minutes 28 seconds East 201.35 feet); thence North 84 degrees 01 minutes 35 seconds East 246.16 feet to a point of curve to the right; thence along said curve through a central angle of 07 degrees 02 minutes 49 seconds with a radius of 727.00 feet for an arc distance of 89.42 feet (chord of said curve being North 87 degrees 32 minutes 59 seconds East 89.36 feet); thence South 88 degrees 55 minutes 36 seconds East 606.25 feet to a point of curve to the left; thence along said curve through a central angle of 47 degrees 51 minutes 49 seconds with a radius of 272.00 feet for an arc distance of 227.22 feet (chord of said curve being North 67 degrees 08 minutes 30 seconds East 220.67 feet); thence North 43 degrees 12 minutes 35 seconds East 65.90 feet to a point of curve to the left; thence along said curve through a central angle of 38 degrees 11 minutes 40 seconds with a radius of 261.00 feet for an arc distance of 173.98 feet (chord of said curve being North 24 degrees 06 minutes 45 seconds East 170.78 feet); thence North 05 degrees 00 minutes 55 seconds East 127.68 feet to a point of curve to the right; thence along said curve through a central angle of 35 degrees 40

Page 2 of 17

minutes 16 seconds with a radius of 337.00 feet for an arc distance of 209.81 feet (chord of said curve being North 22 degrees 51 minutes 03 seconds East 206.44 feet); thence North 40 degrees 41 minutes 11 seconds East 114.75 feet to a point of curve to the right; thence along said curve through a central angle of 18 degrees 21 minutes 45 seconds with a radius of 846.00 feet for an arc distance of 271.13 feet (chord of said curve being North 49 degrees 52 minutes 03 seconds East 269.97 feet); thence North 59 degrees 02 minutes 56 seconds East 97.92 feet to a point of curve to the right; thence along said curve through a central angle of 10 degrees 21 minutes 10 seconds with a radius of 1000.00 feet for an arc distance of 180.69 feet (chord of said curve being North 64 degrees 13 minutes 30 seconds East 180.44 feet) to a point of reverse curve; thence along said curve through a central angle of 23 degrees 00 minutes 15 seconds with a radius of 720.00 feet for an arc distance of 289.08 feet (chord of said curve being North 57 degrees 53 minutes 58 seconds East 287.14 feet); thence North 46 degrees 23 minutes 50 seconds East 180.94 feet to a point of curve to the left; thence along said curve through a central angle of 24 degrees 45 minutes 28 seconds with a radius of 660.00 feet for an arc distance of 285.19 feet (chord of said curve being North 34 degrees 01 minutes 06 seconds East 282.98 feet); thence North 21 degrees 38 minutes 22 seconds East 342.72 feet to a point of curve to the right; thence along said curve through a central angle of 47 degrees 13 minutes 06 seconds with a radius of 290.00 feet for an arc distance of 238.99 feet (chord of said curve being North 45 degrees 14 minutes 55 seconds East 232.29 feet); thence North 68 degrees 51 minutes 28 seconds East 89.01 feet to a point of curve to the left; thence along said curve through a central angle of 01 degrees 11 minutes 47 seconds with a radius of 1000.00 feet for an arc distance of 20.88 feet (chord of said curve being North 68 degrees 15 minutes 35 seconds East 20.88 feet); thence North 67 degrees 39 minutes 42 seconds East 272.01 feet; thence North 68 degrees 20 minutes 00 seconds East 404.89 feet to a point of curve to the left; thence along said curve through a central angle of 08 degrees 37 minutes 14 seconds with a radius of 1294.35 feet for an arc distance of 194.74 feet (chord of said curve being North 64 degrees 01 minutes 23 seconds East 194.56 feet); thence North 59 degrees 42 minutes 46 seconds East 427.17 feet to a point of curve to the right; thence along said curve through a central angle of 18 degrees 17 minutes 00 seconds with a radius of 537.50 feet for an arc distance of 171.52 feet (chord of said curve being North 68 degrees 51 minutes 16 seconds East 170.79 feet); thence North 77 degrees 59 minutes 47 seconds East 157.34 feet to a point of curve to the right; thence along said curve through a central angle of 05 degrees 59 minutes 43 seconds with a radius of 1300.00 feet for an arc distance of 136.03 feet (chord of said curve being North 80 degrees 59 minutes 38 seconds East 135.97 feet); thence North 83 degrees 59 minutes 29 seconds East 262.85 feet; thence North 85 degrees 12 minutes 53 seconds East 392.51 feet; thence North 85 degrees 16 minutes 47 seconds East 584.09 feet to a point of curve to the left; thence along said curve through a central angle of 27 degrees 20 minutes 49 seconds with a radius of 810.00 feet for an arc distance of 386.61 feet (chord of said curve being North 71 degrees 36 minutes 23 seconds East 382.95 feet) to a point of reverse curve thence along said curve through a central angle of 07 degrees 36 minutes 47 seconds with a radius of 3133.00 feet for an arc distance of 416.29 feet (chord of said curve being North

Page 3 of 17

61 degrees 44 minutes 21 seconds East 415.98 feet); thence North 65 degrees 32 minutes 45 seconds East 322.39 feet to a point of curve to the right; thence along said curve through a central angle of 04 degrees 06 minutes 16 seconds with a radius of 1200.00 feet for an arc distance of 85.96 feet (chord of said curve being north 67 degrees 35 minutes 53 seconds east 85.95 feet); thence North 69 degrees 39 minutes 01 seconds East 50.95 feet to a point of curve to the right; thence along said curve through a central angle of 17 degrees 03 minutes 54 seconds with a radius of 978.00 feet for an arc distance of 291.29 feet (chord of said curve being North 78 degrees 10 minutes 58 seconds East 290.21 feet); thence North 86 degrees 42 minutes 55 seconds East 60.71 feet to a point of curve to the right; thence along said curve through a central angle of 27 degrees 59 minutes 48 seconds with a radius of 371.00 feet for an arc distance of 181.28 feet (chord of said curve being South 79 degrees 17 minutes 11 seconds East 179.48 feet); thence South 65 degrees 17 minutes 17 seconds East 803.94 feet; thence South 66 degrees 28 minutes 19 seconds East 270.55 feet to a point of curve to the left; thence along said curve through a central angle of 11 degrees 13 minutes 52 seconds with a radius of 1500.00 feet for an arc distance of 294.03 feet ( chord of said curve being South 72 degrees 05 minutes 15 seconds East 293.56 feet); thence South 77 degrees 42 minutes 11 seconds East 174.81 feet to a point of curve to the left; thence along said curve through a central angle of 26 degrees 16 minutes 03 seconds with a radius of 650.00 feet for an arc distance of 298.00 feet (chord of said curve being North 89 degrees 09 minutes 48 seconds East 295.39 feet); thence North 76 degrees 01 minutes 46 seconds east 1469.72 feet; thence North 77 degrees 08 minutes 18 seconds East 277.35 feet to a point of curve to the left; thence along said curve through a central angle of 41 degrees 53 minutes 16 seconds with a radius 288.00 feet for an arc distance of 210.55 feet (chord of said curve being North 56 degrees 11 minutes 39 seconds East 205.89 feet ); thence North 35 degrees 15 minutes 01 seconds East 228.21 feet to a point of curve to the right; thence along said curve through a central angle of 11 degrees 29 minutes 04 seconds with a radius of 300.00 feet for an arc distance of 60.13 feet (chord of said curve being North 40 degrees 59 minutes 33 seconds East 60.03 feet); thence North 46 degrees 44 minutes 05 seconds East 27.85 feet to a point of curve to the right; thence along said curve through a central angle of 50 degrees 03 minutes 24 seconds with a radius of 338.00 for an arc distance of 295.29 feet (chord of said curve being North 71 degrees 45 minutes 47 seconds East 285.99 feet) to a point of compound curve; thence along said curve through a central angle of 20 degrees 06 minutes 44 seconds with a radius of 897.01 feet for an arc distance of 314.87 feet (chord of said curve being South 73 degrees 09 minutes 08 seconds East 313.25 feet); thence South 63 degrees 05 minutes 46 seconds East 279.00 feet to a point of curve to the left; thence along said curve through a central angle of 50 degrees 39 minutes 37 seconds with a radius of 450.00 feet for an arc distance of 397.89 feet (chord of said curve being South 88 degrees 25 minutes 35 seconds East 385.05 feet); thence North 66 degrees 14 minutes 37 seconds East 83.63 feet to a point of curve to the left; thence along said curve through a central angle of 02 degrees 24 minutes 32 seconds with a radius of 500.00 feet for an arc distance of 21.02 feet (chord of said curve being North 65 degrees 02 minutes 21 seconds East 21.02 feet); thence North 63 degrees 50 minutes 04 seconds East 235.76

Page 4 of 17

feet; thence North 63 degrees 39 minutes 22 seconds East 250.23 feet to a point of curve to the right; thence along said curve through a central angle of 26 degrees 57 minutes 13 seconds with a radius of 428.00 feet for an arc distance of 201.34 feet (chord of said curve being North 77 degrees 07 minutes 59 seconds East 199.49 feet) to a point of reverse curve; thence along said curve through a central angle of 01 degrees 31 minutes 54 seconds with a radius of 8322.00 feet for an arc distance of 222.48 feet (chord of said curve being North 89 degrees 50 minutes 38 seconds East 222.47 feet); thence North 89 degrees 04 minutes 41 seconds East 51.37 feet to the terminal point of said centerline, said point being on the westerly boundary of the East Trailhead Parking Facility. Extending and shortening right-of-way lines to conform to existing property lines and proposed right-of-way boundaries.

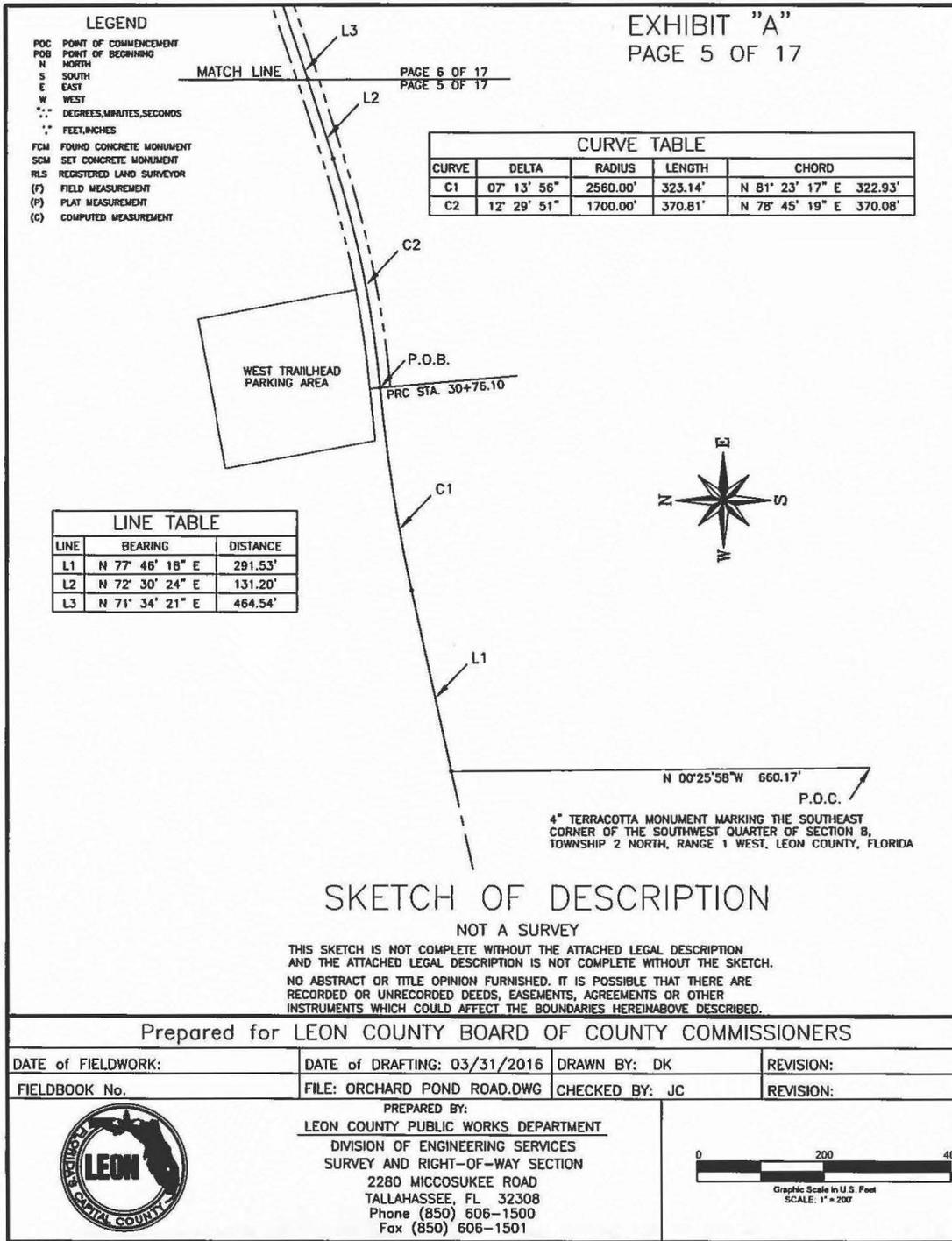
No abstract of title or title opinion provided. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

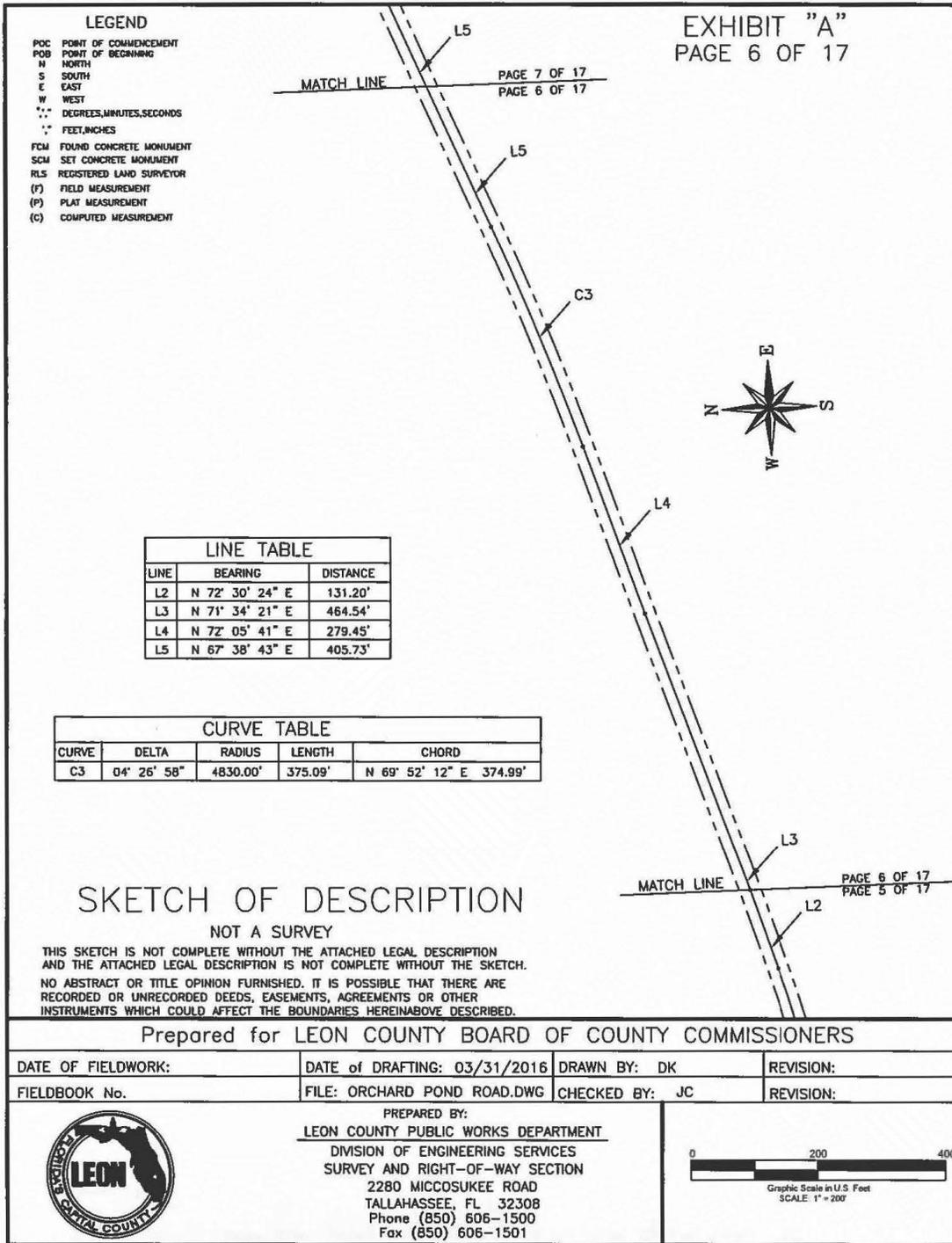
A Sketch of Description attached as Exhibit "A" Page 5 of 17, 6 of 17, 7 of 17, 8 of 17, 9 of 17, 10 of 17, 11 of 17, 12 of 17 13 of 17, 14 of 17, 15of 17, 16 of 17, 17 of 17 and by reference incorporated herein. This description is not complete without the attached sketch and the attached sketch is not complete without the description.

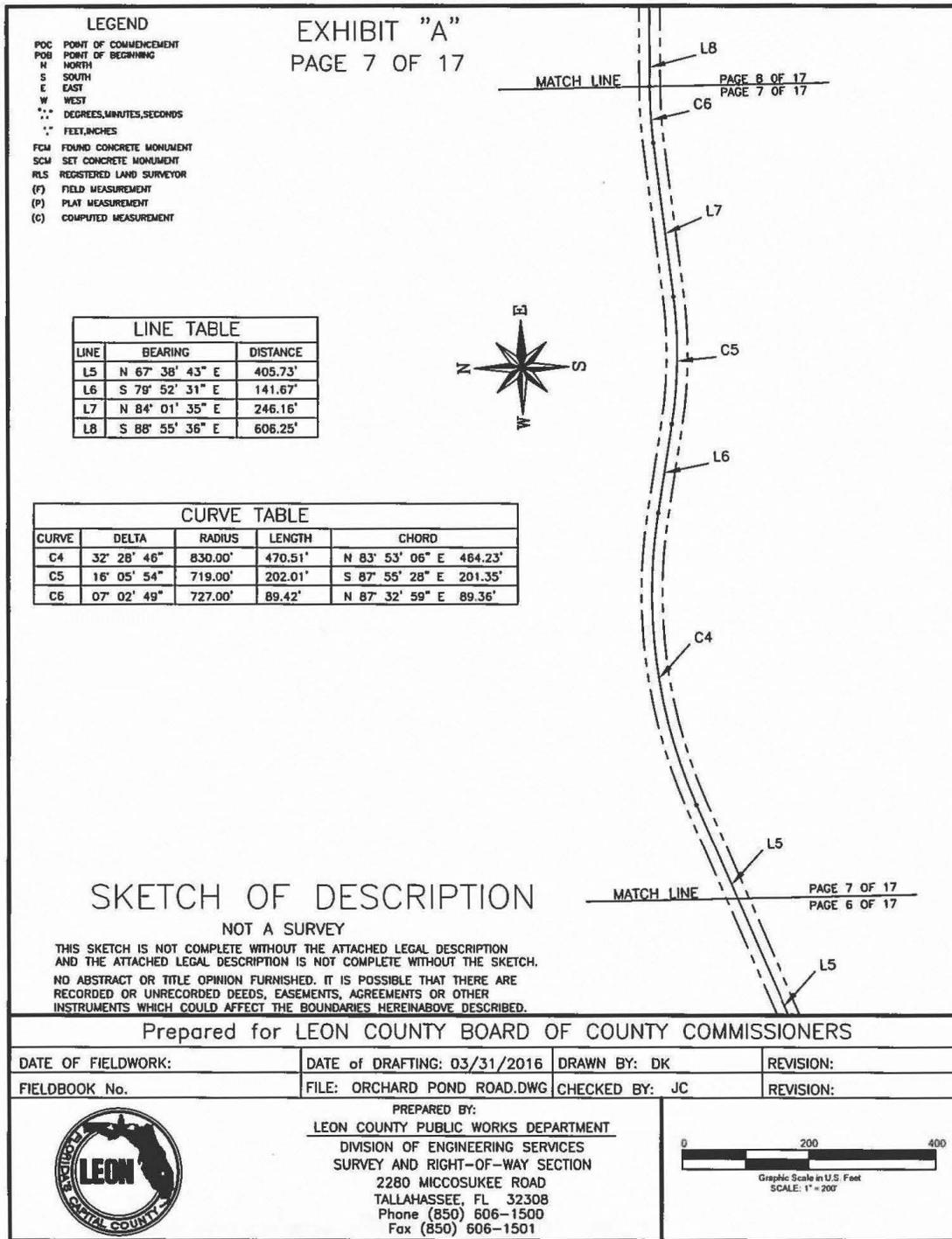
This description meets all applicable requirements of the Florida Standards of Practice as contained in Chapter 5J-17.052 Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

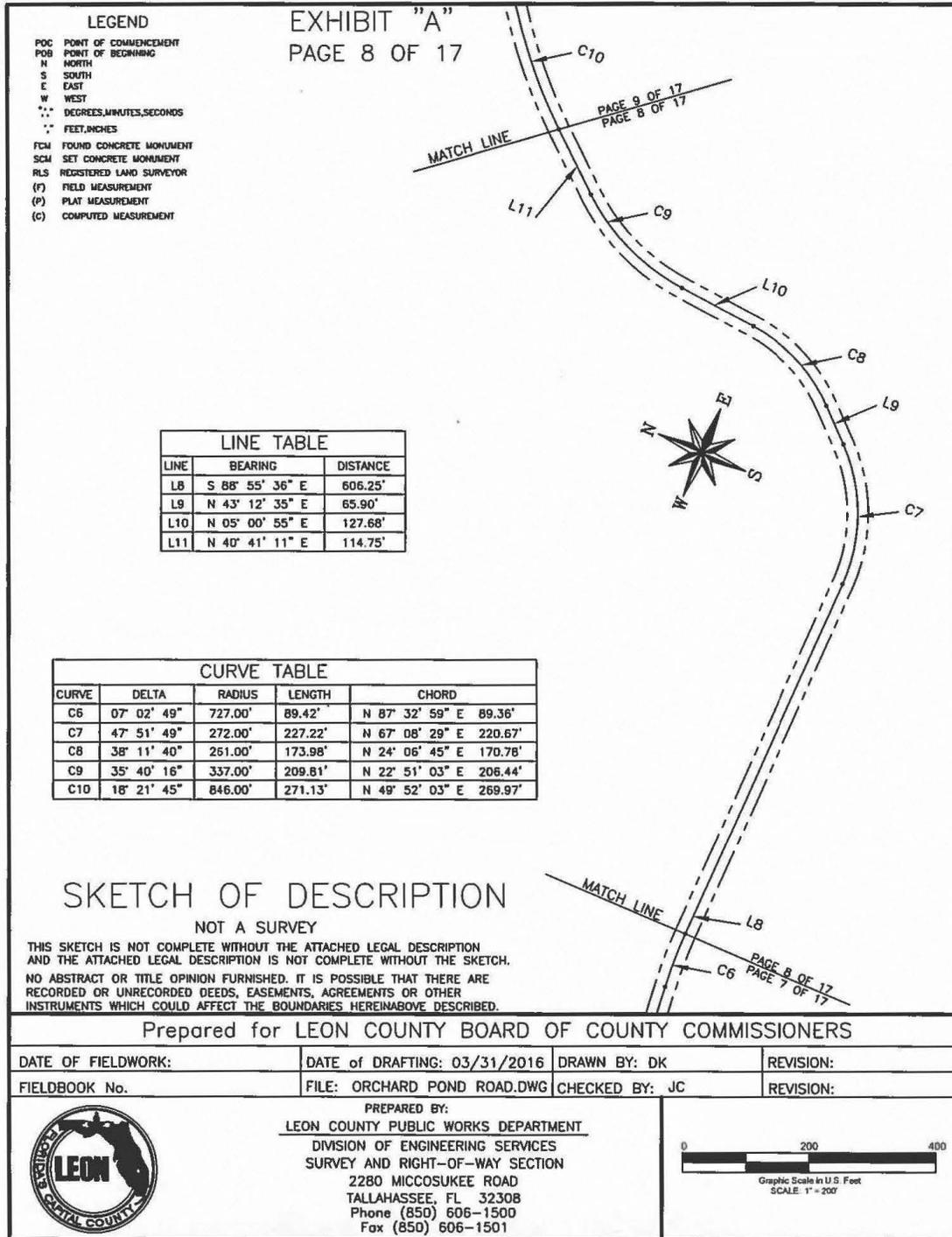
 Joseph D. Coleman      4/14/2016  
Joseph D. Coleman      Date  
Professional Surveyor and Mapper  
Florida License Number 5590  
Leon County Department of Public Works  
2280 Miccosukee Road  
Tallahassee, FL 32308

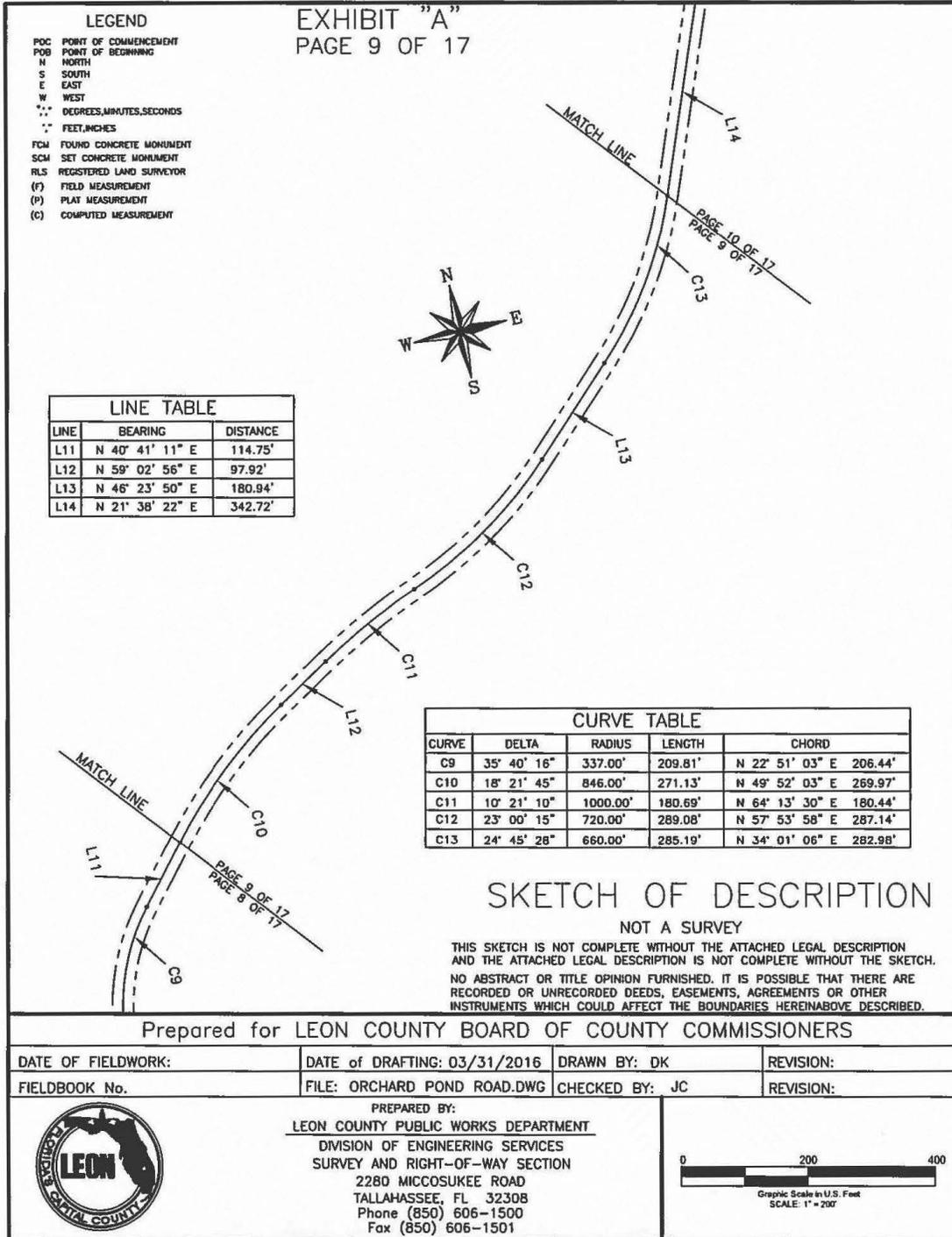
Not valid without the signature and original raised seal of the above signing surveyor  
C:\Documents and Settings\User\My Documents\Deeds\Orchard Pond Road.doc  
April 13, 2016

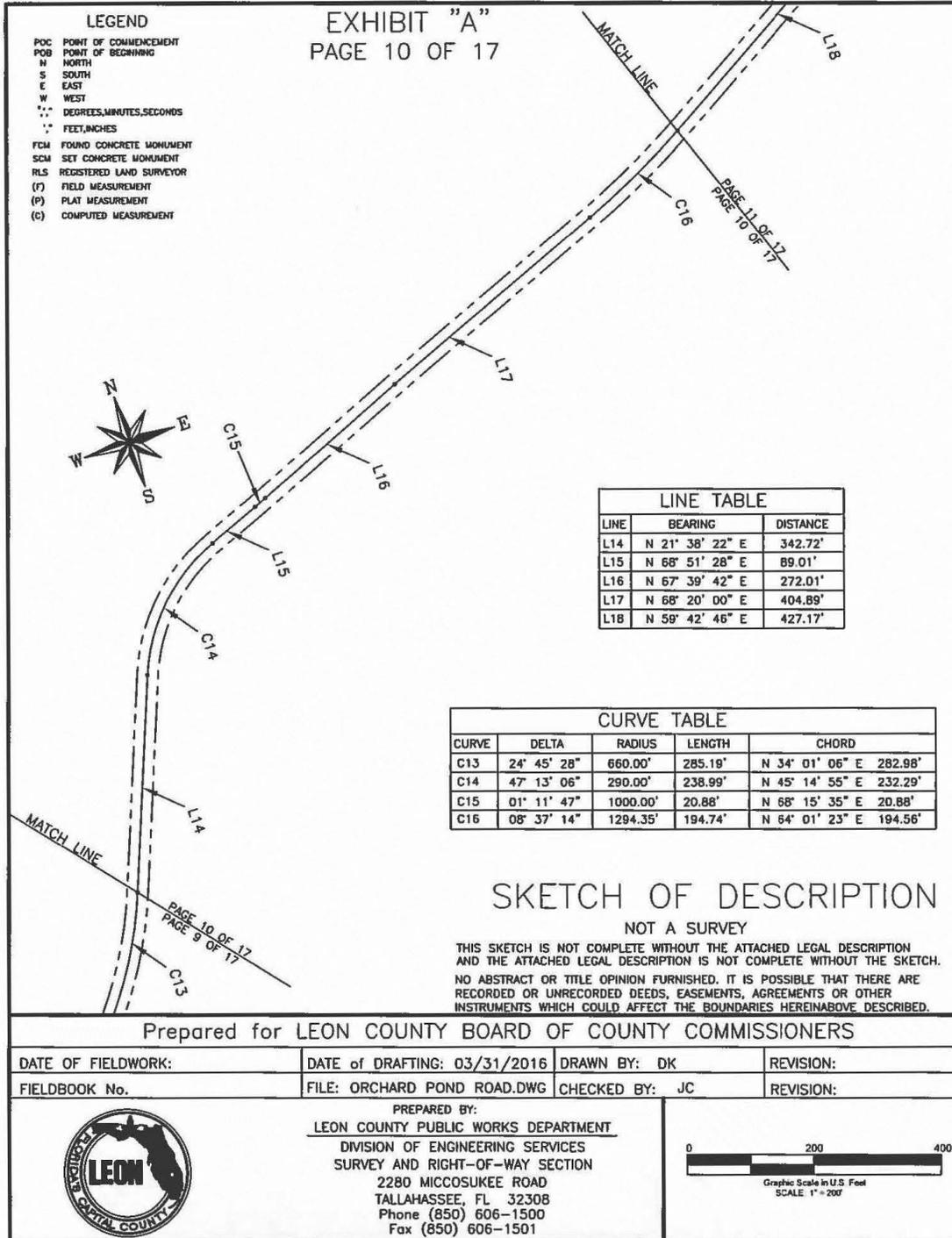


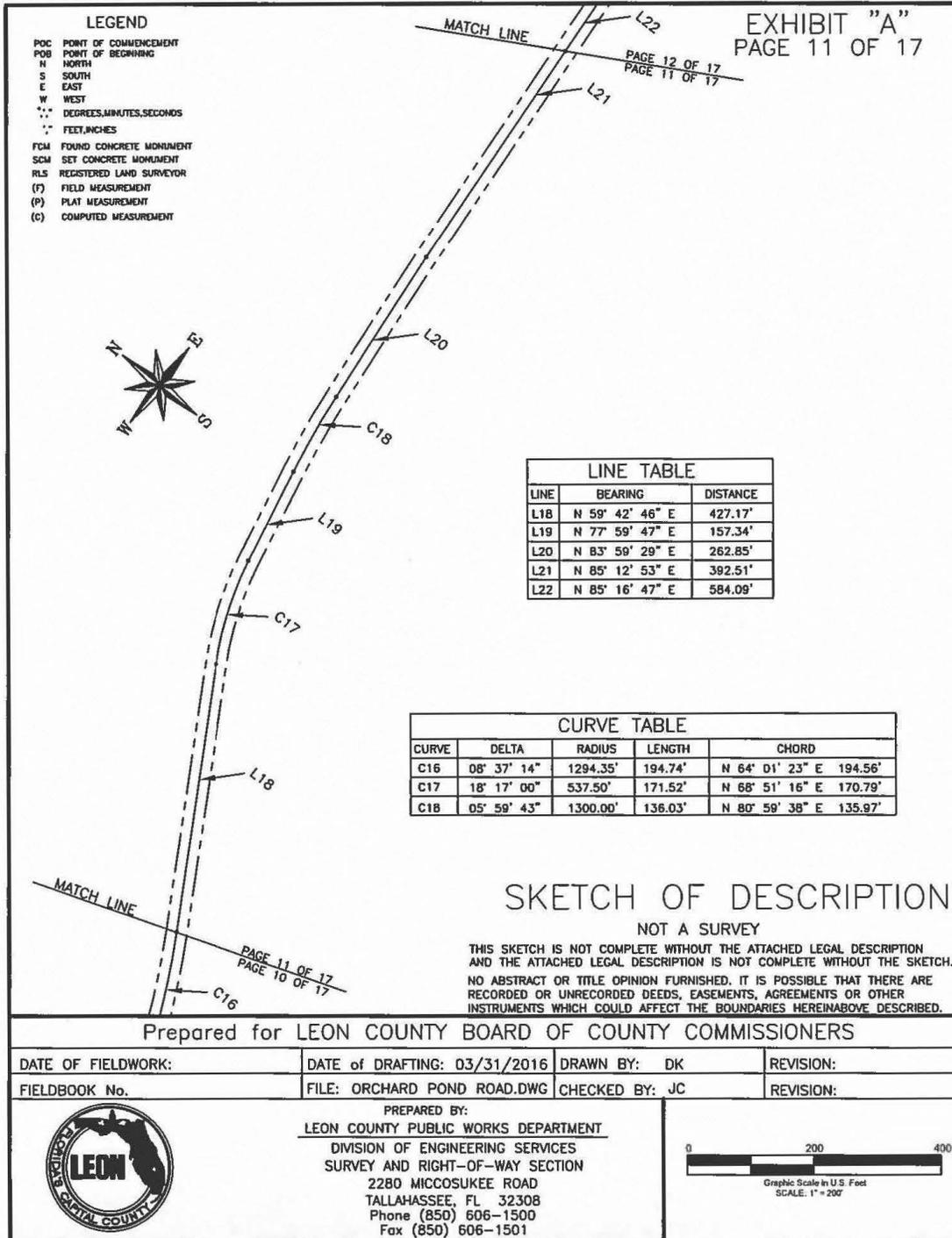


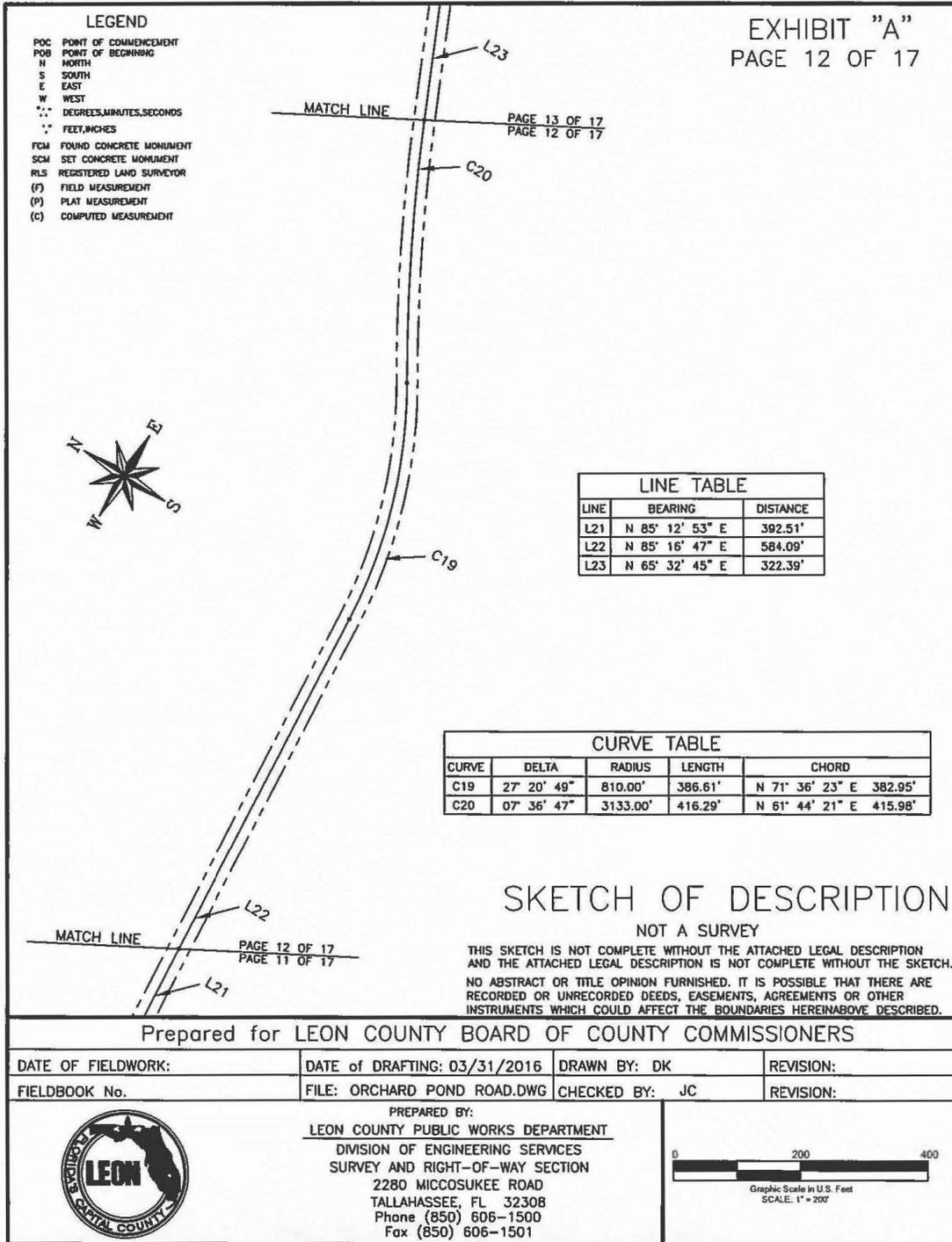


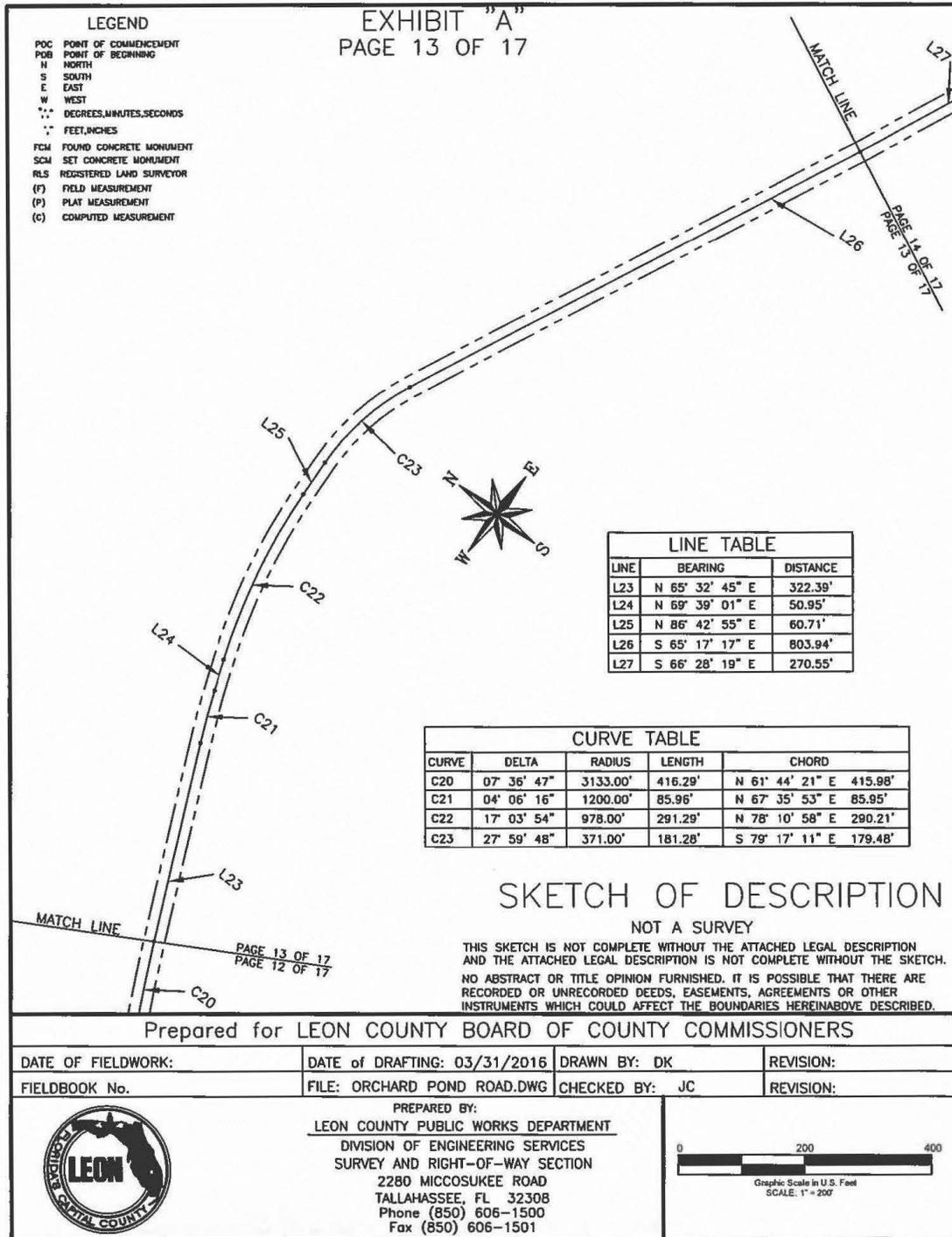


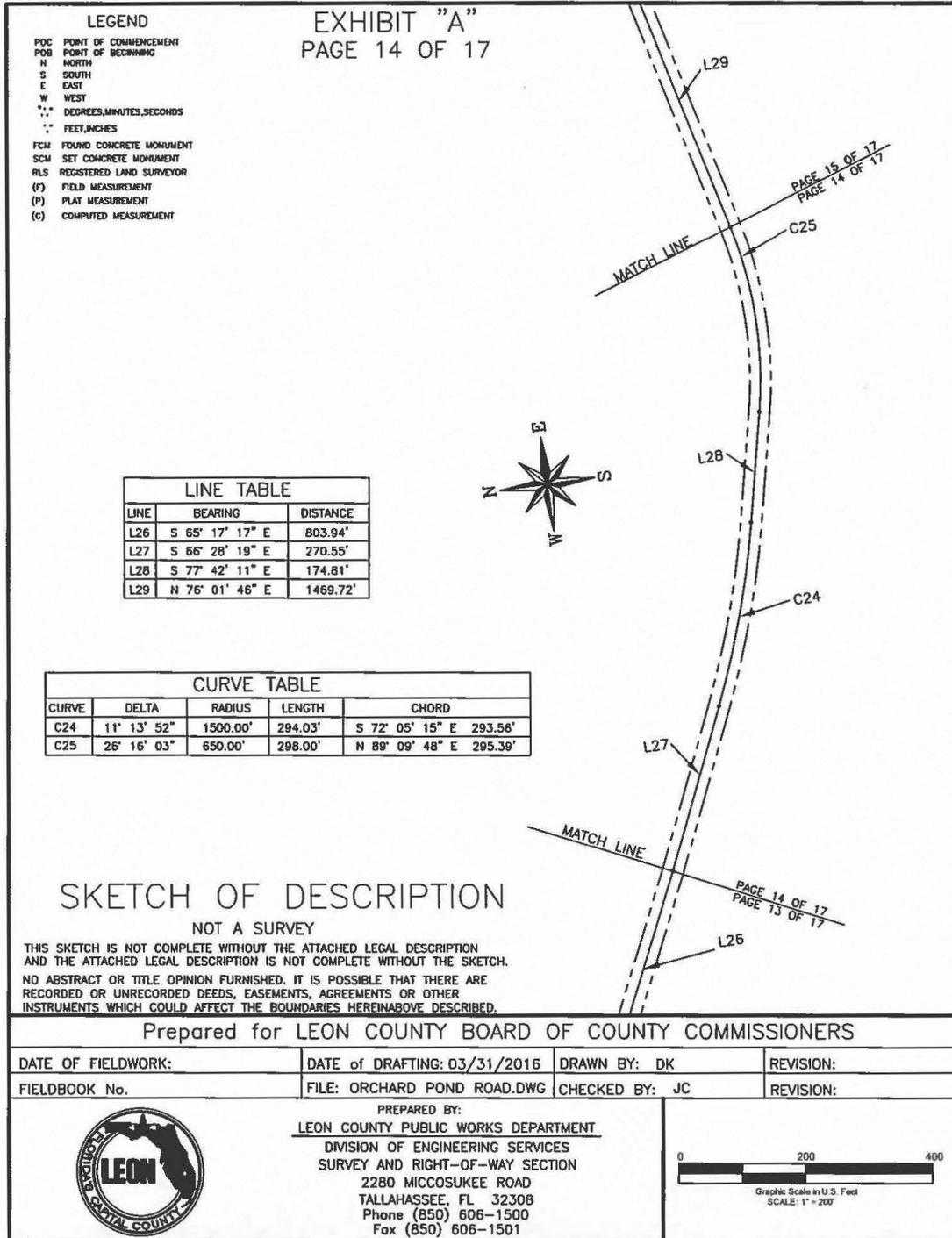


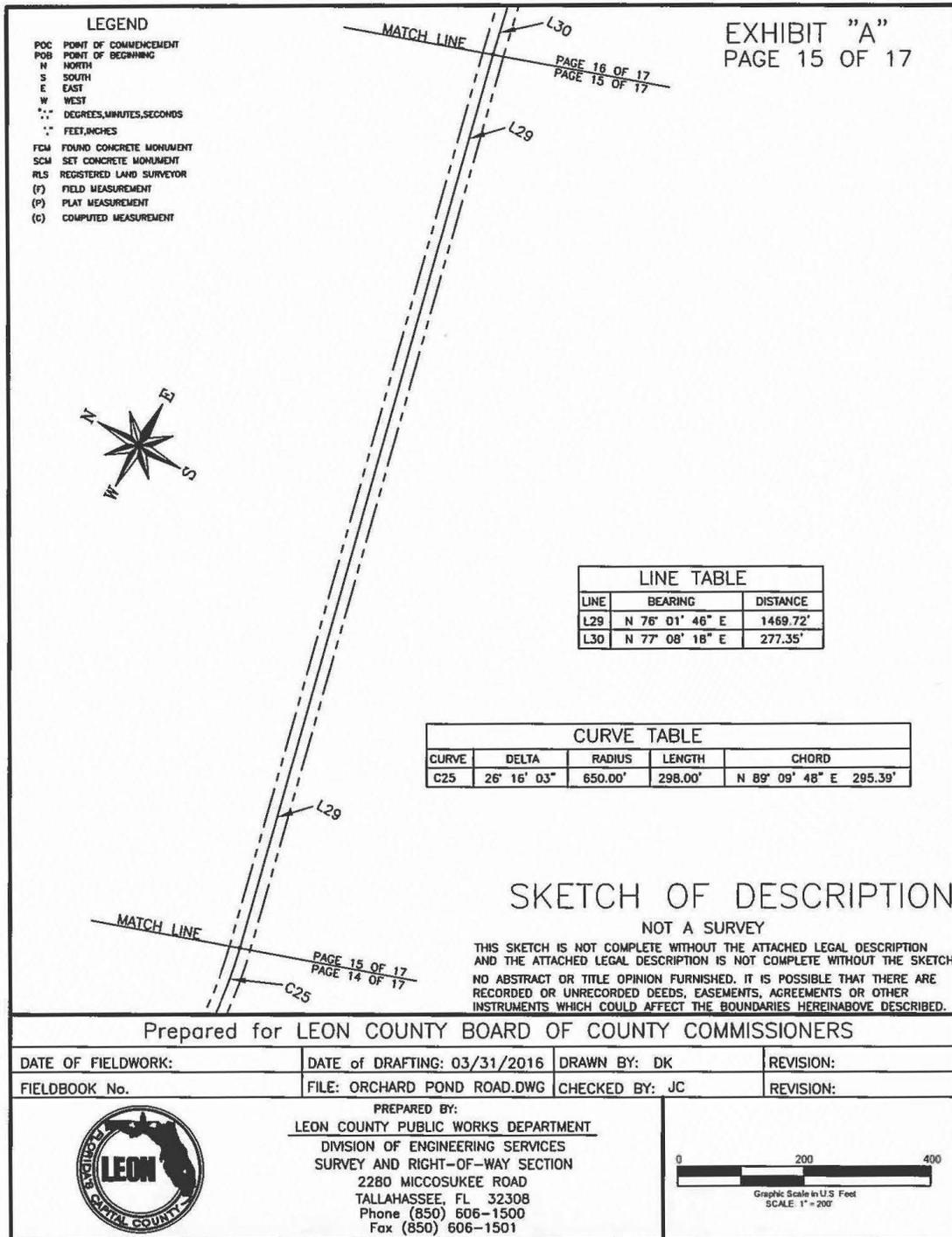


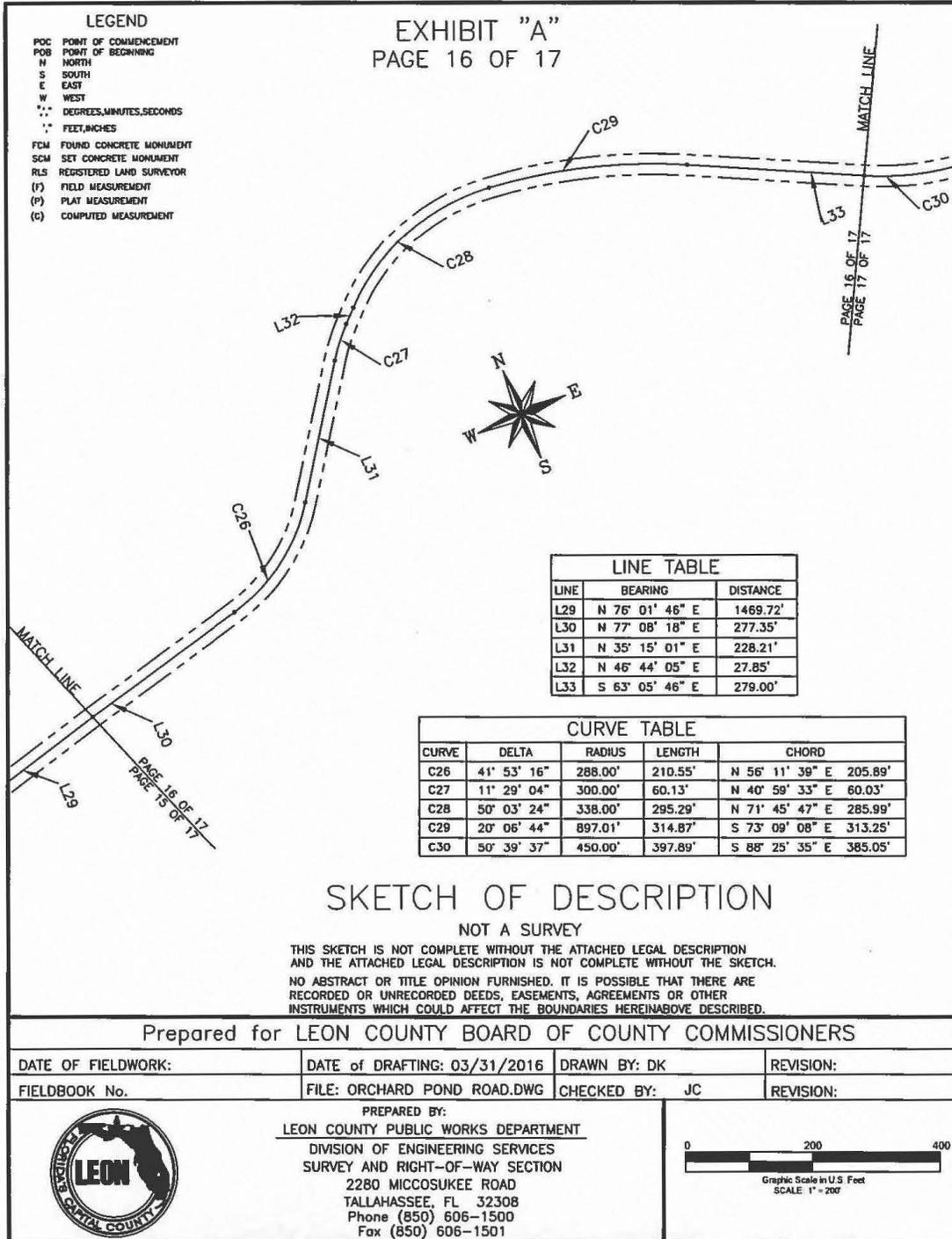


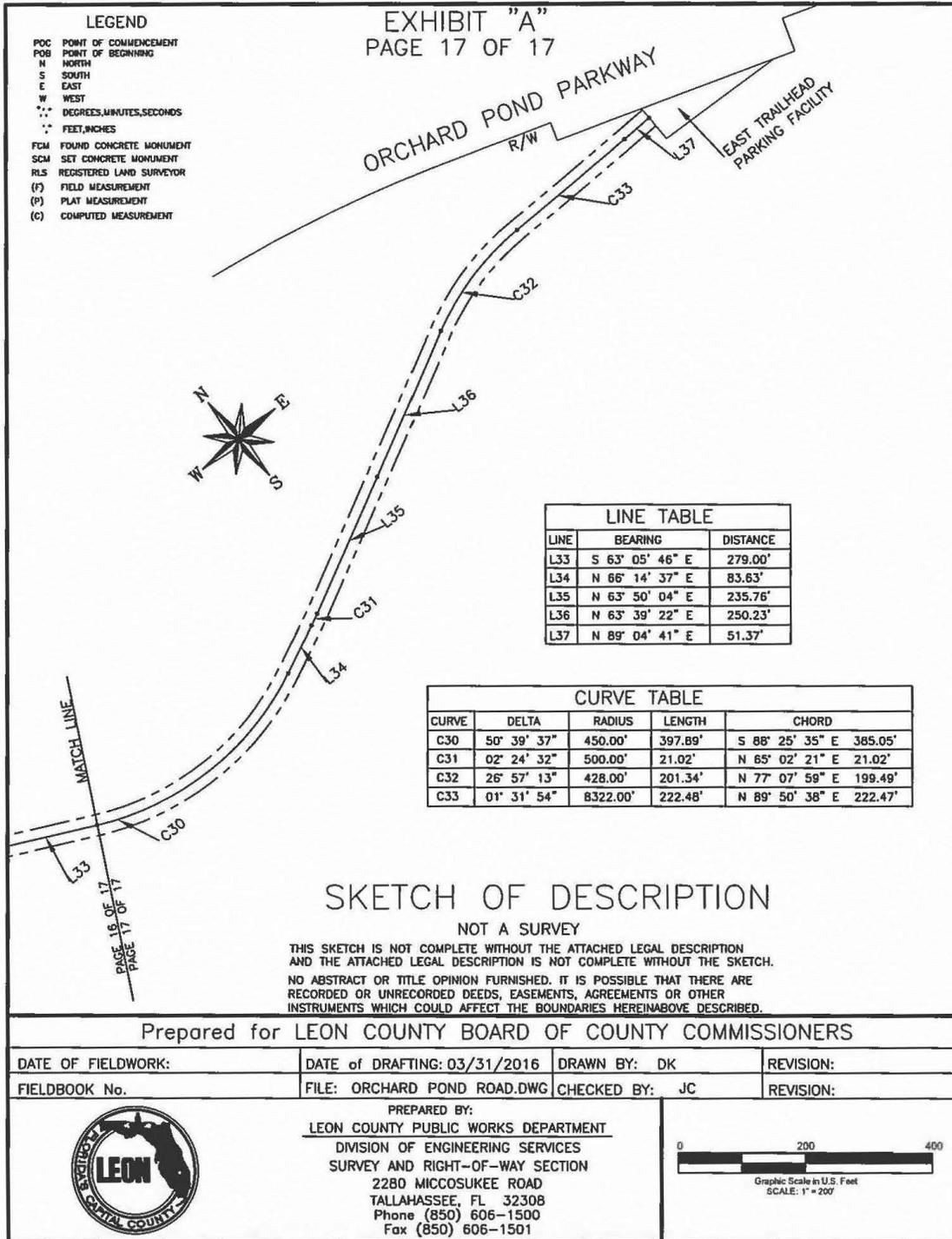












## Exhibit "B"

### NOTICE OF PUBLIC HEARING

#### **NOTICE OF PUBLIC HEARING**

Notice is hereby given pursuant to Section 336.10, Florida Statutes, that the Board of County Commissioners of Leon County, Florida (the "Board") will conduct a public hearing on Tuesday, October 18, 2016, 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 the adoption of a resolution renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road lying west of the Orchard Pond Parkway in unincorporated Leon County, Florida, which is known as the Orchard Pond Road West Segment.

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 Mathieu Cavell 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 the documents may be inspected at the following locations during regular business hours:

Leon County Courthouse  
301 S. Monroe St., 5th Floor Reception Desk  
Tallahassee, Florida 32301

and

Leon County Clerk's Office  
315 S. Calhoun Street, Room 750  
Tallahassee, Florida 32301

Advertise: October 3, 2016

F12-00089



## NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Section 336.10, Florida Statutes, that the Board of County Commissioners of Leon County, Florida (the "Board") will conduct a public hearing on Tuesday, October 18, 2016, 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 the adoption of a resolution renouncing and disclaiming certain interests and rights of the County and the public in and to the use of a portion of Orchard Pond Road lying west of the Orchard Pond Parkway in unincorporated Leon County, Florida, which is known as the Orchard Pond Road West Segment.

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Copies of the documents may be inspected at the following locations during regular business hours:

Leon County Courthouse  
301 S. Monroe St., 5th Floor Reception Desk  
Tallahassee, Florida 32301

and

Leon County Clerk's Office  
315 S. Calhoun Street, Room 750  
Tallahassee, Florida 32301

Advertise: October 3, 2016

F12-00089

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #14**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #14

October 18, 2016

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

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

**Title:** First and Only Public Hearing to Consider Adoption of Proposed Ordinance Amending Chapter 9, Article VI of the Leon County Code of Laws Regarding "Human Trafficking"

---

<b>County Administrator Review and Approval:</b>	Herbert W.A. Thiele, County Attorney
<b>Department/ Division Review:</b>	N/A
<b>Lead Staff/ Project Team:</b>	Herbert W.A. Thiele, County Attorney

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Adopt proposed ordinance amending Chapter 9, Article VI of the Leon County Code of Laws regarding "Human Trafficking."

## **Report and Discussion**

### **Background:**

During the 2016 Legislative Session, the Florida Legislature amended Section 787.29, Florida Statutes, to clarify the types of establishments that are required to display human trafficking public awareness signs. Accordingly, at the Board meeting of September 13, 2016, the Board approved the scheduling of the first and only public hearing to consider the adoption of a proposed ordinance (Attachment #1) that will align Chapter 9, Article VI of the Leon County Code of Laws (entitled “Human Trafficking”), with the legislative changes to Section 787.29, Florida Statutes. Notice of the public hearing (Attachment #2) was duly published as required by law.

### **Analysis:**

Human trafficking is a form of modern-day slavery, which involves the exploitation of persons for commercial sex or forced labor and often subjects victims to force, fraud and coercion. Section 787.29, Florida Statutes authorizes counties to enforce the posting of human trafficking public awareness signs at certain establishments to alert persons to remedies and protections related to human trafficking. On May 10, 2016, the Board adopted Ordinance No. 16-05, which requires certain establishments to post human trafficking public aware signs.

During the 2016 Legislative Session, the Florida Legislature adopted Senate Bill 1038, which was signed into law by the Governor, to amend Section 787.29, Florida Statutes, in order to improve clarity and facilitate the correct interpretation of the types of establishments that are required to display human trafficking public awareness signs. Specifically, the Legislature changed the term “health care profession” to “health care practitioner,” to clarify that a business or establishment that offers massage or bodywork services for compensation and which is not owned by a “health care practitioner” (as defined in Section 456.001, Florida Statutes, and as regulated under Chapter 456, Florida Statutes) is required to post human trafficking public awareness signs. This means that a business or establishment that offers massages or bodywork services for compensation and which is owned by a “health care practitioner” would not be required to post human trafficking public awareness signs.

The proposed Ordinance will provide similar changes to Sections 9-71 (“Definitions”) and 9-72 (“General Requirements”) of the Leon County Code of Laws. The modifications will change the term “health care profession” to “health care practitioner.” The proposed Ordinance will also provide minor changes of an editorial nature.

**Options:**

1. Adopt proposed ordinance amending Chapter 9, Article VI of the Leon County Code of Laws regarding “Human Trafficking.”
2. Do not adopt proposed ordinance amending Chapter 9, Article VI of the Leon County Code of Laws regarding “Human Trafficking.”
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed ordinance amending Chapter 9, Article VI of the Leon County Code of Laws regarding “Human Trafficking.”
2. Notice of public hearing.





1 that person, ~~regulated pursuant to Chapter 787, Florida Statutes,~~ as defined in Section  
2 787.06, Florida Statutes, as may be amended.

3 E. *Massage services* means the manipulation of the soft tissues of the human body with  
4 the hand, foot, arm, or elbow, whether or not such manipulation is aided by  
5 hydrotherapy, including colonic irrigation, or thermal therapy; any electrical or  
6 mechanical device; or the application to the human body of a chemical or herbal  
7 preparation.

8 **Sec. 9-72. General Requirements.**

9 A. The employer at each of the following establishments shall display public  
10 awareness signs in a conspicuous location that is clearly visible to the public and  
11 employees of the establishment:

12 (1) A strip club or other adult entertainment establishment.

13 (2) A business or establishment that offers massage or bodywork services for  
14 compensation that is not owned by a health care practitioner ~~profession~~  
15 regulated pursuant to Chapter 456, Florida Statutes, and defined in Section  
16 456.001, Florida Statutes.

17 B. The required public awareness sign must be at least 8.5 inches by 11 inches in  
18 size, must be printed in at least a 16-point type, and must state substantially the  
19 following in English, Creole and Spanish:

20 "If you or someone you know is being forced to engage in an activity and  
21 cannot leave-whether it is prostitution, housework, farm work, factory work, retail  
22 work, restaurant work, or any other activity-call the National Human Trafficking  
23 Resource Center at 1-888-373-7888 or text INFO or HELP to 233-733 to access

1 help and services. Victims of slavery and human trafficking are protected under  
2 United States and Florida law." (Posted Pursuant to Section 787.29, Florida  
3 Statutes and Leon County Code Section 9-72.) (~~Insert Section#~~)

4 **Section 2. Enforcement.**

5 It is unlawful to violate any provisions of this Ordinance and any violation hereof shall be  
6 deemed a noncriminal violation, punishable by a fine only as provided in Section 775.083,  
7 Florida Statutes.

8 **Section 3. Severability.**

9 If any provisions or portion of this Ordinance is declared by any court of competent  
10 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and  
11 portions of this Ordinance shall remain in full force and effect.

12 **Section 4. Conflicts.**

13 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are  
14 hereby repealed to the extent of such conflict, except to the extent of any conflicts with the  
15 Tallahassee-Leon County 2010 Comprehensive Plan as amended, which provisions shall prevail  
16 over any parts of this ordinance which are inconsistent, either in whole or in part, with the said  
17 Comprehensive Plan.

18 **Section 5. Effective Date.**

19 This ordinance shall have effect upon becoming law.  
20



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, October 18, 2016, 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 9 ENTITLED "HUMAN RIGHTS" OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, BY AMENDING ARTICLE VI ENTITLED "HUMAN TRAFFICKING"; AMENDING SECTION 9-71, DEFINITIONS; AMENDING SECTION 9-72, GENERAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Mathieu Cavell 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 the 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

Advertise: October 7, 2016

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #15**

# Leon County Board of County Commissioners

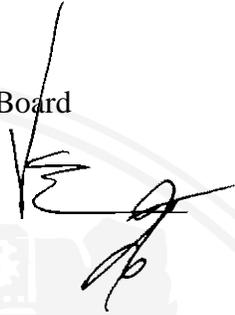
## Cover Sheet for Agenda #15

October 18, 2016

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

**From:** Vincent S. Long, County Administrator  
Herbert W.A. Thiele, County Attorney

**Title:** First and Only Public Hearing to Consider the Adoption of an Ordinance Amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, Regarding Affordable Housing Assistance



<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>County Attorney Review and Approval</b>	Herbert W.A. Thiele, County Attorney
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Shington Lamy, Director, Office of Human Services & Community Partnerships
<b>Lead Staff/ Project Team:</b>	Lamarr Kemp, Director, Housing Services Dan Rigo, Assistant County Attorney

**Fiscal Impact:**

This item has no fiscal impact to the County.

**Staff Recommendation:**

Option #1: Adopt Ordinance amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, regarding Affordable Housing Assistance.

## **Report and Discussion**

### **Background:**

This item is being brought to the Board to amend a county ordinance to conform with the recently amended State Law requiring the inclusion of the new committee membership criteria in the ordinance. During the 2016 Legislative Session, the Florida Legislature amended portions of Chapter 420, Part VII, Sections 420.907 through 420.9079, Florida Statutes, which is known as the “State Housing Initiatives Partnership Act.” Accordingly, at the Board meeting of September 13, 2016, the Board approved the scheduling of the first and only public hearing to consider the adoption of a proposed Ordinance (Attachment #1) to align Chapter 8, Article V of the Code of Laws of Leon County, Florida (“Affordable Housing Assistance”), with the State Housing Initiatives Partnership Act. Notice of the public hearing (Attachment #2) was duly published as required by law.

### **Analysis:**

Pursuant to Section 420.9072(2)(b), Florida Statutes, ordinances shall be amended as needed to conform to new provisions in the State Housing Initiatives Partnership Act. The proposed Ordinance will amend Section 8-152 of the Code, entitled “Purpose,” to set forth the specific statutory provisions governing Leon County as a participant in the State’s Housing Initiatives Partnership (SHIP) Program. Secondly, Section 8-154 of the Code will be amended to provide that the County’s local housing assistance trust fund will be operated in accordance with Sections 420.9075(6)-(7), Florida Statutes. Section 8-154 of the Code will also be amended to state that the Leon County Local Housing Assistance Plan (the “LHAP”) will be developed and implemented in accordance with Section 420.9075, Florida Statutes. Pursuant to Section 420.9072(2)(b), Florida Statutes, a new subparagraph (c) will be added to Section 8-154, which will replace Section 8-155, and will designate the responsibility for the administration of the LHAP to the County Administrator, or designee.

Finally, Section 8-156 of the Code, which pertains to the requirements for membership on the Affordable Housing Advisory Committee (the “AHAC”), will be amended to comport with the Legislative amendments to Section 420.9076, Florida Statutes. In accordance with the amended statute, the term and categories of membership on the AHAC will be specified in the ordinance. The AHAC will consist of at least eight but not more than eleven committee members and must consist of one representative from at least six particular categories or industries, including, for example, the residential home building industry, banking or mortgage banking industry, real estate professionals, and several others. The proposed Ordinance will also provide that the members will serve three-year terms.

**Options:**

1. Adopt Ordinance amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, regarding Affordable Housing Assistance.
2. Do not adopt Ordinance amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, regarding Affordable Housing Assistance.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed Ordinance amending Chapter 8, Article V of the Code of Laws of Leon County, Florida, regarding Affordable Housing Assistance.
2. Notice of public hearing.





1 The definitions enumerated in F.S. § 420.9071, as amended, ~~and in Rule 9I-37.002,~~  
2 ~~Florida Administrative Code, of the State Housing Initiatives Partnership Program Rules~~ shall  
3 apply to the terms used in this article.

4 **Sec. 8-154. Local housing assistance trust fund; local housing assistance plan;**  
5 **responsibility for administration.**  
6 **~~SHIP program establishment.~~**

7 (a) There shall be created within the official fiscal and accounting records of the  
8 Board of County Commissioners of Leon County a specifically designated and dedicated local  
9 housing assistance trust fund (hereinafter referred to as the "Trust Fund"), which shall be  
10 implemented and operated in accordance with F.S. §§ 420.9075(6)-(7), as amended. The Trust  
11 Fund shall be solely reserved for the deposit and expenditure of funds in support of the local  
12 housing assistance plan. ~~Affordable Housing Trust Fund, hereinafter referred to as the "Fund."~~  
13 ~~The "Fund" shall be created within 30 days of the date of the approval of this article. The Fund~~  
14 ~~shall be solely reserved for the deposit and expenditure of funds in support of the Local Housing~~  
15 ~~Assistance Program required by Rule 9I-37.004(1)(a) of the Florida Administrative Code. Said~~  
16 ~~Fund shall be audited annually and the financial condition thereof shall be separately stated in~~  
17 ~~the audited financial statements of the county. Copies of said audit shall be provided to the~~  
18 ~~Florida Housing Finance Agency, the Florida Department of Community Affairs, and/or other~~  
19 ~~agencies as designated by the State of Florida.~~

20 (b) The Leon County Local Housing Assistance Plan, hereinafter referred to as the  
21 "LHAP," shall be adopted by resolution of the Board of County Commissioners and  
22 implemented through a local housing partnership as defined in F.S. § 420.9071(18), as amended.  
23 The LHAP shall be developed and implemented in accordance with F.S. § 420.9075, as

1 ~~amended. Concurrent with the adoption of this article, the Leon County Local Housing~~  
2 ~~Assistance Program, hereinafter referred to as the “program,” shall be established and approved~~  
3 ~~by the Board of County Commissioners designating the strategies, approaches, and plans~~  
4 ~~associated with the utilization of SHIP funds in conformity with provisions of 9I 37 of the~~  
5 ~~Florida Administrative Code. The Board of County Commissioners shall designate an expanded~~  
6 ~~Leon County Housing Finance Authority as the Housing Assistance Partnership which shall be~~  
7 ~~the vehicle for implementation of the SHIP Program, with Commission approval of their actions.~~  
8 ~~The expanded Housing Finance Authority shall be comprised of seven members representing the~~  
9 ~~various interests delineated in Rule 9I 37.002(24) of the Florida Administrative Code. The~~  
10 ~~members shall be appointed by the Board of County Commissioners. All meetings of the~~  
11 ~~partnership shall be open to the public and shall be held in accordance with the public~~  
12 ~~participation plan. The Program describing the utilization of SHIP funds shall be adopted by the~~  
13 ~~Board of County Commissioners. Likewise, the Housing Finance Authority shall be responsible~~  
14 ~~for determining the utilization and distribution of any HOME funds received.~~

15 (c) Responsibility for the administration of the LHAP shall be vested in the county  
16 administrator or his or her designee.

17 **Sec. 8-155. Reserved. SHIP program administration.**

18 ~~Responsibility for the administration of the program shall be vested in the county~~  
19 ~~administrator or his designee.~~

20 **Sec. 8-156. Affordable housing advisory committee.**

21 There is hereby created the affordable housing advisory committee, hereinafter referred  
22 to as the “AHAC.” The AHAC membership shall be composed of at least eight (8) members but

1 not more than eleven (11) members. The members shall serve three-year terms. The AHAC  
2 shall consist of one representative from at least six of the categories below:

3 (a) A citizen who is actively engaged in the residential home building industry in  
4 connection with affordable housing.

5 (b) A citizen who is actively engaged in the banking or mortgage banking industry in  
6 connection with affordable housing.

7 (c) A citizen who is a representative of those areas of labor actively engaged in home  
8 building in connection with affordable housing.

9 (d) A citizen who is actively engaged as an advocate for low-income persons in  
10 connection with affordable housing.

11 (e) A citizen who is actively engaged as a for-profit provider of affordable housing.

12 (f) A citizen who is actively engaged as a not-for-profit provider of affordable  
13 housing.

14 (g) A citizen who is actively engaged as a real estate professional in connection with  
15 affordable housing.

16 (h) A citizen who actively serves on the local planning agency pursuant to F.S. §  
17 163.3174. If the local planning agency is comprised of the governing board of the county or  
18 municipality, the governing board may appoint a designee who is knowledgeable in the local  
19 planning process.

20 (i) A citizen who resides within the jurisdiction of the local governing body making  
21 the appointments.

22 (j) A citizen who represents employers within the jurisdiction.

1           (k) A citizen who represents essential services personnel, as defined in the local  
2 housing assistance plan.

3 ~~The criteria for membership, the required number of members, and the duties and responsibilities~~  
4 ~~of the AHAC shall be as provided by resolution of the Board of County Commissioners and shall~~  
5 ~~be in accordance with F. S. § 420.9076 and as said section may be hereafter amended from time~~  
6 ~~to time.~~

7           **Section 2. Severability.** If any provisions or portion of this Ordinance is declared by  
8 any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all  
9 remaining provisions and portions of this Ordinance shall remain in full force and effect.

10           **Section 3. Conflicts.** All ordinances or parts of ordinances in conflict with the  
11 provisions of this ordinance are hereby repealed to the extent of such conflict, except to the  
12 extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended,  
13 which provisions shall prevail over any parts of this ordinance which are inconsistent, either in  
14 whole or in part, with the said Comprehensive Plan.

15           **Section 4. Effective Date.** This ordinance shall have effect upon becoming law.

16

17

[Remainder of page intentionally left blank]

18



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, October 18, 2016, 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 8, ARTICLE V OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING AFFORDABLE HOUSING ASSISTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Mathieu Cavell 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 the 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

Advertise: October 7, 2016

F93-00154

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #16**

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #16

October 18, 2016

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

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

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

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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 Ken Morris, Assistant County Administrator Ben Pingree, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Tallahassee-Leon County Planning Department
<b>Lead Staff/ Project Team:</b>	Artie White, Principal Planner

**Fiscal Impact:**

This item has been budgeted and adequate funding is available.

**Staff Recommendation:**

Option #1: Conduct first and only public hearing and adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule (Attachment #1).

## **Report and Discussion**

### **Background:**

The annual update to the Five-Year Schedule of Capital Improvements in the Tallahassee-Leon County Comprehensive Plan comes before the Board for consideration following the budget hearings for FY 2016/17. Updating the five-year Capital Improvements Schedule (CIS) in the Comprehensive Plan is adopted by ordinance and, since statutory changes made in 2011, may not be deemed to be amendments to the local comprehensive plan. Capital improvements required to be included in the CIS are: sanitary sewer, solid waste, drainage, potable water, and transportation facilities, including mass transit.

### **Analysis:**

Pursuant to §163.3177(3)(b), F.S., the Capital Improvements Element (CIE) must be reviewed by the local government on an annual basis. The CIS consists of excerpts from the County's (and City's) adopted Capital Improvements Programs, the five-year capital plans from the Capital Region Transportation Planning Agency (CRTPA) identified in the Regional Mobility Plan, and any Significant Benefit projects funded by proportionate share payments.

Additionally, the CIS includes the School District's adopted five-year Work Program, adopted by reference into the Comprehensive Plan. This Work Program is scheduled for adoption by the Leon County School Board on October 11, 2016. The Work Program is financially feasible and will meet the needs of the district, consistent with the requirements of Ch. 1013.35, Florida Statutes. As part of the annual capital improvements update, staff also recommends updating Capital Improvements Element Policy 1.2.8 to adopt by reference Leon County Schools' 2016-2017 five-year District Facilities Work Program into the five-year Schedule of Capital Improvements:

### **Capital Improvements Element Policy 1.2.8**

Leon County Schools' ~~20156-20167~~ five-year District Facilities Work Program (as adopted by Leon County Schools on October 11, 20156) is hereby adopted by reference into the five-year Schedule of Capital Improvements. The five-year Schedule of Capital Improvements will be evaluated and updated annually to reflect existing and future public school facility needs to ensure that the School District's five-year capital plan is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained.

The 2016 CIS update is now before the Board for consideration, incorporating portions of the County's Capital Improvements Program adopted by the Board during the FY 2016/2017 budget hearings. The request has been noticed and advertised in accordance with the provisions of the Leon County Land Development Code (Attachment #2). Staff recommends adoption of the Capital Improvements Schedule.

**Options:**

1. Conduct first and only public hearing and adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule (Attachment #1).
2. Conduct first and only public hearing and do not adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule.
3. Board direction.

**Recommendation:**

Option #1.

**Attachments:**

1. Proposed Ordinance
2. Notice of Public Hearing



1           WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, modifications to  
2 update the 5-year capital improvements schedule may be accomplished by ordinance and may  
3 not be deemed to be amendments to the local comprehensive plan; and

4           WHEREAS, pursuant to Section 163.3187(1)(c), Florida Statutes, the Board of County  
5 Commissioners of Leon County held a public hearing with due public notice having been  
6 provided on this update to the comprehensive plan; and

7           WHEREAS, the Board of County Commissioners of Leon County further considered all  
8 oral and written comments received during such public hearing, including the data collection and  
9 analyses packages and the recommendations of the Tallahassee-Leon County Local Planning  
10 Agency; and

11           WHEREAS, in exercise of its authority the Board of County Commissioners of Leon  
12 County has determined it necessary and desirable to adopt this update to the comprehensive plan  
13 to preserve and enhance present advantages; encourage the most appropriate use of land, water  
14 and resources, consistent with the public interest; overcome present handicaps; and deal  
15 effectively with future problems that may result from the use and development of land within  
16 Leon County, and to meet all requirements of law;

17           BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
18 that:

19           **Section 1. Purpose and Intent.**

20           This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
21 authority set out in, the Local Government Comprehensive Planning and Land Development  
22 Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, as amended.

23           **Section 2. Capital Improvements Element Update.**

24           The Ordinance does hereby adopt the following portion of the text attached hereto as  
25 Exhibit “A,” and made a part hereof, as an update to the Tallahassee-Leon County 2030  
26 Comprehensive Plan, as amended, and does hereby update “The Tallahassee-Leon County 2030  
27

1 Comprehensive Plan,” as amended, in accordance therewith, being an annual update to the  
2 following Plan element:

3 FY 2016/17 – Capital Improvements Schedule, which relates to the Capital  
4 Improvements Element.  
5

6 **Section 3. Capital Improvements Element Policy 1.2.8.**  
7

8 The Ordinance does hereby adopt the following portion of the text attached hereto as  
9 Exhibit “A,” and made a part hereof, as an update to the Tallahassee-Leon County 2030  
10 Comprehensive Plan, as amended, and does hereby update “The Tallahassee-Leon County 2030  
11 Comprehensive Plan,” as amended, in accordance therewith, being an annual update to the  
12 following Plan element:

13 FY 2016/17 – Capital Improvements Element Policy 1.2.8, which relates to the Capital  
14 Improvements Element.  
15

16 **Section 4. Applicability and Effect.**

17 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
18 provided by the Local Government Comprehensive Planning and Land Development Regulation  
19 Act, Sections 163.3161 through 163.3215, Florida Statutes, this Ordinance, and shall apply to all  
20 properties under the jurisdiction of Leon County.

21 **Section 5. Conflict with Other Ordinances and Codes.**

22 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in  
23 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

24 **Section 6. Severability.**

25 If any provision or portion of this Ordinance is declared by any court of competent  
26 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and  
27 portions of this Ordinance shall remain in full force and effect.  
28

1 **Section 7. Copy on File.**

2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
3 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
4 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the  
5 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
6 available to the public for a reasonable publication charge.

7 **Section 8. Effective Date.**

8 The effective date of this Plan update shall be according to law and the applicable statutes  
9 and regulations pertaining thereto.

10 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
11 County, Florida, this \_\_\_\_\_ day of October, 2016.

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LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
BILL PROCTOR, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

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

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

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

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

# EXHIBIT A

## TEXT UPDATE FY 2017 – FY 2021 CAPITAL IMPROVEMENTS ELEMENT POLICY 1.2.8 AS ADOPTED:

### Capital Improvements Element Policy 1.2.8

Leon County Schools' 2015~~6~~-2016~~7~~ five-year District Facilities Work Program (as adopted by Leon County Schools on ~~September~~ October 29~~11~~, 2015~~6~~) is hereby adopted by reference into the five-year Schedule of Capital Improvements. The five-year Schedule of Capital Improvements will be evaluated and updated annually to reflect existing and future public school facility needs to ensure that the School District's five-year capital plan is financially feasible and that the adopted level-of service standard for public schools is achieved and maintained.

**TEXT UPDATE  
FY 2017 – FY 2021  
CAPITAL IMPROVEMENTS SCHEDULE  
AS ADOPTED:**

# LEON COUNTY

## CAPITAL IMPROVEMENTS SCHEDULE



### **Components of the Schedule of Capital Improvements:**

- Leon County 5-year Capital Improvements Program excerpts
- CRTPA 5-year Transportation Improvement Program, Major Capacity
- CRTPA Regional Mobility Plan (RMP) Priority Project List
- Significant Benefit Project Priority List

## Leon County Board of County Commissioners

## CIE Schedule of Projects Plan Amendment FY 2017 - FY 2021

**Funding Source: Proportionate Share Accounts**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Transportation Element</u>							
125 Bannerman: Thomasville to Meridian (SB) <sup>1</sup>	1,006,496	-	-	-	-	-	1,006,496
<u>Comprehensive Plan Capital Improvements: Stormwater Element</u>							
NONE							
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
125 Intersection & Safety Improvements <sup>2</sup>	19,478	-	-	-	-	-	19,478
125 Magnolia Drive Multi-Use Trail	8,103,405	-	-	-	-	-	8,103,405
125 Woodside Heights Sewer Project	2,950,000	-	-	-	-	-	2,950,000
<b>GRAND TOTAL</b>	<b>12,079,379</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,079,379</b>

**Funding Source: Capital Improvement Fund (General Revenue)**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Stormwater Element</u>							
305 Transportation and Stormwater Improvements	917,144	-	-	-	-	-	917,144
305 Killearn Lakes Plantation Stormwater	73,221	-	-	-	-	-	73,221
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
305 Stormwater Pond Repairs	100,000	100,000	100,000	100,000	100,000	100,000	600,000
305 Geographic Information Systems Incremental Basemap	298,500	298,500	298,500	298,500	298,500	298,500	1,791,000
305 Pedrick Pond Stormwater Improvements	58,957	-	-	-	-	-	58,957
305 Stormwater Infrastructure Preventative Maintenance	550,000	-	500,000	500,000	500,000	500,000	2,550,000
305 Stormwater Structure Inventory Mapping	681,398	-	-	-	-	-	681,398
305 Total Maximum Daily Load (TMDL) Compliance Activities	200,000	150,000	100,000	-	-	-	450,000
<b>GRAND TOTAL</b>	<b>2,879,220</b>	<b>548,500</b>	<b>998,500</b>	<b>898,500</b>	<b>898,500</b>	<b>898,500</b>	<b>7,121,720</b>

**Funding Source: Gas Tax**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Transportation Element</u>							
306 Bannerman: Thomasville to Meridian (SB) <sup>1</sup>	750,000	-	-	-	-	-	750,000
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
306 Arterial & Collector Road Pavement Markings	135,200	135,200	135,200	135,200	135,200	135,200	811,200
306 Baum Road Drainage Improvements	75,000	-	155,000	750,000	-	-	980,000
306 Old Bainbridge Road Safety Improvements	322,000	-	50,000	1,374,000	-	-	1,746,000
306 Public Works: Design and Engineering Services	75,000	100,000	100,000	100,000	100,000	100,000	575,000
306 Sidewalk Program	1,495,623	1,458,203	1,472,785	1,487,510	1,502,378	1,517,388	8,933,887
306 Springhill Road Bridge Rehabilitation	350,500	-	-	-	-	-	350,500
306 Transportation and Stormwater Improvements	3,202,801	-	500,000	500,000	500,000	500,000	5,202,801
<b>GRAND TOTAL</b>	<b>6,406,124</b>	<b>1,693,403</b>	<b>2,412,985</b>	<b>4,346,710</b>	<b>2,237,578</b>	<b>2,252,588</b>	<b>19,349,388</b>

Leon County Board of County Commissioners

CIE Schedule of Projects Plan Amendment FY 2017 - FY 2021

**Funding Source: Sales Tax**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Transportation Element</u>							
308 Bannerman: Thomasville to Meridian (SB) <sup>1</sup>	416,189	-	-	-	-	-	416,189
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
308 Arterial/Collector and Local Road Resurfacing	1,301,733	-	-	-	-	-	1,301,733
308 Intersection & Safety Improvements <sup>2</sup>	5,052,340	-	-	-	-	-	5,052,340
308 Open Grade Cold Mix (OGCM) Maintenance and Resurfacing	741,764	-	-	-	-	-	741,764
<b>GRAND TOTAL</b>	<b>7,512,026</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,512,026</b>

**Funding Source: Sales Tax Extension**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Transportation Element</u>							
NONE							
<u>Comprehensive Plan Capital Improvements: Stormwater Elements</u>							
309 Killearn Acres Flood Mitigation	723,868	-	-	-	-	-	723,868
309 Killearn Lakes Plantation Stormwater	2,074,974	-	-	-	-	-	2,074,974
309 Lake Henrietta Renovation	368,695	-	-	-	-	-	368,695
309 Lakeview Bridge	-	-	-	-	-	-	-
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
309 Lake Munson Restoration	227,599	-	-	-	-	-	227,599
309 Arterial/Collector and Local Road Resurfacing	4,896,542	3,225,000	3,375,000	3,000,000	200,000	-	14,696,542
309 Blueprint 2000 Water Quality Enhancements	950,560	-	-	-	-	-	950,560
309 Community Safety and Mobility	1,890,727	550,000	600,000	425,000	195,000	-	3,660,727
309 Intersection & Safety Improvements <sup>2</sup>	560,828	-	-	-	-	-	560,828
309 Magnolia Drive Multi-Use Trail	225,669	-	-	-	-	-	225,669
309 Fords Arm (formerly Lexington Pond Retrofit)	4,513,282	-	-	-	-	-	4,513,282
309 Longwood Outfall Retrofit	223,345	-	-	-	-	-	223,345
309 Open Grade Cold Mix (OGCM) Maintenance and Resurfacing	600,000	600,000	600,000	600,000	600,000	-	3,000,000
309 Westside Stormwater	400,000	-	-	-	-	-	400,000
309 Woodside Heights Sewer Project	2,000,000	-	-	-	-	-	2,000,000
<b>GRAND TOTAL</b>	<b>19,656,089</b>	<b>4,375,000</b>	<b>4,575,000</b>	<b>4,025,000</b>	<b>995,000</b>	<b>-</b>	<b>33,626,089</b>

**Funding Source: Sales Tax - Extension 2020**

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Transportation Elements</u>							
NONE							
<u>Capital Improvement Projects Not Related to the Comprehensive Plan:</u>							
351 Arterial/Collector and Local Road Resurfacing	-	-	-	-	3,400,000	3,469,300	6,869,300
351 Community Safety & Mobility	-	-	-	-	-	650,000	650,000
351 Intersection and Safety Improvement	-	-	-	-	345,850	500,000	845,850
351 Open Grade Cold Mix (OGCM) Maintenance and Resurfacing	-	-	-	-	-	600,000	600,000
<b>GRAND TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,745,850</b>	<b>5,219,300</b>	<b>8,965,150</b>

## Leon County Board of County Commissioners

## CIE Schedule of Projects Plan Amendment FY 2017 - FY 2021

## Funding Source: Sales Tax - Extension 2020 JPA Agreement

Fund Description	FY 2016 Adjusted Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Project Total
<u>Comprehensive Plan Capital Improvements: Stormwater Elements</u>							
352 Blueprint 2020 LIFE Projects	-	-	-	-	789,000	1,099,000	1,888,000
352 Blueprint 2020 Water Quality & Stormwater	-	-	-	-	1,594,000	2,125,000	3,719,000
<u>Comprehensive Plan Capital Improvements: Transportation Elements</u>							
352 Blueprint 2020 Sidewalk Projects	-	-	-	-	-	-	-
352 Sidewalk Program	-	-	-	-	938,000	1,250,000	2,188,000
<b>GRAND TOTAL</b>	-	-	-	-	<b>3,321,000</b>	<b>4,474,000</b>	<b>7,795,000</b>

**Notes:**

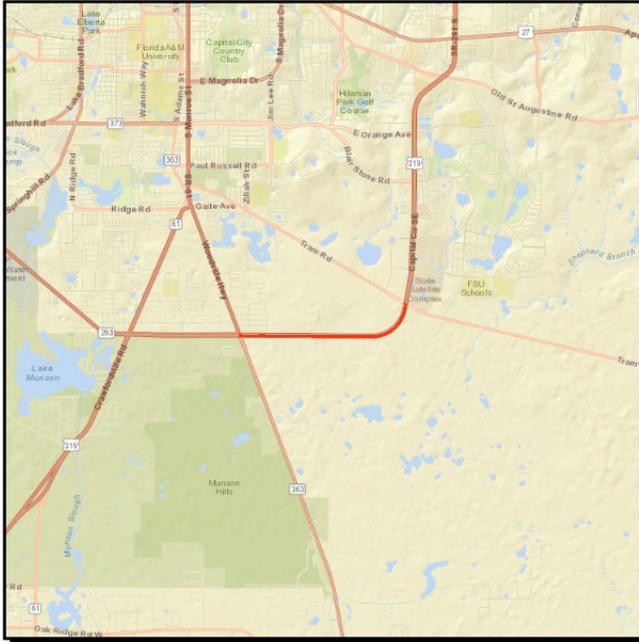
1. **SB** (Significant Benefits): This project is included in the Significant Benefit Memorandum of Agreement between the City of Tallahassee, Leon County, and the Florida Department of Transportation, as described in Policy 1.2.2(c) of the Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan.

2. Intersection and Safety Improvements: Total Project Funding 5,632,646 - - - - - 5,632,646

The following intersections will be addressed in response to concurrency requirements: Blairstone Road/Old St. Augustine Road, Old Bainbridge/Portland; Medallion Way/Buck Lake; Geddie Road/State Road 20; Aenon Church/State Road 20; North Monroe Street/Crowder; Old Bainbridge Road/Capital Circle NW; Miles Johnson Road/Miccosukee Road; Old Bainbridge Road/Capital Circle NW; and Wakulla Springs/Oakridge.

Note: All projects are currently funded in the Leon County Board of County Commissioners' FY 2017 - FY 2021 Capital Improvement Program. In accordance with state statutes, all funds are balanced.

**SR 261 (US 319) CAP CIR FROM SR 363 TO CR 259 TRAM RD LANDSCAPING**



**Project #:** 2196893  
**Work Summary:** LANDSCAPING **SIS?:** No  
**Lead Agency:** Managed by FDOT **Length:** 2.250  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
CST	DIH	5,545	0	0	0	0	5,545
CST	DDR	1,144,911	0	0	0	0	1,144,911
<b>Total</b>		<b>1,150,456</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,150,456</b>

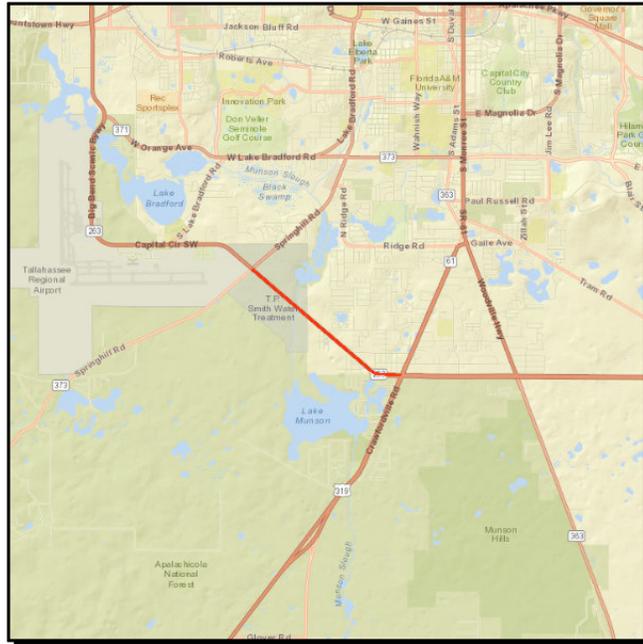
**Prior Cost < 2016/17:** 0

**Future Cost > 2020/21:** 0

**Total Project Cost:** 1,150,456

**Project Description:** Provides landscape funds for Capital Circle (Woodville Highway to Tram Road).

**SR 263 (US 319) C.C. FROM SR 61 CRAWFORDVILLE TO CR 2203 SPRINGHILL RD**



**Project #:** 2197492  
**Work Summary:** PRELIM ENG FOR FUTURE CAPACITY **SIS?:** No  
**Lead Agency:** Managed by FDOT **Length:** 2.341  
**County:** Leon County **LRTP #:** 2040 RMP Capital Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	SU	0	435,138	567,156	718,606	0	<b>1,720,900</b>
ROW	DS	0	4,000,000	0	0	0	<b>4,000,000</b>
ROW	DIH	0	100,000	100,000	15,000	0	<b>215,000</b>
ROW	DDR	0	155,705	5,982,844	2,312,194	0	<b>8,450,743</b>
ROW	SA	0	322,157	0	0	0	<b>322,157</b>
CST	LF	0	0	0	0	21,364,743	<b>21,364,743</b>
<b>Total</b>		<b>0</b>	<b>5,013,000</b>	<b>6,650,000</b>	<b>3,045,800</b>	<b>21,364,743</b>	<b>36,073,543</b>

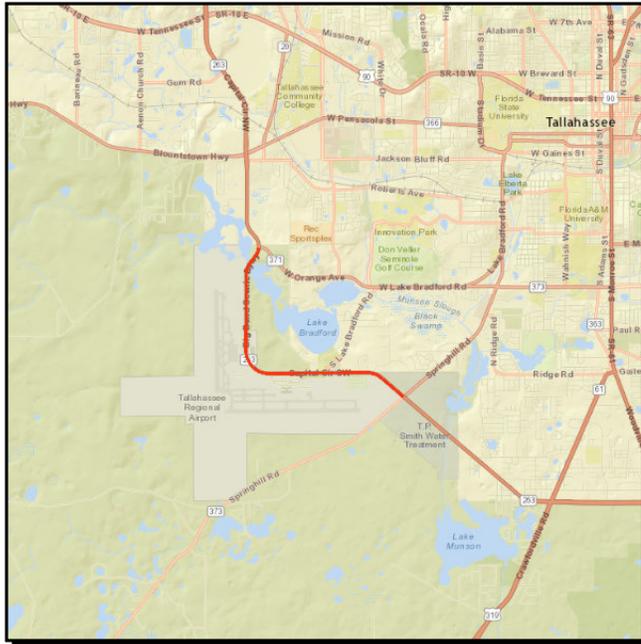
**Prior Cost < 2016/17:** 2,718,016

**Future Cost > 2020/21:** 0

**Total Project Cost:** 38,791,559

**Project Description:** Provides right-of-way funding for Capital Circle from Crawfordville Road to Springhill Road. Note: this project administratively amended on July 19, 2016 to add construction funding in 2021 (that was previously included in project #2197493).

**SR 263 CAPITAL CIRCLE FROM CR 2203 SPRINGHILL RD TO SR 371 ORANGE AVE**



**Project #:** 2197494  
**Work Summary:** RIGHT OF WAY ACQUISITION **SIS?:** Yes  
**Lead Agency:** Managed by FDOT **Length:** 4.126  
**County:** Leon County **LRTP #:** 2040 RMP Capital Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	BNIR	6,111,800	0	0	0	0	<b>6,111,800</b>
ROW	DIH	30,000	0	0	0	0	<b>30,000</b>
<b>Total</b>		<b>6,141,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,141,800</b>

**Prior Cost < 2016/17:** 2,430,100

**Future Cost > 2020/21:** 0

**Total Project Cost:** 8,571,900

**Project Description:** Provides right-of-way funding for Capital Circle from Springhill Road to Orange Avenue

**CRTPA RESERVE BOX FOR FUTURE PROJECTS USING URBAN FUNDS**

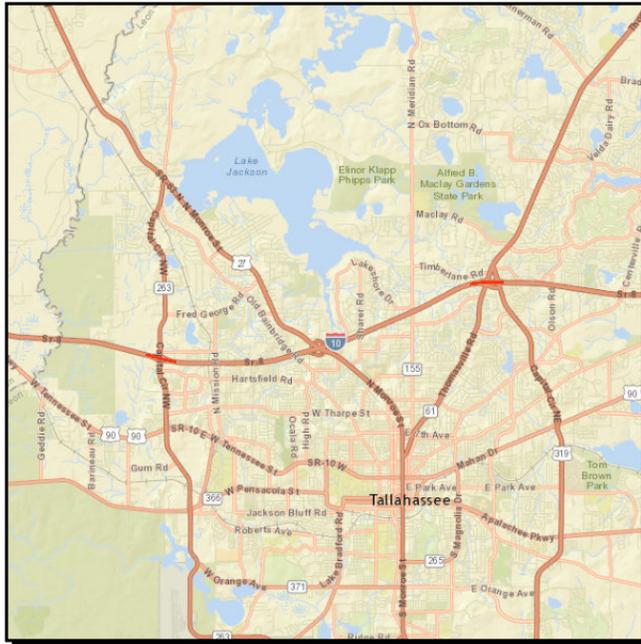


**Project #:** 2197935  
**Work Summary:** FUNDING ACTION      **SIS?:** No  
**Lead Agency:** Managed by FDOT      **Length:** .000  
**County:** Leon County      **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
CST	SU	985,222	43,133	60,734	81,090	0	1,170,179
ROW	SU	0	0	0	0	716,808	716,808
<b>Total</b>		<b>985,222</b>	<b>43,133</b>	<b>60,734</b>	<b>81,090</b>	<b>716,808</b>	<b>1,886,987</b>

**Prior Cost < 2016/17:** 1,299,493  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 3,186,480  
**Project Description:**

**SR 8 (I-10) INTERCHANGE STUDIES AT SR 263 & SR 61 (US 319)**



**Project #:** 2225935  
**Work Summary:** PRELIM ENG FOR FUTURE CAPACITY  
**Lead Agency:** Managed by FDOT  
**County:** Leon County  
**SIS?:** Yes  
**Length:** 7.850  
**LRTP #:** 2040 RMP Capital Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PE	ACNP	0	0	0	1,336,500	0	1,336,500
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>1,336,500</b>	<b>0</b>	<b>1,336,500</b>

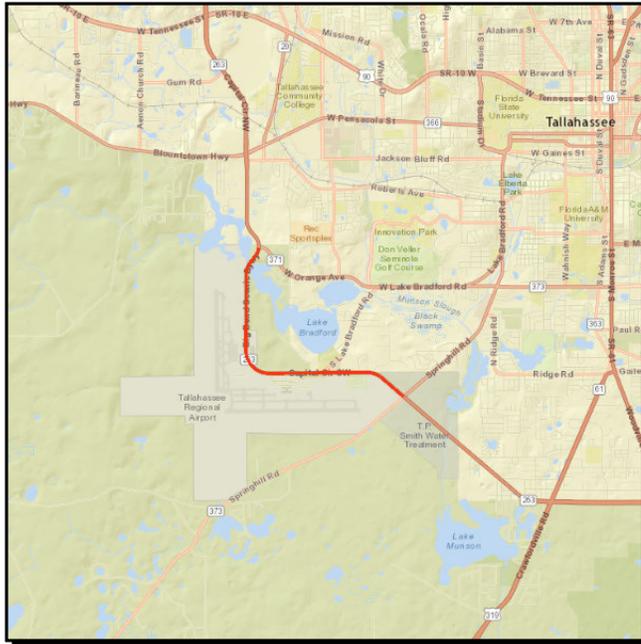
**Prior Cost < 2016/17:** 3,324,243

**Future Cost > 2020/21:** 0

**Total Project Cost:** 4,660,743

**Project Description:** Funds design for I-10 Interchange improvements at Thomasville Road/Capital Circle, NE.

**SR 263 CAPITAL CIR FROM CR 2203 SPRINGHILL RD TO SR 371 ORANGE AVENUE**



**Project #:** 4157829  
**Work Summary:** RIGHT OF WAY - FUTURE CAPACITY **SIS?:** Yes  
**Lead Agency:** Managed by FDOT **Length:** 4.126  
**County:** Leon County **LRTP #:** 2040 RMP Roadways CFP (Chapter 5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
CST	ACNP	0	0	0	0	45,819,261	45,819,261
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45,819,261</b>	<b>45,819,261</b>

**Prior Cost < 2016/17:** 3,200,447

**Future Cost > 2020/21:** 0

**Total Project Cost:** 49,019,708

**Project Description:** Provides right of way and construction funding for Capital Circle, SW.

**CAPITAL REGION TPA PLANNING SECTION 5303 GRANT**



**Project #:** 4217162  
**Work Summary:** MODAL SYSTEMS PLANNING **SIS?:** No  
**Lead Agency:** MANAGED BY CAPITAL REGION **Length:** .000  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PLN	DU	128,906	0	0	0	0	<b>128,906</b>
PLN	LF	13,126	0	0	0	0	<b>13,126</b>
PLN	DDR	16,113	0	0	0	0	<b>16,113</b>
<b>Total</b>		<b>158,145</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158,145</b>

**Prior Cost < 2016/17:** 750,446  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 908,591  
**Project Description:**

**CRTPA UPWP ACTIVITIES SUPPORT**

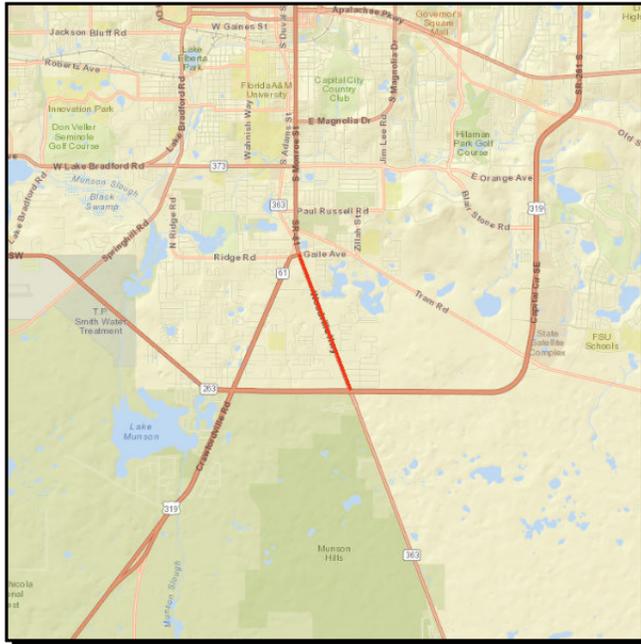


**Project #:** 4225442  
**Work Summary:** PLANNING MODELS/ DATA UPDATE **SIS?:** No  
**Lead Agency:** MANAGED BY CAPITAL REGION **Length:** .000  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PLN	SU	0	870,785	0	0	0	870,785
<b>Total</b>		<b>0</b>	<b>870,785</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>870,785</b>

**Prior Cost < 2016/17:** 625,000  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 1,495,785  
**Project Description:**

**SR 363 WOODVILLE HWY FROM SR 263 (US 319) C.C. TO GAILE AVENUE**



**Project #:** 4240094  
**Work Summary:** RIGHT OF WAY - FUTURE CAPACITY **SIS?:** No  
**Lead Agency:** Managed by FDOT **Length:** 1.499  
**County:** Leon County **LRTP #:** 2040 RMP Roadways CFP (Chapter 5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	SU	0	555,901	0	0	0	<b>555,901</b>
ROW	DDR	0	2,692,799	753,600	0	0	<b>3,446,399</b>
ROW	SA	0	200,000	140,000	0	0	<b>340,000</b>
<b>Total</b>		<b>0</b>	<b>3,448,700</b>	<b>893,600</b>	<b>0</b>	<b>0</b>	<b>4,342,300</b>

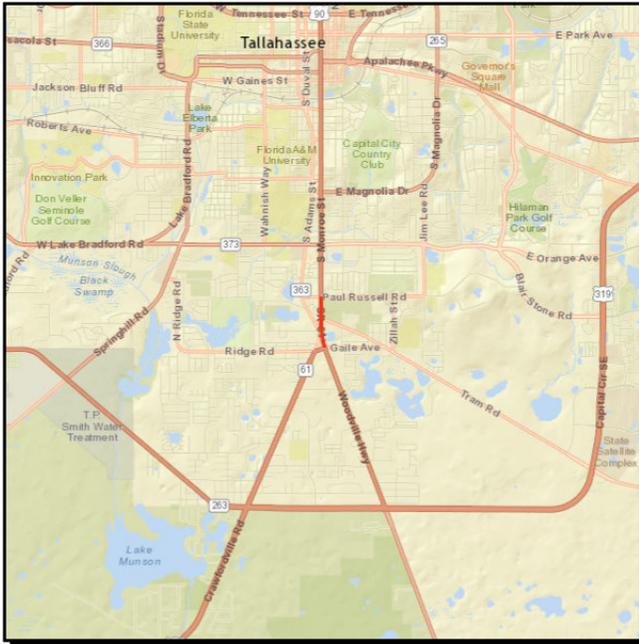
**Prior Cost < 2016/17:** 2,115,195

**Future Cost > 2020/21:** 0

**Total Project Cost:** 6,457,495

**Project Description:** Provides right-of-way funding associated with widening Woodville Highway (Capital Circle to Gaile Avenue).

**SR 363 WOODVILLE HWY FROM GAILE AVENUE TO SR 363/PAUL RUSSELL RD**



**Project #:** 4240095  
**Work Summary:** PRELIM ENG FOR FUTURE CAPACITY **SIS?:** No  
**Lead Agency:** Managed by FDOT **Length:** .618  
**County:** Leon County **L RTP #:** 2040 RMP Roadays CFP (Chapter 5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	SU	0	0	1,915,030	104,314	3,053,848	<b>5,073,192</b>
ROW	DIH	0	0	15,000	45,000	15,000	<b>75,000</b>
ROW	CM	0	0	0	350,308	0	<b>350,308</b>
ROW	SA	0	0	0	120,000	0	<b>120,000</b>
<b>Total</b>		<b>0</b>	<b>0</b>	<b>1,930,030</b>	<b>619,622</b>	<b>3,068,848</b>	<b>5,618,500</b>

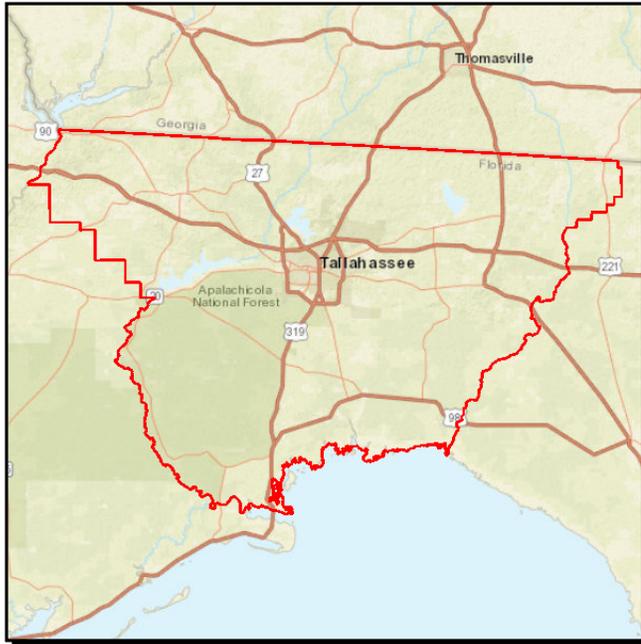
**Prior Cost < 2016/17:** 1,128,923

**Future Cost > 2020/21:** 0

**Total Project Cost:** 6,747,423

**Project Description:** Provides right-of-way funding to Woodville Highway.

**CRTPA FY 17-18 UPWP**



**Project #:** 4317421  
**Work Summary:** TRANSPORTATION PLANNING **SIS?:** No  
**Lead Agency:** MANAGED BY CAPITAL REGION **Length:** .000  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PLN	PL	0	485,787	0	0	0	485,787
<b>Total</b>		<b>0</b>	<b>485,787</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>485,787</b>

**Prior Cost < 2016/17:** 0  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 485,787  
**Project Description:**

**CAPITAL REGION TPA FY 18-19**

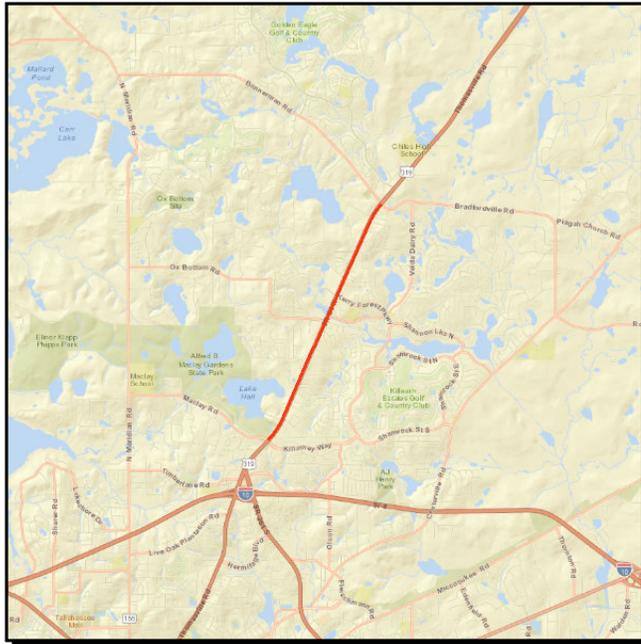


**Project #:** 4348791  
**Work Summary:** TRANSPORTATION PLANNING **SIS?:** No  
**Lead Agency:** MANAGED BY CAPITAL REGION **Length:** .000  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PLN	PL	0	0	485,787	485,787	0	971,574
<b>Total</b>		<b>0</b>	<b>0</b>	<b>485,787</b>	<b>485,787</b>	<b>0</b>	<b>971,574</b>

**Prior Cost < 2016/17:** 0  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 971,574  
**Project Description:**

**SR 61 (US 319) THOMASVILLE RD FROM KILLARNEY WAY CR 342 LANDSCAPING**

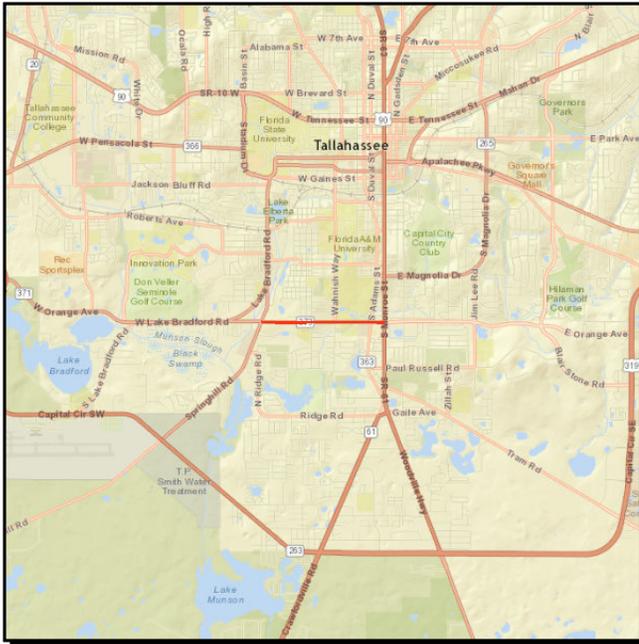


**Project #:** 4351822  
**Work Summary:** LANDSCAPING **SIS?:** Yes  
**Lead Agency:** Managed by FDOT **Length:** 3.714  
**County:** Leon County **LRTP #:** 2040 RMP Capital Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
CST	DIH	9,225	0	0	0	0	9,225
CST	DDR	1,117,250	0	0	0	0	1,117,250
<b>Total</b>		<b>1,126,475</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,126,475</b>

**Prior Cost < 2016/17:** 0  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 1,126,475  
**Project Description:** Provides landscape funding for Thomasville Road.

**SR 373 ORANGE AVE FROM CR 2203 SPRINGHILL RD TO SR 61 S. MONROE ST**



**Project #:** 4379021  
**Work Summary:** PD&E/ EMO STUDY **SIS?:** No  
**Lead Agency:** Managed by FDOT **Length:** 1.361  
**County:** Leon County **LRTP #:** 2040 RMP Roadways CFP (Chapter 5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PDE	DDR	0	0	750,000	0	0	<b>750,000</b>
PDE	DIH	0	0	37,500	0	0	<b>37,500</b>
<b>Total</b>		<b>0</b>	<b>0</b>	<b>787,500</b>	<b>0</b>	<b>0</b>	<b>787,500</b>

**Prior Cost < 2016/17:** 0  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 787,500  
**Project Description:** Provides funding for a PD&E Study of Orange Avenue.

**CAPITAL REGIONAL TPA FY 2020-2021/2021-2022**



**Project #:** 4383691  
**Work Summary:** TRANSPORTATION PLANNING **SIS?:** No  
**Lead Agency:** MANAGED BY CAPITAL REGION **Length:** .000  
**County:** Leon County **LRTP #:** 2040 RMP Roadway CFP (5.5)

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
PLN	PL	0	0	0	0	485,787	<b>485,787</b>
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>485,787</b>	<b>485,787</b>

**Prior Cost < 2016/17:** 0  
**Future Cost > 2020/21:** 0  
**Total Project Cost:** 485,787  
**Project Description:**

## Opportunities, Needs, and Cost Feasible Plans

The *Connections 2040 RMP* is supported by three foundational elements: an Opportunities Plan, a Needs Plan, and a Cost Feasible Plan. The Opportunities Plan supports the visioning process; the Needs Plan development provides analysis; and the Cost Feasible Plan provides a framework for project selection. Collectively, each plays a critical role in the RMP by fulfilling aspects of a rational planning process. Ultimately, this process informs the creation of recommendations intended to respond to the changing needs of the region. Please see Chapter 6 for more details on the three plans and the process used to reinforce the relationship between these three elements.

### The Opportunities Plan

The Opportunities Plan for the *Connections 2040 RMP* is a set of unconstrained vision projects for the Capital Region. The list of projects is intentionally unconstrained when considering cost and feasibility. This allows each county to assemble a set of projects that aligns with emerging trends, desired vision and community aspirations. Because the Opportunities Plan is unconstrained it contains the greatest quantity of projects (when compared to the Needs Plan and Cost Feasible Plan). These projects served as a pool of potential projects that could respond to identified needs.

### The Needs Plan

The Needs Plan identifies projects that satisfy an existing or projected future deficiency within the 2040 planning horizon. This process involves two basic steps:

- a) Identifying existing and forecasted future deficiencies; and
- b) Identifying projects that respond to identified needs.

The Needs Plan responds to specific deficiencies and therefore can be considered a narrow subset of the Opportunities Plan. Lower cost bicycle and pedestrian projects can be considered for funding through the state

Transportation Alternatives Program. As such, there is not a need to prioritize these projects at the regional level. The Needs Plan focuses on the capital needs of the system. As a result, roadway maintenance and preservation projects identified in the Opportunities Plan did not progress into the Needs Plan.

### The Cost Feasible Plan

The Cost Feasible Plan represents the project selection process for multimodal improvements in the CRTPA area. These projects have been vetted through project evaluation and prioritization, as detailed in Chapter 4. Please see Chapter 4 for the project evaluation process. Each project considers planning level cost estimates based on constructability, environmental and social characteristics/mitigation, and proposed improvement type. It represents the narrowest subset of projects from the Needs Plan that is reasonably expected to be funded within the 2040 planning horizon. The Cost Feasible Plan projects are organized into tiers:

- **Tier 1** - Existing Plus Committed Projects (2016-2020)
- **Tier 2** - Short Range Projects (2021-2025)
- **Tier 3** - Interim Year Projects (2026-2030)
- **Tier 4** – Plan Horizon Projects (2031-2040)
- **Beyond 2040** – Vision Projects

More detail on the Cost Feasible Plan development is included in Chapter 5.

### Appendix Organization

The following appendix presents the Cost Feasible Plan projects first, since these are the projects that are reasonably expected to be funded within the 2040 planning horizon. The appendix then goes through the projects representative of the Needs Plan and ends with the list of Opportunities Plan projects.

Leon County  
Roadway

ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
75	Thomasville Rd, Meridian Rd, and 7th Ave Intersection*	Intersection		BP	BP		\$ 22,347,900
138	Mahan Dr and Capital Circle Northeast Flyover	Intersection		CRTPA	CRTPA		\$ 46,558,125
397	Lake Bradford Rd to Madison St Connection	New Road			CRTPA		\$ 24,964,940
407	DeSoto Park Dr Extension	New Road			CRTPA		\$ 2,102,100
369	Welaunee Blvd Extension*	New Road		BP	BP		\$ 73,607,361
1571	Welaunee Blvd Extension*	New Road		BP	BP		\$ 29,442,669
137	Welaunee Blvd/I-10 Interchange	New Interchange		CRTPA	CRTPA		\$ 46,558,125
1527	Woodville Hwy/Natural Bridge Rd Roundabout	Roundabout		CRTPA			\$ 828,900
179	Bannerman Rd*	Widen Road		BP	BP		\$ 42,171,150
181	Tharpe St*	Widen Road		BP	BP		\$ 51,391,893
1026	Woodville Hwy*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 42,171,150
1142	Orange Ave	Widen Road				CRTPA	\$ 96,276,383
1365	West Side Student Corridor Gateway (Pensacola St)*	Widen Road		BP		BP	\$ 29,680,572
1554	Orange Ave*	Widen Road		CRTPA	CRTPA		\$ 29,366,796
382	Capital Circle Southwest*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 64,074,515
1513	Capital Circle Southwest*	Widen Road		CRTPA		CRTPA	\$90,012,108
383	Lake Bradford Rd/Springhill Rd*	Widen Road		BP	BP		\$ 81,546,384
<b>Total (17)</b>							<b>\$733,101,071</b>

\* = Blueprint (BP) project

Bicycle/Pedestrian

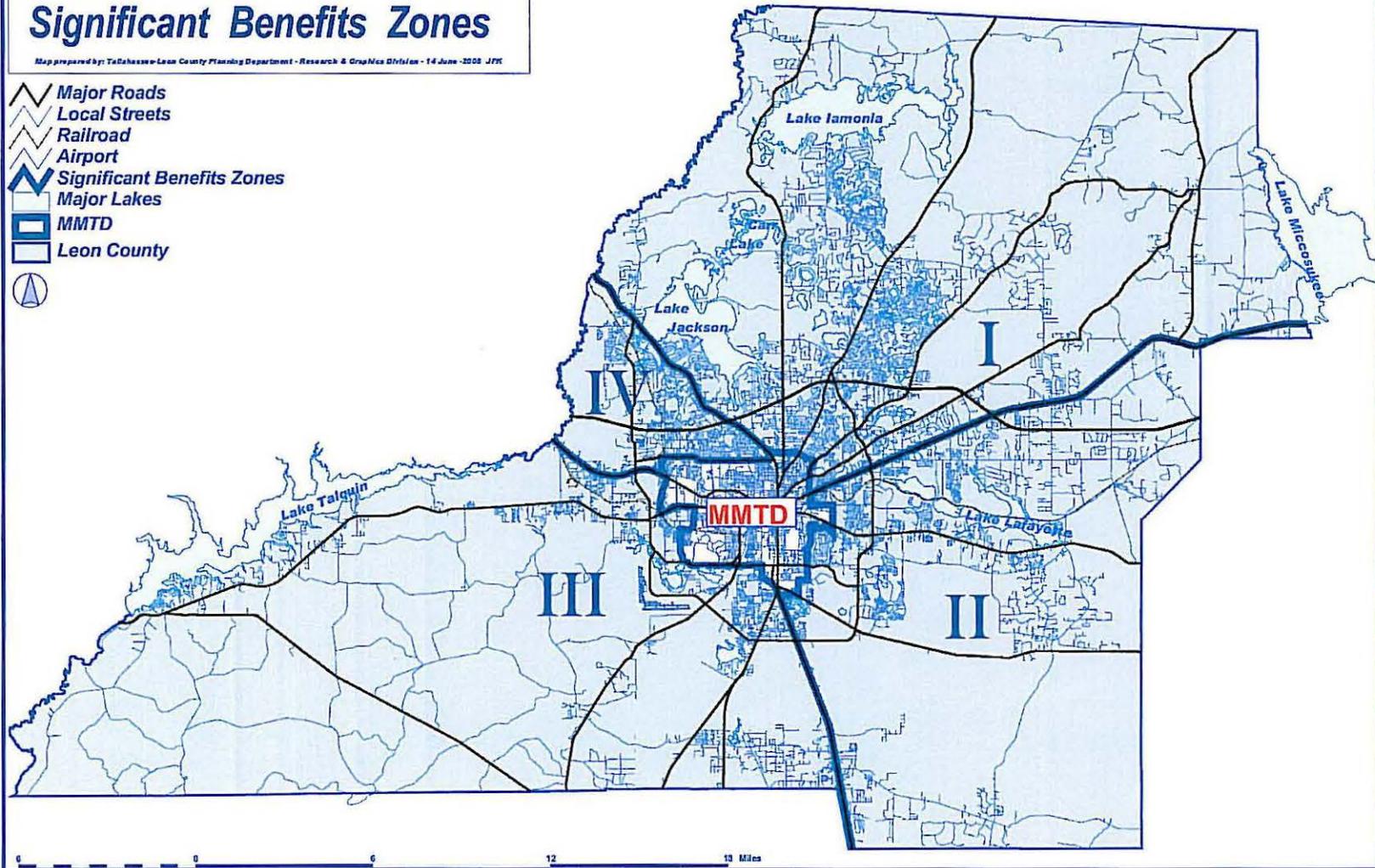
ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
136	St Marks Trail Connection to Orange Ave	Bike Intersection		CRTPA			\$ 165,780
422	Glenview Dr	Sidewalk	CRTPA	CRTPA			\$ 534,340
1556	Magnolia Dr	Sidewalk		CRTPA	CRTPA		\$ 811,053
444	Lake Jackson Mounds State Park Trail	Shared Use Path				CRTPA	\$ 3,178,430
447	Capital Cascades Trail*	Shared Use Path		BP			\$ 978,716
454	Goose Pond Trail*	Shared Use Path		BP			\$ 954,156
456	Capital Cascades Trail*	Shared Use Path		BP			\$ 2,447,404
527	Thomasville Rd Trail*	Shared Use Path		BP			\$ 5,142,864
462	Buck Lake Trail	Shared Use Path			BP		\$ 3,018,730
514	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,255,540
525	Timberlane Trail*	Shared Use Path			BP		\$ 1,174,030
180	Bannerman Road Trail*	Shared Use Path			BP		\$ 2,541,110
465	Dr. Charles Billings Greenway*	Shared Use Path			BP		\$ 1,860,430
473	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,335,620
470	Centerville Rd Trail*	Shared Use Path				BP	\$ 4,160,192
474	Southwest Sector Greenway*	Shared Use Path				BP	\$ 3,923,403
476	Segment 5B Trail (I-10 Greenway)*	Shared Use Path				BP	\$ 3,566,399
516	Pine Flats Trail*	Shared Use Path				BP	\$ 7,792,163
518	Oak Ridge Trail*	Shared Use Path				BP	\$ 6,161,965
1374	Lake Jackson Connection*	Shared Use Path				BP	\$ 1,382,481
1440	Gaines St	Shared Use Path				CRTPA	\$ 1,488,125
Total (21)							\$57,760,255

\* = Blueprint (BP) project

# Significant Benefits Zones

Map prepared by: Tallahassee-Leon County Planning Department - Research & Graphics Division - 14 June 2008 JPK

-  Major Roads
-  Local Streets
-  Railroad
-  Airport
-  Significant Benefits Zones
-  Major Lakes
-  MMTD
-  Leon County
- 



8

Attachment A

\* Note: The Multimodal Transportation District (MMTD) Boundaries, as represented by the center, fifth district, require a formal Comprehensive Plan amendment to be established, and any future changes to that boundary would also require a formal Comprehensive Plan amendment. The Comprehensive Plan amendment process will require formal approvals by the City, County, and FDOT. Therefore, as stated in 2(b) of this agreement, any changes to this boundary will not require amendment to this Memorandum of Agreement, and Attachment A will be automatically updated to reflect the most current, adopted MMTD boundaries. Until the adoption of the MMTD Comprehensive Plan Amendment, the boundaries shown above shall apply.

**Attachment B**

<b>Significant Benefit Project Priority List</b>		
<b>DISTRICT 1</b>		
<b>Tier A</b>	<b>Tier B</b>	<b>Tier C</b>
<p style="text-align: center;"><b><u>Mahan Drive</u></b>  <i>Section:</i> Dempsey Mayo to I-10  <i>Jurisdiction:</i> State  <i>Includes:</i> construction, &amp; ROW  <i>Estimated Cost:</i> \$40 million  <i>Justification:</i> #1 CRTPA Project Priority; SIS Connector  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Bannerman (Phase 1)</u></b>  <i>Section:</i> Thomasville to Tekesta  <i>Jurisdiction:</i> County  <i>Includes:</i> TBD  <i>Estimated Cost:</i> TBD  <i>Justification:</i> Alternate route to relieve Thomasville, an SIS Collector  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Bannerman (Phase 2)</u></b>  <i>Section:</i> Tekesta to Preservation Point  <i>Jurisdiction:</i> County  <i>Includes:</i> TBD  <i>Estimated Cost:</i> TBD  <i>Justification:</i> Alternate route to relieve Thomasville, an SIS Collector  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>
<b>DISTRICT 2</b>		
<b>Tier A</b>	<b>Tier B</b>	<b>Tier C</b>
<p style="text-align: center;"><b><u>Mahan Drive</u></b>  <i>Section:</i> Dempsey Mayo to I-10  <i>Jurisdiction:</i> State  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$40 million  <i>Justification:</i> - #1 CRTPA Project Priority; SIS Connector  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Woodville Highway</u></b>  <i>Section:</i> Gaile Avenue to 1000 feet north of Capital Circle SE  <i>Jurisdiction:</i> State  <i>Includes:</i> PD&amp;E, Design, ROW &amp; Construction  <i>Estimated Cost:</i> \$53 million  <i>Justification:</i> #5 CRTPA Project Priority  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Weems Road</u></b>  <i>Section:</i> Mahan to Capital Circle NE  <i>Jurisdiction:</i> City  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$17.5 million  <i>Justification:</i> - Alternate route to relieve Mahan/CCNE intersection on SIS Collector  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>
<b>DISTRICT 3</b>		
<b>Tier A</b>	<b>Tier B</b>	
<p style="text-align: center;"><b><u>North South Connector</u></b>  <i>Section:</i> Orange to Jackson Bluff  <i>Jurisdiction:</i> (City)  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$15 million  <i>Justification:</i> Relieve CCSW; In City 5-Year CIP  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Pensacola Street</u></b>  <i>Section:</i> Capital Cir SW to Appleyard  <i>Jurisdiction:</i> (State)  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$40 million  <i>Justification:</i> - #12 CRTPA Project Priority; Parallel Route to Tennessee  <b>*20% of funds will support transit/bike/pedestrian facilities</b></p>	
<b>DISTRICT 4</b>		
<b>Tier A</b>	<b>Tier B</b>	
<p style="text-align: center;"><b><u>Tharpe Street (Phase 1)</u></b>  <i>Section:</i> Blountstown Highway to Ocala  <i>Jurisdiction:</i> (County)  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$33 million  <i>Justification:</i> In LRTP; Parallel I-10 &amp; Tennessee; 60% design complete  <b>*20% of funds to support transit/bike/pedestrian facilities</b></p>	<p style="text-align: center;"><b><u>Tharpe Street (Phase 2)</u></b>  <i>Section:</i> Blountstown Highway to Capital Circle  <i>Jurisdiction:</i> (County)  <i>Includes:</i> PD&amp;E, construction, &amp; ROW  <i>Estimated Cost:</i> \$16 million  <i>Justification:</i> In LRTP; Parallel I-10 &amp; Tennessee; 60% design complete  <b>*20% of funds to support transit/bike/pedestrian facilities</b></p>	
<b>DISTRICT 5 (Multimodal District)</b>		
<b>Tier A</b>	<b>Tier B</b>	
<p>80% - District Bike/Ped/Transit Facilities 20% - FAMU Way bike/ped facilities</p>	<p>100% - District Bike/Ped/Transit Facilities</p>	

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, October 18, 2016, 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, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN; UPDATING CAPITAL IMPROVEMENTS ELEMENT POLICY 1.2.8; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR 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 Mathieu Cavell 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 426  
Tallahassee, Florida 32301

Advertise: October 8, 2016