

BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

AGENDA

REGULAR MEETING

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

**Tuesday, May 12, 2015
3:00 P.M.**

COUNTY COMMISSIONERS

Mary Ann Lindley, Chairman
At-Large

Jane Sauls
District 2

John Dailey
District 3

Bryan Desloge
District 4



Bill Proctor, Vice Chair
District 1

Kristin Dozier
District 5

Nick Maddox
At-Large

Vincent S. Long
County Administrator

Herbert W. A. Thiele
County Attorney

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

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

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

Board of County Commissioners
Leon County, Florida
Agenda
Regular Public Meeting
Tuesday, May 12, 2015, 3:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Nick Maddox

AWARDS AND PRESENTATIONS

- Presentation on Update on the Regional Workforce
(Jim McShane, Executive Director, CareerSource Capital Region)

CONSENT

1. Approval of Payment of Bills and Vouchers Submitted for May 12, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of May 13 through May 22, 2015
(County Administrator/Financial Stewardship/Office of Management & Budget)
2. Approval of the Budget Amendment Request to Realize the 2013 Small Cities Community Development Block Grant Funding for Housing Rehabilitation
(County Administrator/Financial Stewardship/Office of Management & Budget/Grants)
3. Ratification of Board Actions Taken at the April 28, 2015 FY 15/16 Budget Policy Workshop
(County Administrator/Office of Financial Stewardship/Office of Management & Budget)
4. Adoption of Resolution Approving Lease Amendment with YMCA to Extend Term of Lease at Lake Jackson Town Center at Huntington
(County Administrator/Public Works/Facilities Management/Real Estate)
5. Approval of Natural Bridge Road Maintenance Map and Recording in the Public Records
(County Administrator/Public Works/Engineering Services)
6. Approval of the Proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements
(County Administrator/Public Works/Engineering Services)
7. Approval of a Budget Amendment Request Recognizing Funds from Blueprint 2000 for the Construction of the Magnolia Drive Multiuse Trail Project
(County Administrator/Public Works/Engineering Services)
8. Approval of Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid
(County Administrator/Public Works/Operations/Mosquito Control)

9. Approval of the Second Amended Interlocal Agreement Between Leon County, Florida and Gulf Consortium Regarding Procurement Services
(County Attorney)
10. Approval of the CareerSource Capital Region Interlocal Agreement
(County Administrator/Office of Economic Vitality/Economic Development)

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

11. Acceptance of the FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report
(County Administrator/County Administration/Agenda Coordinator)
12. Acceptance of the Second Quarter FY 2014-2015 County Grant Program Leveraging Status Report
(County Administrator/Financial Stewardship/Office of Management & Budget/Grants)
13. Acceptance of a Status Report on the Urban Agriculture Project
(County Administrator/PLACE/Planning)
14. Acceptance of Status Report on the Fords Arms Restoration Project
(County Administrator/Public Works/Engineering Services)

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

15. Consideration of Adding a Florida State University Representative to the Leon County Educational Facilities Authority
(County Administrator/County Administration)
16. Consideration of an Emergency Funding Request for America's Second Harvest Food Bank of the Big Bend in the Amount of \$50,000
(County Administrator/Office of Financial Stewardship/Office of Management & Budget)
17. Acceptance of STAGE Committee's Twelve-Month Comprehensive Report Regarding the Capital City Amphitheater Concert Series and Consideration of the Committee's Recommendations
(County Administrator/Office of Economic Vitality/Tourism Development)
18. Approval of Agreement Awarding Bid to M of Tallahassee, Inc. in the Amount of \$973,819 for the Construction of Beech Ridge Trail/Kinhega Drive Roundabout Intersection Improvement
(County Administrator/Public Works/Engineering Services)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

19. First of Two Public Hearings to Consider Proposed Revisions to the Bradfordville Chapter 163 Development Agreement
(County Administrator/Development Support & Environmental Management/Development Services)
20. First and Only Public Hearing on a Resolution Adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy
(County Administrator/PLACE/Planning)
21. First and Only Public Hearing to Consider the Adoption of a Proposed Ordinance Amending Chapter 18, Article V of the Leon County Code of Laws Entitled "Solid Waste"
(County Attorney)

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

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

COMMENTS/DISCUSSION ITEMS

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

RECEIPT AND FILE

ADJOURN

*The next Regular Board of County Commissioners Meeting is scheduled for
Tuesday, May 26, 2015 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

2015

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

PUBLIC NOTICE
2015 Tentative Schedule

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

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

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
May 2015	<u>Tuesday 12</u>	7:30 a.m.	Community Legislative Dialogue; Board Chambers
		1:30 – 3:00 p.m.	Workshop on the Future Needs of the Red Hills Horse Trials <i>Canceled</i>
		3:00 p.m.	Regular Meeting
		<u>6:00 p.m.</u>	First of Two Public Hearings to Consider Proposed Revisions to the Bradfordville Chapter 163 Development Agreement
			<u>First and Only Public Hearing Regarding the Adoption of the 2015 Tallahassee-Leon County Local Mitigation Strategy</u>
			<u>First and Only Public Hearing to Consider the Adoption of a Proposed Ordinance Amending Chapter 18, Article V of the Leon County Code of Laws Entitled “Solid Waste”</u>
	Monday 18	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Monday 25	Offices Closed	MEMORIAL DAY
	Tuesday 26	9:00 a.m. – 3:00 p.m.	FY 2015/2016 Budget Workshop, if necessary
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Joint City/County Adoption Hearing on Cycle 2005-1 Comprehensive Plan Amendments
	Thursday 28	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
June 2015	Tuesday 9	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second and Final Public Hearing to Adopt Proposed Revisions to the Bradfordville Chapter 163 Development Agreement
	<i>Tuesday 16- Friday 19</i>	<i>FAC Annual Conference & Educational Exposition</i>	<i>St. Johns County</i>
	Tuesday 23	9:00 a.m. – 3:00 p.m.	FY 2015/2016 Budget Workshop
		3:00 p.m.	Regular Meeting
		6:00 p.m.	First and Only Public Hearing on the Refinancing of the Remaining Capital Improvement Revenue Bonds, Series 2005
	Thursday 25	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Monday 29	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
		3:00 – 5:00 p.m.	IA Meeting; City Commission Chambers
July 2015	Friday 3	Offices Closed	JULY 4TH HOLIDAY OBSERVED
	Tuesday 7	9:00 a.m. – 3:00 p.m.	FY 2015/2016 Budget Workshop, if necessary
		3:00 p.m.	Regular Meeting
	Thursday 9	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	<i>Friday 10– Monday 13</i>	<i>NACo Annual Conference</i>	<i>Mecklenburg County/Charlotte, North Carolina</i>
	Tuesday 21	No Meeting	BOARD RECESS
	<i>Wednesday 29</i>	<i>National Urban League Annual Conference</i>	<i>Fort Lauderdale Broward County</i>
August 2015	<i>Friday 14 – Sunday 16</i>	<i>Chamber of Commerce Annual Conference</i>	<i>Sandestin</i>
	Tuesday 11	No Meeting	BOARD RECESS
	Tuesday 25	No Meeting	BOARD RECESS
	Monday 31	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
		5:00 – 8:00 p.m.	Intergovernmental Agency (IA) City Commission Chambers
September 2015	Monday 7	Offices Closed	LABOR DAY HOLIDAY
	Tuesday 15	3:00 p.m.	Regular Meeting

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
		6:00 p.m.	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 2016
	<i>Wednesday 16 – Saturday 19</i>	<i>Congressional Black Caucus Annual Legislative Conference</i>	<i>Washington, D.C.</i>
	Monday 21	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	<i>Wednesday 23 – Friday 25</i>	<i>FAC Policy Committee Conference and County Commissioner Workshops</i>	<i>St. Petersburg Pinellas County</i>
	Thursday 24	4:00 p.m.	Community Redevelopment Agency City Commission Chambers
	<i>Sunday 27 – Wednesday 30</i>	<i>ICMA Annual Conference</i>	<i>Seattle/King County Washington</i>
	Tuesday 29	1:30 – 3:00 p.m.	Workshop on Update from the Council on Culture & Arts on the Implementation of the Cultural Plan
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2016
October 2015	<i>TBD</i>	<i>FAC Advanced County Commissioner Program</i>	<i>Part 1 of 3 Gainesville; Alachua County</i>
	Tuesday 13	3:00 p.m.	Regular Meeting
	Monday 19	9:00 a.m. – 1:00 p.m.	Capital Region Transportation Planning Agency Retreat; <i>Location TBD</i>
	Tuesday 27	3:00 p.m.	Regular Meeting
	Thursday 29	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
November 2015	Wednesday 11	Offices Closed	VETERAN'S DAY OBSERVED
	Monday 16	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 17	3:00 p.m.	Reorganization of the Board Regular Meeting
	<i>Wednesday 18- Friday 20</i>	<i>FAC Legislative Conference and Commissioner Workshops</i>	<i>Nassau County</i>
	Thursday 19	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Thursday 26	Offices Closed	THANKSGIVING DAY
	Friday 27	Offices Closed	FRIDAY AFTER THANKSGIVING DAY
<hr/>			
December 2015	Monday 7	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 8	3:00 p.m.	Regular Meeting
	Thursday 10	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 22	No Meeting	BOARD RECESS
	Friday 25	Offices Closed	CHRISTMAS DAY
<hr/>			
January 2016	Friday 1	Offices Closed	NEW YEAR'S DAY

Citizen Committees, Boards, and Authorities 2015 Expirations and Vacancies

www.leoncountyfl.gov/committees/expire.asp

VACANCIES

Affordable Housing Advisory Committee

Board of County Commissioners (2 appointments)

A member who represents employers within the jurisdiction.

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

Human Services Grant Review Committee

Commissioner – District II: Sauls, Jane (1 appointment)

Science Advisory Committee

Commissioner - District I: Proctor, Bill (1 appointment)

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

EXPIRATIONS

MAY 31, 2015

Minority, Women & Small Business Enterprise (M/WSBE) Committee

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

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

Commissioner - District II: Sauls, Jane (1 appointment)

JUNE 30, 2015

Adjustment and Appeals Board

Board of County Commissioners (1 appointment)

Tallahassee City Commission (1 appointment)

Architectural Review Board

Board of County Commissioners (3 appointments)

Planning Commission

Board of County Commissioners (1 appointment)

Tallahassee City Commission (2 appointments)

JULY 31, 2015

Educational Facilities Authority

Board of County Commissioners (3 appointments)

Enterprise Zone Agency Development (EZDA) Board of Commissioners

Board of County Commissioners (2 appointments)

Water Resources Committee

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

Commissioner - District I: Proctor, Bill (1 appointment)

Commissioner - District II: Sauls, Jane (1 appointment)

Commissioner - District III: Dailey, John (1 appointment)

AUGUST 31, 2015

Code Enforcement Board

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)

SEPTEMBER 30, 2015

Commission on the Status of Women and Girls

Board of County Commissioners (3 appointments)
Commissioner - At-Large I: Lindley, Mary Ann (1 appointment)
Commissioner - At-Large II: Maddox, Nick (1 appointment)
Commissioner - District II: Sauls, Jane (1 appointment)
Commissioner - District IV: Desloge, Bryan (1 appointment)
Tallahassee City Commission (4 appointments)

Council on Culture & Arts

Board of County Commissioners (4 appointments)

Housing Finance Authority (and CDBG Citizens Task Force)

Commissioner - District II: Sauls, Jane G. (1 appointment)

Palmer Munroe Teen Center Board of Trustees

Board of County Commissioners (1 appointment)

OCTOBER 31, 2015

Canopy Roads Citizens Committee

Board of County Commissioners (2 appointment)

Tourist Development Council

Board of County Commissioners (1 appointment)

DECEMBER 31, 2015

Human Services Grants Review Committee

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

Joint City/County Bicycle Working Group

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

Library Advisory Board

Commissioner - At-large I: Lindley, Mary Ann (1 appointment)
Commissioner - District II: Sauls, Jane (1 appointment)
Commissioner - District III: Dailey, John (1 appointment)
Commissioner - District IV: Desloge, Bryan (1 appointment)

**Leon County
Board of County Commissioners**


Notes for Agenda Item #1

Leon County Board of County Commissioners

Cover Sheet for Agenda #1

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Payment of Bills and Vouchers Submitted for May 12, 2015 and Pre-Approval of Payment of Bills and Vouchers for the Period of May 13 through May 22, 2015

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

Fiscal Impact:

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

Staff Recommendation:

Option #1: Approve the payment of bills and vouchers submitted for May 12, 2015, and pre-approve the payment of bills and vouchers for the period of May 13 through May 22, 2015.

Report and Discussion

This agenda item requests Board approval of the payment of bills and vouchers submitted for approval May 12, 2015 and pre-approval of payment of bills and vouchers for the period of May 13 through May 22, 2015. The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the May 12, 2015 meeting, the morning of Friday, May 22, 2015. If for any reason, any of these bills are not recommended for approval, OMB will notify the Board.

Due to the Board not holding a regular meeting the third Tuesday in May, it is advisable for the Board to pre-approve payment of the County's bills for May 13 through May 22, 2015, 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 May 12, 2015, and pre-approve the payment of bills and vouchers for the period of May 13 through May 22, 2015.
2. Do not approve the payment of bills and vouchers submitted for May 12, 2015, and do not pre-approve May 13 through May 22, 2015.
3. Board direction.

Recommendation:

Option #1.

VSL/AR/SR/cc

**Leon County
Board of County Commissioners**


Notes for Agenda Item #2

Leon County Board of County Commissioners

Cover Sheet for Agenda #2

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of the Budget Amendment Request to Realize the 2013 Small Cities Community Development Block Grant Funding for Housing Rehabilitation

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	Don Lanham, Grants Program Coordinator Lamarr Kemp, Director of Housing Services

Fiscal Impact:

This item is associated with a grant. A Resolution and associated Budget Amendment Request (Attachment #1) would recognize the \$750,000 Small Cities Community Development Block Grant (CDBG) funding that will be utilized for housing rehabilitation activities in Leon County.

Staff Recommendation:

Option #1: Approve the Resolution and associated Budget Amendment Request to realize the 2013 Small Cities Community Development Block Grant funding in the amount of \$750,000 for housing rehabilitation (Attachment #1).

Report and Discussion

Background:

On December 26, 2013, staff received notification that the Florida Department of Economic Opportunity (DEO) opened the 2013 Florida Small Cities Community Development Block Grant (CDBG) application process. The County applied for \$750,000 in CDBG funding for housing-rehabilitation activities. In accordance with application requirements, the CDBG Citizens Advisory Task Force was convened and conducted the first public hearing, followed by a second public hearing on March 11, 2014 by the Board. The application was submitted on March 12, 2014.

In April 2014, the County was notified by DEO that the CDBG application was in the fundable range, and the Leon County would receive the grant, pending the outcome of a review process, and subsequent award Agreement. The review was conducted by DEO staff, who determined that certain County policies would require revisions to be consistent with new federal laws and regulations governing disbursement of federal funding. The CDBG agreement between Leon County and DEO was fully executed on September 8, 2014. At their regular meeting of January 27, 2015, the Board approved the required revisions to the relevant policies.

Analysis:

Currently, there are more than 400 homes on the County's housing rehabilitation waiting list. The grant funding would be utilized to perform housing rehabilitation activities on owner-occupied, very-low, low, and moderate income households. The rehabilitation activities will range from minor to major rehabilitation, providing an outcome of a safe, code compliant housing unit. As part of the program, temporary relocation assistance will be provided to allow the rehabilitative work to be performed on the homes. The grant would also support the administrative costs (approximately 15%) to hire two OPS employees (one full-time and one part-time) for the duration of the grant (16 months) to do client intake and environmental assessment activities.

Options:

1. Approve the Resolution and associated Budget Amendment Request to realize the 2013 Small Cities Community Development Block Grant funding in the amount of \$750,000 for housing rehabilitation (Attachment #1).
2. Do not approve the Resolution and associated Budget Amendment Request to realize the 2013 Small Cities Community Development Block Grant funding in the amount of \$750,000 for housing rehabilitation.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. Resolution and associated Budget Amendment Request

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2014/2015; 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 12th day of May, 2015.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, 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 2014/2015
BUDGET AMENDMENT REQUEST**

No: BAB15016
Date: 5/4/2015

Agenda Item No: _____
Agenda Item Date: 5/12/2015

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			
125	932077	331520	000	CDBG Housing Rehabilitation	-	750,000	

Subtotal: 750,000

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
125	932077	51250	554	OPS Salaries and Wages		60,667	
125	932077	52100	554	FICA		4,640	
125	932077	52200	554	FRS		4,470	
125	932077	52300	554	Life and Health		38,203	
125	932077	54200	554	Postage		1,000	
125	932077	54700	554	Printing		1,000	
125	932077	54900	554	Other Current Charges		1,520	
125	932077	55100	554	Office Supplies		1,000	
125	932077	585000	554	Housing Rehabilitation		637,500	

Subtotal: 750,000

Purpose of Request:

This amendment realizes a \$750,000 HUD grant that is passed through the Florida Department of Economic Opportunity. This is a Community Development Block Grant (CDBG) that will be utilized to do housing rehabilitation for low to moderate income citizens of Leon County.

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 #3

Leon County Board of County Commissioners

Cover Sheet for Agenda #3

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Ratification of Board Actions Taken at the April 28, 2015 FY15/16 Budget Policy Workshop

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

Fiscal Impact:

This agenda item has a fiscal impact and establishes Board direction for the development of the FY 2016 Tentative Budget.

Staff Recommendation:

Option #1: Ratify the Board actions taken at the April 28, 2015 FY 15/16 Budget Policy Workshop.

Report and Discussion

Background:

Pursuant to the Board's adopted budget calendar, a workshop was conducted on April 28, 2015. The purpose of the workshop was to provide staff policy direction regarding the development of the FY 2016 preliminary budget to be discussed at the June 23, 2015 Budget Workshop.

Analysis:

In accordance with the actions taken during the April 28, 2016 Budget Workshop, the Board authorized the following:

1. Workshop Item #1: April 28, 2015 Budget Workshop Overview:

The Board approved Option #1: Accept staff's report on the preliminary budget.

2. Workshop Item #2: Adoption of Proposed Revised Policy No. 13-1, Retitled "Sidewalk Eligibility Criteria and Implementation" and Approval of Sidewalk Tier Prioritization and Funding Allocations:

The Board approved Options #1, #2, #3, and #4:

1. Adopt proposed revised Policy No. 13-1, retitled "Sidewalk Eligibility Criteria and Implementation" (Attachment #1).
2. Approve Safe Routes to Schools and Community Sidewalk Enhancements Tier Prioritization Lists (Attachment #2), and direct staff to start with Tier 1 projects.
3. For the development of the FY2016 Budget, continue to allocate \$750,000 per year of the County's Sales Tax dollars to the sidewalk program.
4. For the development of the FY2016 Budget, continue to allocate 50% of the County's local option gas tax to the sidewalk program.

3. Workshop Item #2: Future of the Apalachee Solid Waste Facility:

The Board approved Option #1: Direct staff to proceed with the next steps in developing the preliminary budget and associated tip fees to support a complete closure of the landfill and begin the corresponding long-term master planning of the site.

4. Workshop Item #5: Acceptance of a Status Report on the Current Healthcare Landscape and Consideration of Opportunities to Enhance the Delivery of Healthcare Services. The Board approved Options #1 through #5, as well as provided additional direction:

The Board approved Options #1, #2, #3, #4, and #5, and provided additional Board direction:

1. Accept staff report on the creation of a healthcare special district and County Healthcare Administration Office.
2. Accept staff report on the Proposed Big Bend Central Receiving Facility for Mental Health Patients.
3. Accept staff report on the Community Paramedic Program and continue to develop this program in partnership with area stakeholders and bring back to the Board at a later date.
4. Accept staff report and encourage Bond, NMC, and Apalachee to coordinate with the TMH Transition Center to assist patients in establishing a medical home.
5. Approve the Competitive Provider Reimbursement Pool Funding Model for the FY 2016 Primary Healthcare Program and bring back a budget discussion item to determine the appropriate funding levels.

In addition, the Board directed staff to:

- Encourage the CareNet agencies to continue to coordinate and work collaboratively with the Kearney Center to improve access to healthcare.
- Instructed the County Attorney to continue to advise the Board regarding pending healthcare legislation, specifically as it related to a possible unfunded state mandate.
- Draft a letter for the Chairman requesting the City offer Neighborhood Medical Center rent abatement through its lease of City property.

5. Workshop Item #5: Analysis of Fire Rescue Services Rate Study and Alternative Funding Option

The Board took the following actions regarding funding for fire rescue services and approved Option #2, #4, #5, and #6:

2. Approve for FY2016 and FY2017 implementing the proposed fire rescue charges at a 15% reduction utilizing existing fund balances to support the required payment to the City and approve implementing the proposed fire rescue charges at the full rates for FY 2018.
4. Direct staff to prepare for the adoption of the Fire Rescue Services Rates at the May 26, 2015 meeting.

5. Authorize staff to send first class notices to property owners who have the assessment on their tax bill notifying them of the maximum rate increase and authorize staff to schedule a Public Hearing on June 23, 2015, to impose the new rates, and authorize the assessment to be placed on the tax bill, if applicable.
6. Instruct staff to bring back additional information regarding the possibility of funding fire services through a 1-cent surtax at the June 23, 2015 Budget Workshop.

Options:

1. Ratify the Board actions taken at the April 28, 2015 FY 15/16 Budget Policy Workshop.
2. Board direction.

Recommendation:

Option #1.

Attachments:

1. Revised Policy No. 13-1, retitled "Sidewalk Eligibility Criteria and Implementation"
2. Safe Routes to Schools and Community Sidewalk Enhancements Tier Prioritization Lists

Board of County Commissioners Leon County, Florida

Policy No. 13-1

Title: Sidewalk Eligibility Criteria and Implementation

Date Adopted: May 12, 2015

Effective Date: May 12, 2015

Reference: N/A

Policy Superseded: N/A

Policy No. 13-1, Sidewalk/Bikeway Provision Selection Criteria, adopted by the Leon County Board of County Commissioners on July 9, 2013, is hereby retitled "Sidewalk Eligibility Criteria and Implementation" and amended to read as follows:

It shall be the policy of the Board of County Commissioners of Leon County, that:

- A. Criteria: The following Criteria shall be utilized to evaluate the proposed sidewalks/bikeways, subject to the availability of funds:
1. Included in the Safe Routes to School list adopted by the Capital Region Transportation Planning Agency (CRTPA) Board (SRTS)
 2. Routes to parks
 3. Connectivity of a neighborhood to an existing bike route or trail; connections need to be within ¼ mile
 4. Completing a gap (less than ¼ mile in length) between existing pedestrian/bike facilities
 5. Addresses a bike or pedestrian safety issue in an area with documented demand
 6. On an arterial or collector roadway
 7. Located inside the Urban Service Area (USA)
 8. Donation of right of way
- B. Project Categories: Sidewalk projects approved by the Board for construction utilizing County funding (Approved Sidewalk List) shall be classified as either SRTS or Community Sidewalk Enhancements. SRTS projects shall be those included in the SRTS list adopted by the CRTPA Board. Community Sidewalk Enhancements shall be all non-SRTS projects.
- C. Funding: Through the annual budget process and five-year capital improvement plan, 60% of total County sidewalk funds shall be allocated to SRTS projects and 40% shall be allocated to Community Sidewalk Enhancement projects. Staff is authorized to adjust this allocation during the year as projects and funding needs progress toward and through construction. However, the 60%/40% distribution shall be maintained over the five-year period, unless otherwise approved by the Board.

D. Prioritization Tiers – SRTS and Community Sidewalk Enhancements projects included on the Approved Sidewalk List shall be separately categorized as a Tier 1, Tier 2, Tier 3 or Tier 4 project (Priority Tier), in accordance with the definitions set forth in Table #1 below, for the purposes of prioritizing Leon County funding, program design, permitting and construction.

Table #1: Sidewalk Priority Tiers		
Tier¹	Safe Routes to School – Priority Tier Definitions	Community Sidewalk Enhancements – Priority Tier Definitions
1	Meets no less than 4 of the criteria	Meets no less than 4 of the criteria
2	Meets 3 of the criteria	Meets 3 of the criteria
3	Meets 1 to 2 of the criteria	Meets 1 to 2 of the criteria
4 ²	Meets no less than one of the criteria, however one side of the street has an existing sidewalk	Meets no less than one of the criteria, one side of the street has an existing sidewalk
¹ Priority Tiers, with Tier 1 being the highest priority level and Tier 4 the lowest priority level.		
² Unless the Board specifically directs otherwise, once a roadway has a sidewalk on one side of the street, the priority for placing a sidewalk on the opposite side of the street for the same segment shall automatically be reclassified as a Tier 4 project, if it remains on the Approved Sidewalk List.		

E. Additions to the Approved Sidewalk List - Staff shall evaluate new sidewalk segments proposed for construction within the unincorporated area of Leon County through the use of County funds. Those proposed new sidewalk segments that meet no less than one of the Criteria, as set forth in Section A above, shall be presented to the Board for its consideration. Only those sidewalk segments approved by the Board shall be included in the Approved Sidewalk List. Proposed new sidewalk segments that are located outside the USA, and not on the SRTS list, are not eligible for inclusion in the Approved Sidewalk List unless the Board makes an exception. The order by which construction occurs on specific projects shall be dictated by physical, design/permitting, and funding constraints.

F. Implementation of Approved Sidewalk List Projects - All projects within a given Priority Tier level shall be given equal priority with respect to funding and development activities. All Tier 1 projects shall be programmed through construction prior to staff beginning work on Tier 2 projects; all Tier 2 projects shall be programmed through construction prior to staff beginning work on Tier 3 projects; and all Tier 3 projects shall be programmed through construction prior to staff beginning work on Tier 4 projects.

With respect to sidewalk segments located on Florida Department of Transportation (FDOT) roadways that are on the Approved Sidewalk List, staff shall prepare plans and acquire permits in order to be able to better position/leverage other funds for the sidewalk construction. Once all the necessary permits have been obtained, the Board may or may not direct staff to proceed with the construction of a sidewalk on FDOT right-of-way.

G. Annual Status Report - Staff shall provide the Board with an annual status report on the sidewalk program. Such annual status reports shall include, but not be limited to, the status of funding allocations, including the distribution of funds between SRTS and Community Sidewalk Enhancements projects.

Adopted April 28, 2015

Tier 1 Safe Routes to Schools- meets at least 4 of 6 policy criteria				Policy 13-1 Sidewalk/Bikeway Provision Selection Criteria												
Location	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably easy to build	Cost Estimate
Tram Rd - Zilah to Crossing Rocks Rd- Sales tax and SRTS	1,830	north	walls might be needed adjacent to wetlands, also potential karst features may require geotech, difficult area near Zilah Rd	yes	yes	no	yes	no	yes	NA	No	No	maybe	yes	no	\$640,500
Chadwick Way - from east side of Bull Headley Rd to west side of Deer Lake West- SRTS	3,592	south	in Bradfordville Study Area	yes	yes	yes	no	no	yes	NA	No	No	yes	yes	maybe	\$808,200
Natural Bridge Rd - from Woodville Hwy to Taff Rd--SRTS	3,059	north	Only maintained R/W- Need to acquire R/W	yes	yes	yes	no	no	yes	NA	No	No	yes	no	no	\$1,070,650
Beech Ridge - Kinhega to Lawton Chiles--SRTS	472	west	in Bradfordville Study Area	yes	yes	yes	yes	no	no	NA	No	No	maybe	yes	maybe	\$106,200
Perkins Rd - from Point View Dr to Roweling Oaks Ct--SRTS	100	south	ex. sidewalk on north side, need to add crosswalk to connect to neighborhood on south side	yes	yes	no	yes	no	yes	NA	No	No	yes	yes	yes	\$10,000
Blountstown Hwy - from Williams Landing Rd to existing sidewalk east of campus--SRTS	2,231	north	requires input, approval, and funding from FDOT	yes	yes	yes	no	no	yes	NA	No	No	yes	yes	maybe	\$501,975
Timberlane Rd - from Martin Hurst Rd to Market Square--SRTS	285	north	add raised curb separator adjacent to sidewalk	yes	yes	no	yes	no	yes	NA	No	No	yes	yes	yes	\$28,500
Old Bainbridge Rd - west 7th Ave to Volusia st--SRTS	324	west	reconfigure corner and widen existing sidewalk, additional costs due to structural and r/w issues	yes	yes	no	yes	no	yes	NA	No	No	yes	maybe	no	\$113,400
Lonnie Rd - from Torchmark Ln to Dempsey Mayo Rd--SRTS	3,949	north	assumed easy if we use skip curb design would be more difficult to build if drainage is involved - assumed to provide access to Miccosukee Greenway	yes	yes	yes	no	no	yes	NA	No	No	yes	maybe	maybe	\$888,525
KL Greenway Trail from Deer Lake West at Middle School Crosswalk to Copperfield Cir--SRTS	347		Use of KLHOA greenway for a trail connection would need to be evaluated as the greenways are designated drainage easements, also in BSA	yes	yes	yes	yes	no	no	NA	No	No	yes	no	maybe	\$78,075
Tier 1 Safe Routes to Schools- meets at least 4 of 6 policy criteria -Total																\$4,246,025
Tier 1 Safe Routes to Schools w/0 FDOT Project-																\$3,744,050

Tier 2 Safe Routes to Schools meet 3 of 6 criteria	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Chaires Cross Rd - from Green Oak Dr to Boykin Rd--SRTS	1,630		sidewalk just built from community park to Green Oak Dr	yes	yes	no	no	no	yes	NA	No	No	yes	yes	maybe	\$366,750
Clarecastle Way - Pimlico to City limits--SRTS	155	east	adjacent floodplains - County Portion	yes	yes	no	yes	no	no	NA	No	No	maybe	yes	maybe	\$34,875
Sherborne Rd - from Old Bainbridge Rd to Rockingham Rd--SRTS	280	south		yes	yes	no	yes	no	no	NA	No	No	yes	yes	maybe	\$63,000
Bull Headley Rd - from Manor House Dr to Lloyds Cove Rd--SRTS	1,605	west	Include crosswalk at Chadwick, in BSA	yes	yes	no	no	no	yes	NA	No	No	no	yes	no	\$561,750
Clarecastle Way - from N. Shannon Lakes Dr to City Limits--SRTS - City Responsibility	570	east	adjacent floodplains - City Portion, will need city participation	yes	yes	no	yes	no	no	NA	No	No	maybe	yes	maybe	\$128,250
Westway Rd - from Crawfordville Rd to Capital Cir SW--SRTS	3,751	north	County roadway, adjacent to wetlands and floodplain	yes	yes	yes	no	no	no	NA	No	No	maybe	yes	maybe	\$843,975
Lakeshore Dr - from Mays Rd to Litchfield Rd--SRTS	3,454	east	Potential R/W and drainage constraints	yes	yes	no	no	no	yes	NA	No	No	maybe	maybe	no	\$1,208,900
Canyon Creek Rd - from Old Woodville Rd to Shumard Dr--SRTS	637	north		yes	yes	yes	no	no	no	NA	No	No	yes	maybe	yes	\$63,700
Shumard Dr - from Canyon Creek Rd to Bur Oak Dr--SRTS	316	east		yes	yes	yes	no	no	no	NA	No	No	yes	maybe	yes	\$31,600
Bur Oak Dr - from Shumard Dr to Forest Grove Rd--SRTS	845	north	possible R/W issues, and road is not paved 160'+/- beyond Hackbery Dr	yes	yes	yes	no	no	no	NA	No	No	yes	maybe	yes	\$84,500
Tier 2 Safe Routes to Schools meet 3 of 6 criteria Total																\$3,387,300
Tier 2 SRTS w/o City street																\$3,259,050

Tier 3 Safe Routes to Schools meets 2 of 6 criteria		Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Blountstown Hwy - from Merry Robin Rd to Sir Richard Rd--SRTS	1,300	south	Connect to existing crosswalk - requires input, approval, and funding from FDOT	yes	yes	no	no	no	yes	NA	No	No	no	yes	no	\$455,000
Sharer Rd - from approx. 234' south of Sandy Dr to Lakeshore Dr--SRTS	6,243	east	Potential R/W and drainage constraints	yes	yes	no	no	no	no	NA	No	No	maybe	maybe	no	\$2,185,050
Skyview Dr - from Point View Dr to dead end of Skyview Dr--SRTS	888	west	ROW may be constrained - Summerfield Developer	yes	yes	no	no	no	no	NA	No	No	yes	maybe	yes	\$88,800
Mays Rd - from Lakeshore Dr to Sharer Rd--SRTS	1,400	north	Potential R/W and drainage constraints, intersections could be difficult	yes	yes	no	no	no	no	NA	No	No	yes	maybe	no	\$490,000
Killearn Lakes Elementary School access driveway-SRTS	25	north	extend sidewalk and add crosswalk to church drwy	yes	no	no	no	no	no	NA	No	No	yes	maybe	yes	\$50,000
Deerlake from Chadwick to Heatherbrook Drive--SRTS	341	west	in Bradfordville Study Area	yes	no	no	yes	no	no	NA	No	No	maybe	no	no	\$119,350
Tier 3 Safe Routes to Schools meets 2 of 6 criteria - Total																\$3,388,200
Tier 3 SRTS w/o FDOT Project																\$2,933,200
Total All Safe Routes to Schools																\$11,021,525
Total All Safe Routes to Schools - w/o FDOT and Clarecastle																\$9,936,300
There are no tier 4 SRTS segments																

Community Sidewalk Enhancements																
Tier 1 Community Sidewalk Enhancements meets at least 4 of 6 criteria	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Tram Rd - Crossing Rocks Rd to Capital Circle	8,577	north	walls might be needed adjacent to wetlands, also potential karst features may require geotech	no	yes	yes	no	no	yes	yes	No	No	maybe	yes	maybe	\$1,929,825
Old St. Augustine - Paul Russell to Blair Stone - (Segment number is south)	2,161	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	No	maybe	no	no	\$756,350
Old St. Augustine - Blair Stone to Indian Head (south)	3,441	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	No	no	no	no	\$1,204,350
Old St. Augustine - Midyette to Paul Russell (north)	2,899	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	No	no	no	no	\$1,014,650
Old St. Augustine - Midyette to Capital Circle (north)	1,815	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	No	no	no	no	\$635,250
Gadsden - Ingleside to Seventh Ave.	1,045	east	right of way issues	no	yes	no	yes	no	yes	yes	No	No	maybe	yes	no	\$365,750
Gadsden - Seventh to (8th)	195	east	sidewalk is existing past 8th	no	yes	no	yes	no	yes	yes	No	No	maybe	yes	no	\$68,250
Maclay Rd - Meridian Rd to City Limits	4,799		adjacent to wetlands, and Meridian is a canopy road	no	yes	yes	no	no	yes	yes	No	No	no	yes	maybe	\$1,079,775
Tier 1 Community Sidewalk Enhancements meets 4 of 6 criteria - Total																\$7,054,200

Tier 2 Community Sidewalk Enhancements - meets 3 of 6 criteria	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Old Bainbridge - Brevard to Tharpe	6,013	east	walls might be needed to accommodate steep slopes	no	yes	no	no	no	yes	yes	No	some	no	no	maybe	\$1,352,925
Old Bainbridge - High to I-10	2,838	east	Canopy Road and adjacent floodplains and wetlands near I-10	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$993,300
Miccosukee Rd - Ginger to Fleischman	2,707		canopy road	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$947,450
Ox Bottom Rd - Meridian Rd to Thomasville Rd	17,152		Thomasville Rd to Witchtree Acres is in Bradfordville Study Area, also potential karst features may require geotech, and has historical flooding problems	no	yes	no	no	no	yes	yes	No	No	no	yes	maybe	\$3,859,200
Centerville - Glenncrest Ln to Fleischmann	2,242		canopy road	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$784,700
Old Bainbridge - Volusia to Tharpe	1,387	west	portions of ex. sw are substandard - new walls would be needed	no	yes	no	no	no	yes	yes	No	parial but narrow some gaps	no	no	no	\$485,450
Old Bainbridge - I-10 to Fred George (west)	9,483	tbd	Canopy Road, and adding sw to I-10 bridge might be expensive, and has historical flooding problems, and within Fred George closed basin	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$3,319,050
Old Bainbridge/CCNW - Tower Rd to Pryor Rd	3,601		walls might be needed adjacent to wetlands / ditches / slopes- some sidewalk on CCNW to CVS	no	yes	no	no	no	yes	yes	No	No	maybe	maybe	maybe	\$810,225
Buck Lake - Walden to Alameda	1,946	north	walls might be needed adjacent to ditches/slopes	no	yes	no	no	no	yes	yes	No	No	yes	yes	maybe	\$437,850
Bradfordville Rd - from Velda Dairy to Bowling green	3,100		in Bradfordville Study Area, Velda Dairy intrsection will be challenging, walls might be needed adjacent to wetlands / ditches / slopes	no	yes	no	no	no	yes	yes- see comment	No	No	maybe	no	maybe	\$697,500
Tennessee - Aeon Church to Lukeman	3,318		FDOT- has historical flooding problems	no	yes	no	no	no	yes	yes	No	No	no	no	yes	\$331,800

Centerville Rd. - Harpers Ferry Dr (Centerville Trace) to Fleischmann Rd	4,884		canopy road	no	yes	no	no	no	yes	yes	No	No	no	maybe	maybe	\$1,098,900
Old Bainbridge - from Fred George to Amber Trace (Laurel Trace Way)	886		Canopy Road, within Fred George closed basin	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$310,100
Louvinia Dr - from Apalachee Pkwy. to Balmoral Dr	1,041	east	connect to ex. sw 200' at Apalachee Pkwy	no	yes	no	no	no	yes	yes	No	No	yes	maybe	maybe	\$234,225
Louvinia Dr - from Balmoral Dr to Old St. Augustine Rd	2,106	east	possible wetland and floodplain issues, Old St. Augustine is a canopy road	no	yes	no	no	no	yes	yes	No	No	maybe	maybe	maybe	\$473,850
Tier 2 Community Sidewalk Enhancements - Total																\$16,136,525

Tier 3 Community Sidewalk Enhancements meets 1- 2 policy criteria	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/demand 5	Arterial/collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own RW?	Probably Easy to Build	Cost Estimate
Centerville - Pimlico to Roberts Rd	2,517		canopy road, and has historical flooding problems	no	no	no	no	no	yes	yes	No	No	no	no	no	\$880,950
Whirlaway - Shannon Lakes to Pimlico	4,926		mostly in Bradfordville Study Area	no	yes	no	no	no	no	yes	No	No	no	yes	maybe	\$1,108,350
Dome Level - Poplar to Aenon Church	2,641		boardwalks will be needed adjacent to wetlands / ditches, has historical flooding problems	no	yes	no	no	no	no	yes	No	No	no	yes	no	\$924,350
Lacey - north to Dome Level	972		create a connection to Dome Level w / easement - probably should wait till future Lacey Ln shown on GIS maps is built by developer, also has historical flooding problems	no	yes	no	no	no	no	yes	No	No	no	no	maybe	\$218,700
Deerlake from Heatherbrook Drive to Blue Wing Ct.	4,094	north	in Bradfordville Study Area	no	no	no	no	no	yes	yes	No	No	maybe	no	maybe	\$921,150
Slash Pine Drive - Crawfordville Hwy to Lone Pine Drive	3,600		Resident request inside USA- residential road	no	no	no	no	no	no	yes	No	No	yes	maybe	yes	\$ 360,000.00
Slash Pine Ct	300		Residential road - small cul-de-sac	no	no	no	no	no	no	yes	No	No	yes	maybe	yes	30000
Community Sidewalk Enhancements Tier 3 Total																\$4,443,500

Tier 4 Community Sidewalk Enhancements- sidewalk on second side of street	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/ demand 5	Arterial/ collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Old St. Augustine - Paul Russell to Blair Stone (north)	2,178	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	yes	maybe	no	no	\$762,300
Old St. Augustine - Blair Stone to Indian Head (north)	2,920	north	canopy road	no	yes	yes	no	no	yes	yes	No	yes	no	no	no	\$1,022,000
Old St. Augustine - Midyette to Paul Russell (south)	2,849	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	yes	no	no	no	\$997,150
Old St. Augustine - Midyette to Capital Circle (south)	1,754	tbd	canopy road	no	yes	yes	no	no	yes	yes	No	yes	no	no	no	\$613,900
Magnolia - Meridian to Country Club Dr	2,524	north	North side of Meridian to Golf Terrace has existing asphalt sidewalk that should be replaced (NFI approved 7/31/14)- residents placed a low priority on this segment	no	yes	no	no	no	yes	yes	No	yes	maybe	no	no	\$883,400
Magnolia - Country Club Dr to Seminole Ave	1,054	north	(NFI approved 7/31/14)	no	yes	no	no	no	yes	yes	No	yes	maybe	yes	maybe	\$237,150
Magnolia - Alban Ave (across from Jim Lee) to Circle Dr	3,451	west	(NFI approved 7/31/14)	no	yes	no	no	no	yes	yes	No	yes	maybe	yes	no	\$1,207,850
Magnolia - Circle Dr to Azalea	471	west	(NFI approved 7/31/14)	no	yes	no	no	no	yes	yes	No	yes	maybe	yes	no	\$164,850
Old Bainbridge - 1-10 to Fred Geroge (east)	9,477	tbd	Canopy Road, and adding sw to I-10 bridge might be expensive, and has historical flooding problems, and within Fred George closed basin	no	yes	no	no	no	yes	yes	No	yes	no	no	no	\$3,316,950
Gaines - Gadsden to Calhoun	252	north	walls & ramps might be needed to accommodate steep slopes	no	yes	no	yes	no	yes	yes	No	yes	maybe	yes	no	\$88,200
Gaines - Meridian to Gadsden	355	north		no	yes	no	yes	no	yes	yes	No	yes	maybe	yes	no	\$124,250

Old Bainbridge - Brevard St. to Georgia	324	east	walls might be needed to accommodate steep slopes / depending on where R/W is	no	yes	no	yes	no	yes	yes	No	yes	yes	no	no	\$113,400
Micosukee Rd - Capital Circle to Ginger	680	south	canopy road, and already existing on north side	no	yes	no	no	no	yes	yes	No	yes	no	no	maybe	\$153,000
Gadsden - Carolina St. to McDaniel	1,306	west	sidewalk is existing on east side - consider adding sidewalk to west?	no	yes	no	no	no	yes	yes	No	yes	maybe	yes	yes	\$130,600
Gadsden - McDaniel (actually Johnston) to Ingleside	1,422	west	sidewalk is existing on east side - consider adding sidewalk to west?	no	yes	no	no	no	yes	yes	No	yes	maybe	yes	yes	\$142,200
Old Bainbridge - Tharpe to High	4,681	west	Canopy road designation begins north of Tharpe (Raa Ave)	no	yes	no	no	no	yes	yes	No	No	no	no	no	\$1,638,350
Tier 4 total															\$11,595,550	
Community Sidewalk Enhancements tiers 1, 2,3 & 4															\$39,229,775	
Total - All Sidewalks															\$50,251,300	

Sidewalks In Design, Permitting or Construction																
Location	Length (Linear Feet as shown on key maps)	Side of the road (if applicable)	Miscellaneous Notes	Safe Route to School ? 1	Route to Parks ? 2	Connects to bike rte. or trail ? 3	Completes gap ? 4	Safety/ demand 5	Arterial/ collector 6	Inside USA 7	Donation of R/W 8	Is there sidewalk already on one side of the street	Probably easy to permit?	Does LC own R/W?	Probably Easy to Build	Cost Estimate
Magnolia - Pontiac to Jim Lee - Sales Tax and SRTS	735	south	currently in design and permitting	yes	yes	no	yes	no	yes	NA	No	No	maybe	maybe	no	\$257,250
Magnolia - Jim Lee to Chowkeebin Nene- Sales Tax and SRTS	4,872	east	currently in design and permitting, costs higher due to anticipated ret wall costs	yes	yes	no	yes	no	yes	NA	No	No	maybe	maybe	no	\$2,750,000
Chowkeebin Nene at Magnolia Dr--SRTS	N/A	south	add possible pedestrian signal - Safety review and warrant needs analysis would be required	yes	yes	no	no	no	yes	NA	No	No	yes	yes	yes	\$100,000
Magnolia - Monroe to Meridian-pending blueprint funding	1,039	south	ex. sidewalk on south side, r/w, grading and drainage issues on north side, need to exp. Ex. sidewalk to 10' multi-use trail, additional cost to anticipate r/w acquisition	no	yes	no	no	no	yes	yes	No	No	maybe	no	no	\$600,000
Chaires Cross Rd Ph.2 - Parkhill Rd to Chaires Elem.-SRTS	1,177	south	has historical flooding problems, working on design, permitting, and r/w acquisition	yes	yes	no	yes	no	yes	NA	No	No	maybe	no	yes	\$117,700
Timberlane School Road - Timberlane to city limits--SRTS	1,005			yes	yes	yes	no	no	yes	NA	No	No	yes	yes	maybe	\$226,125
Woodville Hwy - Hickory Ln to Cemetery Rd- SRTS-2014	1,825	east	FDOT permitting needed, currently in design and permitting	yes	yes	yes	yes	no	yes	NA	No	No	yes	no	yes	\$182,500
Timberlane Rd - Meridian Rd to Deer Lane - Sales Tax and SRTS	1,209	south	in design and permitting	yes	no	no	yes	no	yes	NA	No	No	maybe	yes	no	\$423,150
Nabb Road - Buck Lake south to city limits--SRTS	1,195	east	County programmed. In permitting for construction late FY 15	yes	yes	no	yes	no	no	NA	No	No	yes	yes	maybe	\$268,875
Monroe St (US 27) - Clara Kee Blvd to Harriet Dr--SRTS	2,138	east	FDOT R/W, currently in design and permitting	yes	yes	no	no	no	yes	NA	No	No	no	no	maybe	\$481,050
Fred George- Mission to Park at CCNW	3,197	north	currently in design and permitting-boardwalk needed to avoid fill in the floodplain- rapid flasher beacon at Sagebrook Mill crossing	no	yes	yes	no	no	yes	yes	No	No	maybe	yes	maybe	\$719,325
Gearhart Road - in County	4,467	south	walls might be needed adjacent to wetlands / ditches, and within Fred George closed basin, working on permitting CSX crossing	no	yes	no	no	no	yes	yes	No	No	maybe	yes	yes	\$446,700
subtotal sidewalks segments approved excluding Magnolia Sections funded by Blueprint															\$2,865,425	

Working data/assumptions												
Connectivity of a neighborhood to an existing bike route or trail; connections need to be within 1/4 mile												
Completing a gap (less than 1/4 mile in length) between existing pedestrian/bike facilities												
Addresses a bike or pedestrian safety issue in an area with documented demand												
Sidewalk is on an arterial or collector roadway with a higher priority placed on provision of the second side of the street												
For all these criteria above the following answer generated the following numbers:												
Yes=10, Maybe=5, No=0												
then the Recommended Priority Level generates a min. value of 0, and a max value of 60												
Probably easy to permit?	yes=means there are few known environmental issues, not a canopy road, few large trees, etc											
Does LC own R/W?	yes=confirmed by Jim Pilcher, maybe=areas where there is limited R/W or unknown, no=maint. R/W or FDOT R/W											
Probably easy to build?	yes=few drainage issues, few walls and railings, few grading issues, few tree or other conflicts											
No existing S/W?	yes=no ex. sw, no=ex. sw; Designed to provide higher priority for segments that do not have any existing sidewalks											
Cost Estimate is established by using the following cost per linear foot based on ease to build (with some exceptions):	Yes= \$100.00	\$225.00	yes= \$350.00									

**Leon County
Board of County Commissioners**


Notes for Agenda Item #4

Leon County Board of County Commissioners

Cover Sheet for Agenda #4

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Adoption of Resolution Approving Lease Amendment with YMCA to Extend Term of Lease at Lake Jackson Town Center at Huntington

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

Fiscal Impact:

This item has no current fiscal impact; however, if approved, the Lease amendment would extend the term of the lease 120 days beyond the May 31, 2015 expiration date. The YMCA has requested this time to provide a modification to the lease to address the outstanding delinquent payments due the County of \$81,574; this amount does not include any additional rental payments being missed during the 120-day extension. The monthly rental payment is \$5,317.

Staff Recommendation:

Option #1: Adopt the Resolution (Attachment #1) approving the Lease Amendment with the YMCA (Attachment #2) to extend the term for 120 days beyond the May 31, 2015 expiration date.

Option #2 Accept the YMCA's request to provide the County with a proposed new Lease that presents a satisfactory solution to eliminate or significantly reduce the YMCA's rent arrearages within the 120 extension period.

Report and Discussion

Background:

The YMCA was an existing tenant in its current premises at the time the County purchased the Lake Jackson Town Center at Huntington in October 2009, and was assigned the lease as part of the purchase. Since that time, the YMCA has continually had difficulty in keeping its rent payments current, and the County has worked with the YMCA to address the rent arrearages and allow them to accrue while maintaining its occupancy of the premises:

- In June 2012, a new three-year Lease was agreed upon, which recognized YMCA's past due rent arrearages of \$16,205; the rent arrearages were brought current through a credit from the County for CAM overcharges (\$13, 978) and a one-time payment of the balance (\$2,227).
- By May 2013, past due rent arrearages had again accumulated and, after directing staff to renegotiate the Lease (Attachment #3), the Board in September 2013 approved a modified Lease that acknowledged the rent arrearages (\$62,787) and provided for the Lease to continue on a month-to-month basis for the remaining 20 months of the term through its expiration in May 2015 (Attachment #4); the rent arrearages would be forgiven at the expiration, or earlier termination, of the Lease, provided that the YMCA satisfied the terms and conditions of the Lease.
- In March 2014, the Board considered and approved a Lease Amendment (Attachment #5) that granted YMCA's request to forgive the rent arrearages that had accumulated in 2013 (\$26,007) to allow the YMCA to obtain additional financing to fund renovations to the premises

Analysis:

In September 2014, additional rent arrearages began to accumulate when the YMCA stopped making rent due to continuing financial difficulties. Since the approval of the Lease Amendment in March 2014, an additional \$36,307 in rent arrearages has accumulated. Subsequent to the September 2013 Lease modification, staff has continually marketed the YMCA space, and, in those 19 months, there has been one inquiry about the space; but, it has not been shown to any prospective tenants.

The current Lease, as modified in September 2013, expires on May 31, 2015, with no continuation periods remaining. Staff has been meeting with the CEO of the YMCA since October 2014 to attempt to collect past due rent arrearages. In February 2015, the YMCA was advised, in writing, of the upcoming lease expiration. Subsequently, this issue was addressed during a YMCA Board meeting in March 2015; and, the YMCA Board voted to attempt to negotiate a new lease with the County and to develop a plan to payback past due rent arrearages and remain in the premises.

On April 14, 2015, staff met with the YMCA to discuss the Lease expiration and rent arrearages. At this meeting, the YMCA announced that it is currently working on a proposal for a new Lease that will remedy the past due financial obligations. However, the YMCA has asked for more time to further develop its proposal. By letter dated April 14, 2015, the YMCA has asked staff for a 90-day extension of the current lease to complete a proposal that would be presented to the Board during the June 23, 2015 meeting (Attachment #6). Staff has increased the extension period to 120 days in order to allow for the Board to consider a proposed new Lease in September.

Options:

1. Adopt the Resolution (Attachment #1) approving the Lease Amendment with the YMCA (Attachment #2) to extend the term for 120 days beyond the May 31, 2015 expiration date.
2. Accept the YMCA's request to provide the County with a proposed new Lease that presents a satisfactory solution to eliminate or significantly reduce the YMCA's rent arrearages within the 120 extension period..
3. Do not adopt the Resolution approving the Lease Amendment with the YMCA to extend the term for 120 days beyond the May 31, 2015 expiration date, and inform the YMCA that it will be expected to vacate the premises at the expiration and to pay the rent arrearages in accordance with the terms of the Lease.
4. Board direction.

Recommendation:

Option #1 and #2.

Attachments:

1. Resolution pursuant to Fla. Stat. §125.38 approving Lease Amendment with YMCA to extend term of lease
2. Second Amendment to Lease Agreement
3. Agenda Item #13 (without attachments) from the May 14, 2013 regular Board meeting
4. Agenda Item #20 (without attachments) from the September 10, 2013 regular Board meeting
5. Agenda Item #7 (without attachments) from the March 11, 2014 regular Board meeting
6. Letter dated April 14, 2015 requesting a 90-day lease extension

VSL/AR/TP/TB/GS/gs

RESOLUTION 15-_____

RESOLUTION OF INTENT TO LEASE SPACE AT LAKE JACKSON TOWN CENTER AT HUNTINGTON, PURSUANT TO FLA. STAT. §125.38, TO CAPITAL REGION YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, FOR AN ADDITIONAL 120-DAY TERM

WHEREAS, Capital Region Young Men's Christian Association, Inc. (the "YMCA") currently occupies space in the Lake Jackson Town Center at Huntington owned by Leon County (the "County"), such space being identified in the lease as Suite 400 (the "YMCA Space"), pursuant to a lease dated July 3, 2012 as approved by the Board of County Commissioners (the "Board") pursuant to Resolution 12-13 adopted on June 26, 2012 (the "2012 Lease"); and

WHEREAS, the 2012 Lease was subsequently modified and superseded by a new lease dated October 30, 2013 as approved by the Board on September 10, 2013 (the "2013 Lease"); and

WHEREAS, the 2013 was subsequently amended by the First Amendment to Lease dated April 4, 2014 as approved by the Board on March 11, 2014 (the "2013 Lease as Amended"); and

WHEREAS, the 2013 Lease as Amended expires on May 31, 2015, and the YMCA wishes to extend the term of the for an additional 120 days in order to allow it sufficient time to present a proposal for a new lease; and

WHEREAS, the YMCA is the nation's leading not-for-profit organization committed to strengthening communities through youth development, healthy living and social responsibility, and makes accessible the support and opportunities that empower people and communities to learn, grow and thrive by nurturing the potential of every youth and teen, improving the nation's health and well-being, and providing opportunities to give back and support neighbors; and

WHEREAS, this Resolution is adopted pursuant to the provisions of section 125.38, Florida Statutes, which allows the County to lease its property to a corporation not for profit if the Board of County Commissioners is satisfied that such leased property is not needed for County purposes and is used for the purpose of promoting community interest and welfare, which findings and terms of the lease rent are to be recited in a resolution.

WHEREFORE it is resolved by the Board of County Commissioners of Leon County, Florida as follows:

1. The YMCA is a corporation not for profit within the meaning of Section 125.38, Florida Statutes.
2. The use of the YMCA Space by the YMCA in accordance with the lease promotes community interest and welfare within the meaning of Section 125.38, Florida Statutes, by limiting the use of the YMCA space to the following programs and activities:

Youth Development. For youth development, the permitted programs and activities may include:

- holiday day camp; summer day camp;
- youth sports including soccer, basketball, flag football, cheerleading, T-ball, and coach pitch;
- swimming lessons including group classes, private lessons, and semiprivate lessons;
- junior life guards; swim team; youth in government; leaders and teen club; parent's night out; kid zone; and teens in training.

Healthy Living. For healthy living, the permitted programs and activities may include:

- personal training; fitness assessment; fitness orientations;
- group exercise including yoga, pilates, boot camp, spinning, and zumba;
- cardio machines; treadmills; free weights; circuit training; sauna; active older adults; silver sneakers; trick or trot; and lunch and learns.

Social Responsibility. For social responsibility, the permitted programs and activities may include:

- conference facility; birthday rentals; active older adults; silver sneakers; book club; community gathering locations; CPR/AED/first aid certifications; community garden; scholarships; senior potlucks; Peace Corps donation center; community partner; Whole Child Leon; ACHIEVE grant; COPE Initiative; Healthy Kids Day; volunteer opportunities; and corporate wellness.

3. The YMCA Space is not projected to be needed for County purposes during the term approved by this Resolution.

4. The County Administrator is hereby authorized to prepare and execute a Second Amendment to the 2013 Lease as Amended to extend the Term therein for an additional 120 days beyond the expiration date of May 31, 2015, and subject to the same rental rate, terms, and conditions as exist therein on May 31, 2015.

ADOPTED this 12th day of May, 2015.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, Chairman
Board of County Commissioners

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

Approved as to Form:
Leon County Attorney's Office

BY: _____

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

**LAKE JACKSON TOWN CENTER AT HUNTINGTON
SECOND AMENDMENT TO LEASE AGREEMENT
(YMCA)**

THIS SECOND AMENDMENT TO LEASE AGREEMENT (the “Second Amendment”) is made as of the “Effective Date” (as defined in paragraph 4 below), by and between **LEON COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida**, (“Landlord”) and **CAPITAL REGION YOUNG MEN’S CHRISTIAN ASSOCIATION, INC., a Florida not-for-profit corporation** (“Tenant”), whose mailing address is 2001 Apalachee Parkway, Tallahassee, FL 32301, Attn: Ray Purvis, President/CEO.

W I T N E S S E T H:

WHEREAS, Landlord and Tenant were parties to that certain lease agreement dated July 3, 2012 (the “2012 Lease”), whereby Tenant leased from Landlord the Premises as defined in the 2012 Lease at Section 1.2.1.2; and

WHEREAS, Tenant failed to timely deliver several payments of rent as required in the 2012 Lease and, as such, accumulated a substantial amount of past due rent arrearages; and

WHEREAS, in lieu of eviction proceedings, Landlord and Tenant agreed to the modified terms and conditions for the lease of the Premises as set forth in lease agreement dated October 30, 2013 (the “2013 Lease”) which, as of the Effective Date thereof, superseded and terminated the 2012 Lease in its entirety; and

WHEREAS, Landlord and Tenant amended the 2013 Lease with the First Amendment to Lease Agreement effective April 4, 2014, which provided for Landlord’s release, waiver, and forgiveness of a portion of the Tenant Arrearages, and for increases to the Annualized Base Rental Rate to occur upon attainment of certain membership enrollment levels, and which was incorporated into, and thereby become a part of, the 2013 Lease; and

WHEREAS, as of the Effective Date of this Second Amendment, the 2013 Lease is in full force and effect with regard to the lease of the Premises; and

WHEREAS, Landlord and Tenant wish to further amend the terms of the 2013 Lease to extend the Term for an additional four (4) months, and to make any other modifications as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are hereby incorporated herein as if again set forth in their entirety.

2. Amendment. This Second Amendment shall be attached and incorporated into the 2013 Lease and thereby become a part thereof by this reference.

3. Lease Remains in Full Force and Effect. Except as modified by the provisions hereinbelow, the 2013 Lease shall remain in full force and effect. The 2013 Lease and any modifications thereto as provided herein shall be hereinafter collectively referred to as the “Lease.”

4. Effective Date. This Second Amendment shall become effective upon full execution hereof by both Parties.

5. Modifications to Section 1.5, Lease Term. Section 1.5 of the Lease shall be amended to read as follows:

1.5. LEASE TERM. The term of this Lease (the "Term") shall be for twenty-four (24) months, subject to the month-to-month termination option set forth in Section **Error! Reference source not found.** The Term shall commence on October 1, 2013 (the "Commencement Date").

IN WITNESS WHEREOF, Tenant and Landlord have caused this Second Amendment to be duly executed as of the date first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

**CAPITAL REGION YOUNG MEN'S
CHRISTIAN ASSOCIATION, INC.**

By: _____

Name: _____

Print Name: _____

Its: _____

Date: _____

Name: _____

(Corporate Seal)

LEON COUNTY, FLORIDA

By: _____

Name: _____

Vincent S. Long
Its County Administrator

Date: _____

Name: _____

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

Approved as to Form:
Leon County Attorney's Office

BY: _____

BY: _____

Name: _____

Herbert W. A. Thiele, Esq.

View Agenda '13'

[Back](#) [Print](#)

**Leon County
Board of County Commissioners
Cover Sheet for Agenda #13**

May 14, 2013

To:	Honorable Chairman and Members of the Board
From:	Vincent S. Long, County Administrator
Title:	Authorization to Renegotiate Lease Agreement with the Capital Region Young Men's Christian Association, Inc. (YMCA) for Space at Lake Jackson Town Center at Huntington

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

Fiscal Impact:

This item has a fiscal impact. The Capital Region Young Men's Christian Association, Inc. (YMCA), a tenant at the County-owned Lake Jackson Town Center at Huntington, has an outstanding lease payment balance of \$54,928. Staff has been working with the YMCA on payment options that would resolve the outstanding balance, which include, but are not limited

to, rent deferment, abatement, and reduction.

Staff Recommendation:

Option #1: Authorize staff to renegotiate the 2012 Lease Agreement with the Capital Region Young Men's Christian Association, Inc. (YMCA) for space at Lake Jackson Town Center at Huntington.

Report and Discussion

Background:

The County's long-standing community partnership with the YMCA reflects the Board's commitment to support and foster programs that enhance the quality of life in the community. The YMCA has worked with the County's Parks and Recreation Division to host local youth sporting events that promote youth development, healthy living, and social responsibility.

In June 2012, Leon County executed a lease agreement with the YMCA, comprising of 8,100 square feet of net rentable space, located at the County-owned Lake Jackson Town Center at Huntington where the organization has been located since prior to the County's purchase of the property (the "2012 Lease Agreement") (Attachment #1). At the Lake Jackson Town Center at Huntington, the organization provides a wide variety of program services such as youth sports, personal training, and senior potlucks. The 2012 Lease Agreement provided an annualized full-service rental rate of \$5,231 monthly, which consists of a below-market base rent of \$4.25 per square foot, plus an operating expense rate of \$3.50 per square foot, for a three-year period with two optional continuation periods of three years. This offered the YMCA the option of leasing the premises for up to nine years. For each successive 12-month rental period, including the continuation periods, the base rental rate will increase by 3% and the operating expense rate would reflect the actual operating expenses paid by the County for the previous rental period just ended.

Analysis:

Shortly after the execution of the 2012 Lease Agreement, the YMCA experienced a transition in leadership with the resignation of its CEO. Additionally, the organization has faced significant financial challenges, due primarily to the economic downturn. As a result, the YMCA has had difficulty in making its lease payments to the County. Since the execution of 2012 Lease Agreement, the organization has made a single payment of \$2,616; and, currently has an outstanding balance of \$54,928.

Issues concerning the YMCA falling behind in its payment of rent began before the County purchased the Lake Jackson Town Center at Huntington in October 2009 and have continued, as discussed in the June 26, 2012 agenda item (Attachment #2). Efforts to help alleviate its financial difficulties have included the YMCA's attempts to sell a portion of the land it owns in Wakulla County.

Keeping in mind the County's long-standing relationship with the YMCA, staff has continued to work with the organization the past several months to address the current outstanding lease payment balance. Additional time and opportunities have been afforded to the YMCA to make payments, to ensure that there is not a disruption in programs and services the organization provides to the community.

Staff recently met with the YMCA's new CEO, at which time the organization proposed a 50% reduction of its lease payments for a six-month period (\$2,616 per month from April to September 2013), and then return to full lease payment of \$5,231 a month beginning October 2013, at which time the organization anticipates that it will be able to meet its payment obligations. The YMCA further proposed that in September, 2013, the YMCA and Leon County will determine the status of the outstanding rent balance, which is currently \$54,928, and a resolution of this balance. A copy of the YMCA's April 11, 2013 proposal is provided as Attachment #3.

In order to move forward, staff is seeking Board authorization to renegotiate the 2012 Lease Agreement with the YMCA to determine the most appropriate long-term solution to the organization's lease at the Lake Jackson Town Center at Huntington. Such options may include rent deferment, abatement, and reduction. Additionally, terms for paying the outstanding lease balance would be included in the lease renegotiation discussions, perhaps through a monthly payment plan. A proposed re-negotiated lease agreement with the YMCA would be brought before the Board for its consideration.

Alternatively, pursuant to the terms of the 2012 Lease Agreement, the Board may choose to determine that staff has exhausted its attempts to resolve the organization's outstanding accrued rent balance, and exercise the County's right to terminate the lease and have the organization vacate the property.

Options:

1. Authorize staff to renegotiate the 2012 Lease Agreement with the Capital Region Young Men's Christian Association, Inc. (YMCA) for space at Lake Jackson Town Center at Huntington.
2. Consistent with the terms of the 2012 Lease Agreement, direct staff to exercise the County's right to terminate the lease agreement with Capital Region Young Men's Christian Association, Inc. (YMCA) and move to have YMCA vacate the property.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. [Lease Agreement Between Leon County and the Capital Region Young Men's Christian Association, Inc., Dated July 3, 2012](#)
2. [June 26, 2012 Agenda Item #12, excluding attachments](#)
3. [April 11, 2013 Correspondence from YMCA CEO Ray Purvis](#)

Back

Print

View Agenda '20'

[Back](#) [Print](#)

**Leon County
Board of County Commissioners
Cover Sheet for Agenda #20**

September 10, 2013

To:	Honorable Chairman and Members of the Board
From:	Vincent S. Long, County Administrator
Title:	Consideration of the Lease Agreement with Capital Region Young Men's Christian Association, Inc. at Lake Jackson Town Center at Huntington

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

Fiscal Impact:

This item has a fiscal impact. The Capital Region Young Men's Christian Association, Inc. (YMCA) has not paid its rent obligation, as required by their lease (Attachment #1), and has accrued \$60,084 in outstanding debt, payable to Leon County, within the past 12 months. Given the long standing partnership with the YMCA, staff is recommending forgiving the past due obligations in exchange the lease would be converted to a month-to-month basis and the space marketed for a future tenant.

Staff Recommendation:

- Option 1: Authorize the Lease Agreement with the Capital Region Young Men's Christian Association, Inc. at Lake Jackson Town Center at Huntington be converted to a month-to-month lease; authorize the marketing of the space during this time; and, authorize that, in exchange for the month-to-month and voluntarily surrendering possession of the premises, any past due rental payments will be forgiven.

Report and Discussion**Background:**

The YMCA is currently a tenant in the Lake Jackson Town Center at Huntington. On July 3, 2012, Leon County executed a new Lease agreement with the YMCA for 8,100 square feet of net rentable space located at the Lake Jackson Town Center at Huntington. This lease provides a full-service rental rate at \$5,231 per month (\$7.75 psf or \$62,775 annually). The base rental rate of \$4.25 per square foot (which is 60% below-market), plus an operating expense rate of \$3.50 per square foot comprises the Year-1 rent schedule. This lease is for a three-year initial period with two continuation periods of three years each, for a total potential lease term of nine years.

During the regular Board meeting on May 14, 2013, a status report contained in Agenda Item # 13 was brought before the Board with an update regarding the YMCA's non-payment of rent (Attachment #2). Since the commencement of this Lease Agreement, the YMCA has fallen behind in their rent payment obligations and has an outstanding past due rent amount of \$60,084, as of August 14, 2013. Assuming the non-payment of rent is continued for another month, the outstanding past due rent, as of the September 10 Board meeting, will be \$62,787. The Board instructed staff to re-negotiate the Lease and include a payment plan to repay all outstanding rent owed by the YMCA.

Analysis:

On May 29, 2013, staff met with the YMCA Chief Executive Officer to negotiate repayment of all past due rent to continue to occupy the space. On July 15, 2013, after several weeks of negotiations, a lease proposal was received from the YMCA (Attachment # 3). This proposal included five specific points; following each point is staff's response and counter proposal that was provided to the YMCA (Attachment #4).

1. The YMCA offered to pay 50% of normal rent for six months through September 2013, as granted by the Board during the May 14, 2013 regular Board meeting.

Staff response: Given the YMCA's history of non-payment and delinquency on the large majority of rental payments under the existing agreement, staff is not supportive of any further rent reductions.

2. The YMCA offered to resume 100% rent payments starting in October 2013 with a re-negotiated lease agreement.

Staff response: Staff concurs with this proposal

3. The YMCA requested that the normal rent for June and July of 2013 be forgiven due to revenue and safety limitations imposed by the repairs & reconstruction of the parking lot in front of their suite.

Staff Response: Staff reviewed this request and does not agree with the YMCA's assessment. The YMCA parking capacity was not reduced by the County's construction activities; patrons may have had to walk further, but parking has been available throughout construction. The County notified all tenants prior to construction to notify the County if any problems were experienced during construction. The County had not received any complaints from the YMCA or its members prior to the July 15, 2013 rent reduction proposal.

4. The YMCA requested negotiating further debt forgiveness on outstanding rent through administrative processes.

Staff response: Staff is unable to provide any specific reductions for debt forgiveness outside of any formal adjustment to the Lease Agreement.

5. The YMCA offered to repay any outstanding balance remaining after negotiations are completed with a \$500 per month payment, in addition to the normal rent schedule established at the conclusion of lease re-negotiations

Staff response: Under this proposal, it would take the YMCA approximately 120 months (or 10 years) to repay all of the currently outstanding debt assuming no additional deficiencies occur in the future. Staff proposed that the outstanding debt be addressed by the conclusion of the existing 36-month initial term.

After discussing the County's counter proposal, the YMCA determined that they could not agree to the proposed terms. It was expressed to staff that the YMCA could not afford to execute any agreement without any additional past due rent forgiveness. Additional discussions with the YMCA have indicated a willingness to consider a month-to-month lease arrangement in connection with lease forgiveness. This would allow the County to market the property while retaining a valuable tenant.

Staff fully understands that the YMCA offers a valuable service to the community and, unfortunately, has experienced financial stress over the past several years. The County fully recognized the YMCA's financial condition and acknowledged the benefit of the YMCA being located at the center when it originally entered into a rental agreement that was 60% less than the current market conditions warranted.

There are a number of options available to the Board as it relates to the YMCA and its continued tenancy at the plaza:

1. The lease could be converted to a month-to-month, the property marketed for a new tenant and any past due rental payments owed by the YMCA be waived at the point in time a new tenant is placed in the space.
2. The County could terminate the lease with the YMCA and waive any past due rental payments as part of the termination process.
3. The County could accept the terms offered by the YMCA in its July 15, 2013 memorandum and authorize staff to modify the lease accordingly.
4. The County could terminate the lease with the YMCA and pursue repayment of all past due rent pursuant to the terms of the lease agreement.

The County has made a significant investment in the Lake Jackson Town Center at Huntington to provide a true sense of place for the community. Staff has started to see an increase in activity related to the renting of space in the center. Although the YMCA has been a long-standing tenant and does provide a service to a number of the residents in the community, it does not appear that the YMCA has the financial ability to fulfill its obligations to the County. However, given the long-term relationship between the County and the YMCA, staff would recommend that if the Lease Agreement were terminated or converted to a month-to-month, that any and all outstanding past due rental payments be forgiven by the County.

Options:

1. Authorize the Lease Agreement with the Capital Region Young Men's Christian Association, Inc. at Lake Jackson Town Center at Huntington be converted to a month-to-month lease; authorize the marketing of the space during this time; and, authorize that, in exchange for the month-to-month and voluntarily surrendering possession of the premises, any past due rental payments will be forgiven.
2. Authorize the termination of the Lease Agreement with the Capital Region Young Men's Christian Association, Inc., at Lake Jackson Town Center at Huntington for non-payment of rent, and require the YMCA to voluntarily surrender possession of the Premises in exchange for forgiveness of any past due rental payments, as part of the termination process.
3. Accept the Capital Region Young Men's Christian Association, Inc. lease proposal, dated July 15, 2013 (Attachment # 3), and instruct staff to complete a re-negotiated lease agreement with the new terms.
4. Authorize the termination of the Lease Agreement with the Capital Region Young Men's Christian Association, Inc., at Lake Jackson Town Center at Huntington for Non-payment of rent, require the YMCA to surrender possession of the Premises, and proceed with the default remedies as appropriate as set forth in Article 10 in the Lease Agreement.
5. Board direction.

Recommendation:

Option #1.

Attachments:

1. [Capital Region Young Men's Christian Association, Inc. Lease](#)
2. [Agenda Item # 13 from the May 14, 2013 regular Board meeting](#)
3. [Letter date July 15, 2013 of YMCA's Lease Proposal](#)

4. [Letter date July 23, 2013 of Leon County's counter proposal](#)

Back

Print

[Back](#) [Print](#) [FIND](#)

**Leon County
Board of County Commissioners
Cover Sheet for Agenda #7**

March 11, 2014

To:	Honorable Chairman and Members of the Board
From:	Vincent S. Long, County Administrator
Title:	Approval of the Capital Region Young Men's Christian Association, Inc. Lease Modification

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

Fiscal Impact:

This item has a fiscal impact. The Capital Region Young Men's Christian Association, Inc. (YMCA) has requested forgiveness of all past due rent from 2013 in the amount of \$26,007. In consideration for the rent forgiveness, the YMCA has agreed to the increase of the base rent amount paid, based on a schedule of increases in membership at this location.

Staff Recommendation:

- Option #1: Approve the modifications to the Capital Region Young Men's Christian Association, Inc. Lease.
- Option #2: Authorize the County Administrator to execute an amendment to the Capital Region Young Men's Christian Association, Inc. Lease, in a form approved by the County Attorney.

Report and Discussion

Background:

The YMCA is currently a tenant in the Lake Jackson Town Center at Huntington. On July 3, 2012, Leon County executed a new Lease Agreement with the YMCA for 8,100 square feet of net rentable space located at the Lake Jackson Town Center at Huntington. This Lease provides a full-service rental rate at \$5,231 per month (\$7.75 psf or \$62,775 annually). The base rental rate of \$4.25 per square foot (which is 60% below-market), plus an operating expense rate of \$3.50 per square foot, comprises the Year-1 rent schedule. This Lease is for a three-year initial period, with two continuation periods of three years each, for a total potential lease term of 9 years.

The YMCA failed to meet their rent payment obligations from August 2012 through April 2013. Beginning in April 2013, partial payments (50% of total rent due) were made through September 2013. The YMCA started making payments for the full rent amount, as required by the Lease in October 2013. The total amount of unpaid rent due from past non-payments in 2012 and 2013 is \$62,626.

During the regular Board meeting on September 10, 2013, an agenda item was brought before the Board, and the Board took the following action:

- authorized the Lease Agreement with the YMCA at Lake Jackson Town Center at Huntington be converted to a month-to-month lease;
- authorized the marketing of the space during this time; and,
- authorized that, in exchange for the month-to-month and voluntarily surrendering possession of the premises, any past due rental payments would be forgiven.

As of February 25, 2014, no inquiries have been made about the space for lease.

Analysis:

Since October 2013, the YMCA has expressed interest in staying in the shopping center. The YMCA is forecasting positive financial stability in the near future and has a desire to renovate the interiors of the current space and upgrade the exercise equipment to attract more members to this location. In order to make the improvements to the interiors, the YMCA must obtain financing to fund the improvements. In January 2014, the CEO of the YMCA approached County Administration about forgiveness of past due rent in

order to obtain additional financing to fund the interior renovations to the space. On February 19, 2014, the Deputy County Administrator received a request from the YMCA with the following terms:

- Partial past due rent forgiveness of all past due rent from 2013 in the amount of \$26,007
- In consideration for the partial rent forgiveness, the YMCA will agree to increase the base rent paid for the space upon reaching certain membership tiers.
 - Upon reaching 900 members, the base rent amount will increase by \$0.25 per SF to \$8.00 per SF,
 - Upon reaching 1,100 members, rent will increase an additional \$0.25 per SF to \$8.25 per SF.

If membership gains meet projections, then the YMCA would be open to renegotiation of the Lease upon the maturity of the current Lease agreement at the end of the initial lease period of three years. The YMCA currently has approximately 750 members at this location.

The YMCA has been making payments for the full rent amount required by the lease agreement since October 2013. The request for the partial rent forgiveness in consideration for the new increased rent schedule is supported by staff, with the current Lease Agreement, as modified, to remain in place. The YMCA is currently on a month to month lease as approved by the Board during its September 10, 2014 meeting and the past due rent from 2012 will remain as part of the lease agreement to be forgiven if a new tenant is found for the space willing to pay market rent. If approved by the Board, the lease will be modified to include the terms for the new rent rate increases as proposed by the YMCA.

Options:

1. Approve the modifications to the Capital Region Young Men's Christian Association, Inc. Lease.
2. Authorize the County Administrator to execute an amendment to the Capital Region Young Men's Christian Association, Inc. Lease, in a form approved by the County Attorney.
3. Do not approve the modification of the Capital Region Young Men's Christian Association, Inc. Lease, and continue with the existing lease.
4. Board direction.

Recommendation:

Options #1 and #2

Attachments:

1. Current Capital Region YMCA Lease
2. Agenda Item from the September 10, 2013



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

14th April, 2015

Graham Stewart
Leon County Property Department

Re: Northwest YMCA Lease extension

Dear Graham:

Following our conversations this morning regarding the Northwest YMCA lease, I would like to formally request an extension to our current lease. The current lease between the Capital Region YMCA and Leon County expires on 31st May, 2015. I request a ninety (90) day extension of the lease, with no revision of terms.

The extension allows our board to explore renovation options and costs for the Northwest facility, and to then formulate a proposal to Leon County to secure a new lease for this space. Once our estimation process is complete, the Capital Region YMCA will forward our proposal to you for review and response.

Thank you for your consideration of this lease extension request. If you have any questions please do not hesitate to contact me.

Kind regards,

Ray Purvis
Chief Executive Officer
Capital Region YMCA

Capital Region YMCA
2001 Apalachee Parkway
Tallahassee, FL 32301-4845
(850) 877-6151
Fax (850) 942-2001

**Leon County
Board of County Commissioners**


Notes for Agenda Item #5

Leon County Board of County Commissioners

Cover Sheet for Agenda #5

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Natural Bridge Road Maintenance Map for Recording in the Public Records

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works Katherine Burke, P.E., Director, Engineering Services
Lead Staff/ Project Team:	Joseph D. Coleman, P.S.M., County Surveyor

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Approve the Maintenance Map for a section of Natural Bridge Road for recording in the Public Records (Attachment #1).

Report and Discussion

Background:

A segment of Natural Bridge Road from Woodville Highway to Taft Road provides a direct means for adjacent neighborhoods to reach Woodville Elementary School. As a result, this segment was included in the latest edition of the Safe Routes to School report that was adopted by the Capital Regional Transportation Planning Agency (CRTPA) in September 2014.

During the initial stages of the sidewalk project implementation, staff determines the amount of right-of-way available to construct a sidewalk safely. Natural Bridge Road is an 11.039-mile County maintained paved road between Old Woodville Highway and the Jefferson County line. The road is located in Sections 15, 16, 17, 22, 23, and 24, Township 2 South, Range 1 East; and in Sections 19, 21, 22, 25, 26, 27, 28, 29, and 30, Township 2 South, Range 2 East. The west 6.236 miles of Natural Bridge Road is asphalt surface, and the east 4.803 miles is OGCM surface.

Due to the direct need to formalize the limits of County right-of-way for only a small portion of the overall Natural Bridge Roadway, staff focused on the segment that is designated for possible sidewalk construction. A sketch showing the overall limits of Natural Bridge Road, as well as this focus area, is included as Attachment #2.

Analysis:

Staff has prepared a maintenance map for the sidewalk focus area of Natural Bridge Road, in accordance with Section 95.361 Florida Statutes, covering the section of road way between State Road 363 (Woodville Highway) and Taff Road.

The map geographically depicts the limits of the existing/ongoing County maintenance along the road to clearly delineate the limits of what the County owns via said maintenance activities. This claim to property is in full compliance with Section 95.362 Florida Statutes. Additionally, this map will formalize existing right of way line/limits. Staff will use these limits as the basis for the design plans and determination of the need for right-of-way acquisition in order to construct a sidewalk on Natural Bridge from Woodville Highway to Taft Road.

If the sidewalk cannot be constructed within the limits of the maintained right of way, then the map serves as the starting point/baseline for the acquisition of additional property and, thus, potentially limits future disputes during the acquisition process.

Options:

1. Approve the Maintenance map for a section of Natural Bridge Road for recording in the Public Records (Attachment #1).
2. Do not approve the Maintenance Map for a section of Natural Bridge Road for recording in the Public Records.
3. Board direction.

Recommendation:

Option #1.

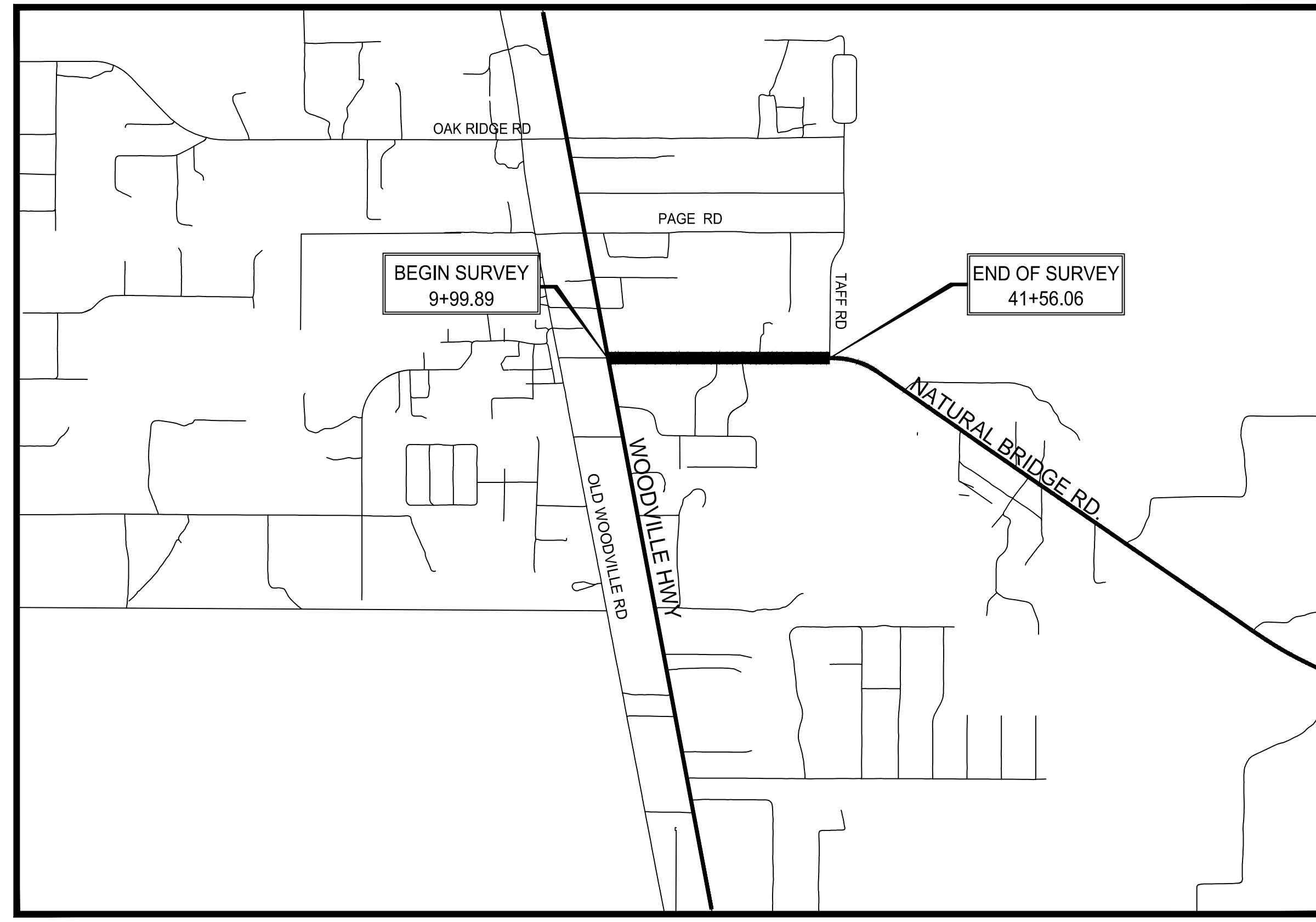
Attachments:

1. Maintenance Map
2. Location Map

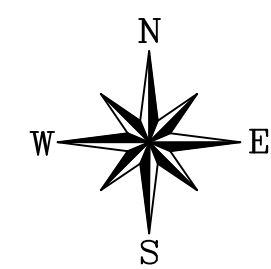
LOCATION MAP LEON COUNTY, FLORIDA

LEGEND (NOTE: NOT ALL ABBREVIATIONS NECESSARILY USED HEREON)

- | | |
|----------------------------------|--|
| N - NORTH | HORIZ. - HORIZONTAL |
| S - SOUTH | VERT. - VERTICAL |
| E - EAST | C.M.P. - CORRUGATED METAL PIPE |
| W - WEST | R.C.P. - REINFORCED CONCRETE PIPE |
| TNP - TOWNSHIP | R/W - RIGHT-OF-WAY |
| RNG - RANGE | T.O.B. - TOP OF BANK |
| SEC - SECTION | U/G - UNDERGROUND |
| (F) - FIELD MEASUREMENT | E.O.P. - EDGE OF PAVEMENT |
| (C) - CALCULATED MEASUREMENT | E.O.R. - EDGE OF ROAD |
| (D) - FROM FIELD INFORMATION | F.C.M. - FOUND CONCRETE MONUMENT |
| DEED MEASUREMENT | S.C.M. - SET CONCRETE MONUMENT |
| - TELEPHONE POLE | PIPE - FOUND IRON PIPE |
| - POWER POLE | FIP - FOUND IRON PIN |
| - LIGHT POLE | FPIP - FOUND PINCHED IRON PIPE |
| - SUPPORT POLE | SIP - SET IRON PIN |
| - FIRE HYDRANT | SN&C - SET NAIL & CAP |
| - GUY WIRE ANCHOR | FN&C - FOUND NAIL & CAP |
| - CONCRETE MONUMENT | - FENCE LINE |
| - IRON PIN | - DEGREES, MINUTES, SECONDS |
| - NAIL & CAP | - INCHES |
| - SINGLE POST SIGN | - FEET |
| - SPIGOT | R - RIGHT |
| - GUY POLE | L - LEFT |
| - UTILITY POLE | DOC. NO. - DOCUMENT NUMBER |
| - WATER VALVE | - SECTION CORNER |
| - WATER MAIN | (11) - (TYPICAL) LAST THREE DIGITS OF LEON COUNTY PROPERTY APPRAISER'S PARCEL I.D. # |
| - TELEPHONE PEDESTAL | P.O.B. - POINT OF BEGINNING |
| - CENTERLINE | P.O.C. - POINT OF COMMENCEMENT |
| - BASELINE | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION |
| - CENTRAL ANGLE (DELTA) | R - ROAD |
| R - RADIUS OF CURVE | (P) - PLAT MEASUREMENT |
| D - DEGREE OF CURVE | PIPE&C - FOUND IRON PIPE WITH SURVEYORS REGISTRATION NUMBER ON CAP |
| L - ARC LENGTH OF CURVE | FIP&C - FOUND IRON PIN WITH SURVEYORS REGISTRATION NUMBER ON CAP |
| T - TANGENT DISTANCE | FPIP - FOUND PINCHED IRON PIPE |
| CH - LONG CHORD | CONC. - CONCRETE |
| E - EXTERNAL DISTANCE | MRW - MAINTAINED RIGHT-OF-WAY |
| P.I. - POINT OF INTERSECTION | FRB - FOUND REBAR |
| P.C. - POINT OF CURVE | CALC. - CALCULATED PROPERTY CORNER |
| P.C.C. - POINT OF COMPOUND CURVE | R - RADIAL STATION FROM SURVEY BASELINE TO LIMITS OF MAINTAINED RIGHT-OF-WAY |
| P.T. - POINT OF TANGENT | G.P.S. - GLOBAL POSITIONING SYSTEM |
| DIST. - DISTANCE | L.B. - LAND BUSINESS LICENCE |
| E.O.S. - END OF SURVEY | OR - OFFICIAL RECORD BOOK |
| B.O.S. - BEGINNING OF SURVEY | PG - PAGE |
| W.V. - WATER VALVE | REF - REFERENCE |
| PT.# - POINT NUMBER | RLS - REGISTERED LAND SURVEYOR |
| RR - RAILROAD IRON | RFB - ROAD PLAT BOOK |
| PL - PROPERTY LINE | STA. - STATION |
| CB - CHORD BEARING | TLC - TALLAHASSEE-LEON COUNTY ACQUISITION |
| CD - CHORD DISTANCE | ACQ - ACQUISITION |
| T to C - TANGENT TO CURVE | APPROX. - APPROXIMATE |
| | C.O.T. - CITY OF TALLAHASSEE |
| | DB - DEED BOOK |



SECTIONS 16 & 17, TOWNSHIP-2-SOUTH, RANGE-1-EAST



NOT TO SCALE

CERTIFICATIONS

THIS IS TO CERTIFY THAT THE WITHIN AND ATTACHED SHEETS NUMBERED 1 TO 12 INCLUSIVE, CONSTITUTES A TRUE COPY OF THE OFFICIAL MAINTENANCE MAP SHOWING LOCATION AND SURVEY BY THE LEON COUNTY DEPARTMENT OF PUBLIC WORKS FOR NATURAL BRIDGE ROAD LOCATED IN THE TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND SECTION 16 & 17 AS LISTED ON THIS SHEET LYING WITHIN LEON COUNTY, FLORIDA.

THE PROPERTY WITHIN THE LINES SHOWN THUSLY AND LABELED MAINTAINED RIGHT-OF-WAY LINE ON THE SAID SHEETS HAS BEEN VESTED IN LEON COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 95.361(2) FLORIDA STATUTES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF LEON COUNTY, AT TALLAHASSEE, FLORIDA, THIS _____ DAY OF _____ A.D. 2014.

DATE _____ MARY ANN LINDLEY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

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

RECORDING INFORMATION

ACCEPTED FOR FILES AND RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY FLORIDA THIS _____ DAY OF _____, 2015 IN ROAD PLAT BOOK _____; PAGE _____.

BOB INZER, CLERK OF THE COURT
LEON COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

SPECIAL PURPOSE SURVEY CERTIFICATION
CERTIFIED EXCLUSIVELY TO THE LEON COUNTY BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE MAINTAINED RIGHT-OF-WAY FOR NATURAL BRIDGE ROAD FROM WOODVILLE HIGHWAY TO TAFF ROAD. THIS MAP REFLECTS THE MAINTAINED RIGHT-OF-WAY AS DEPICTED BY A FIELD SURVEY PERFORMED BY LEON COUNTY. DEPT. OF PUBLIC WORKS. FIELD SURVEY DATE: 12/30/2014.

NOTE: NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SURVEYORS SEAL

DATE _____ JOSEPH D. COLEMAN P.S.M.
COUNTY SURVEYOR
CERTIFICATE NO. 5590
LEON COUNTY DEPARTMENT OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THE RIGHT-OF-WAY LIMITS AS SHOWN ON THIS MAP CONSISTING OF SHEETS 1 THRU 12, HAVE BEEN REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST SEVEN (7) YEARS BY LEON COUNTY, FLORIDA, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

ROAD NAME: NATURAL BRIDGE ROAD

DATE _____ KATHERINE BURKE, P.E.
CERTIFICATE NO. 42576
DIRECTOR OF ENGINEERING SERVICES
LEON COUNTY DEPARTMENT OF PUBLIC WORKS

DATE _____ DALE WALKER
DIRECTOR OF OPERATIONS
LEON COUNTY DEPARTMENT OF PUBLIC WORKS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NOTES:

- LAST DATE OF FIELD SURVEY: DECEMBER 30, 2014
- LIMITS OF MAINTAINED RIGHT-OF-WAY MEASURED IN THE FIELD PERPENDICULAR TO THE SURVEY BASELINE UNLESS NOTED OTHERWISE
- SN&C P.I. CENTERLINE OF SR 363 (WOODVILLE HWY.) NATURAL BRIDGE RD.
- 5/8" x 18" IRON PINS AND CAPS SET ON ROADWAY CENTERLINE CONTROL POINTS (P.C.)
- NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON
- BEARINGS BASED ON GPS TIES- GPS T1C1 21 2S 1E CONTROL
- ALL MONUMENTATION SHOWN BY STATION AND OFFSET IS LOCATED PERPENDICULAR TO THE BASELINE

KNOWN UTILITIES (ONLY UTILITIES LOCATED ARE THOSE SHOWN HEREON)

- POWER - CITY OF TALLAHASSEE ELECTRIC
- TELEPHONE - CENTURYLINK

REFERENCES

- DEEDS OF RECORDS, RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA
- SUBDIVISION PLATS; SYCAMORE RIDGE
- LEON COUNTY PROPERTY APPRAISERS TAX MAP

NOTE

THIS DRAWING REPRESENTS THE LIMITS OF MAINTENANCE ALONG NATURAL BRIDGE ROAD BY THE LEON COUNTY PUBLIC WORKS DEPARTMENT BETWEEN STA 9+99.89 AND STA 41+56.06 INCLUSIVE.



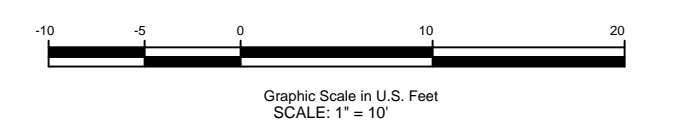
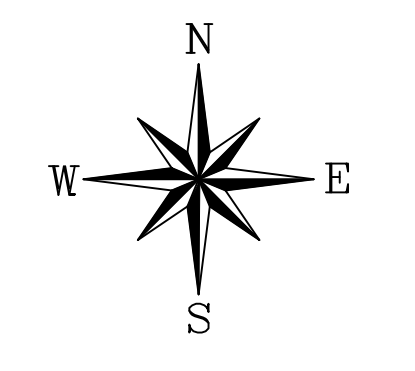
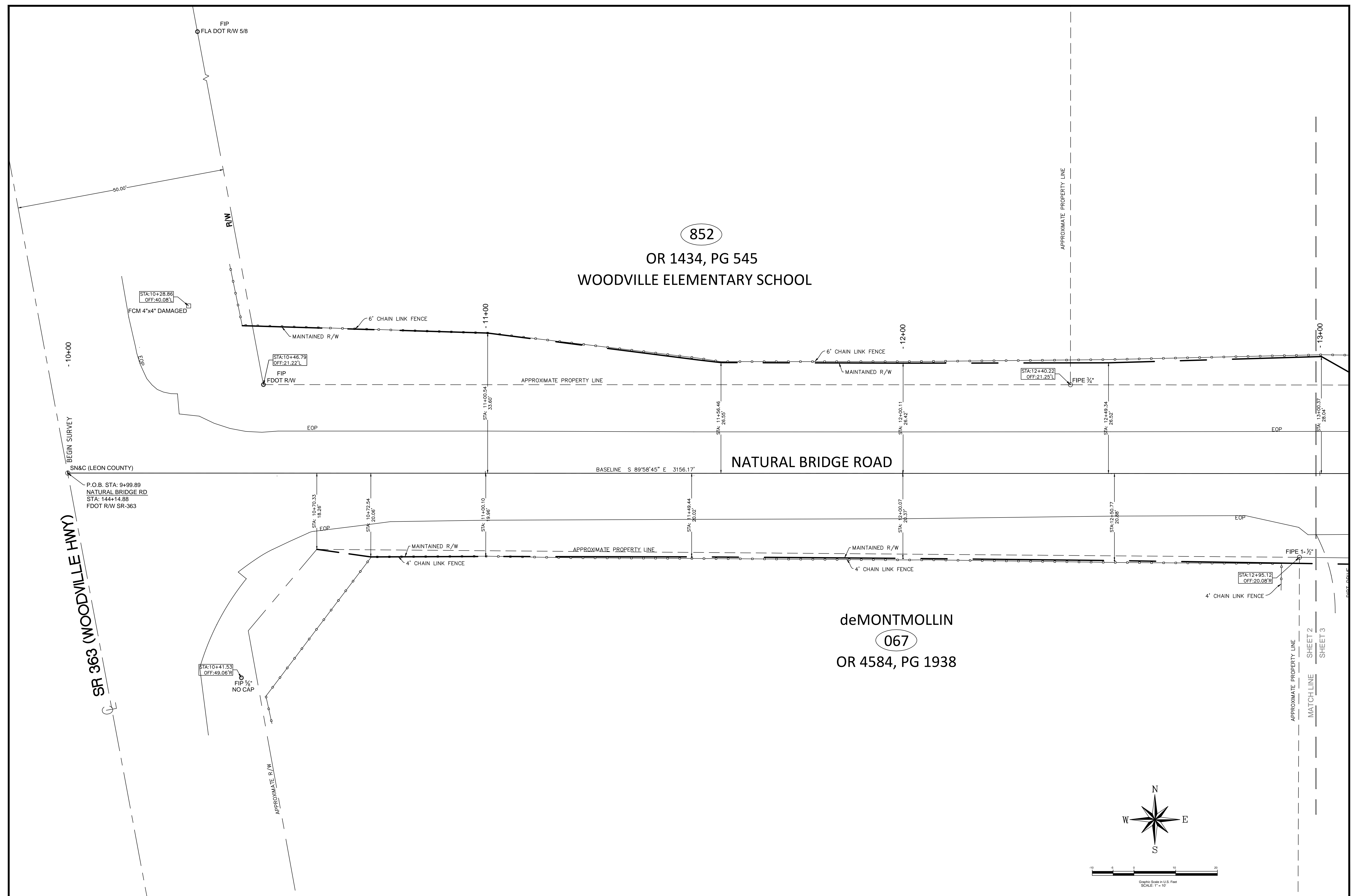
2280 MICCOSUKEE ROAD, TALLAHASSEE, FLORIDA 32308
PHONE (850) 606-1500 * FAX (850) 606-1501

DRAWN BY	GPB	CAD FILE NO.	NaturalBridge_COV.dwg	REVISIONS	REVISIONS
CHECKED BY	JDC	STATUS	-		
DATE	12/30/2014	PLAT DATE	04/16/2015		
SCALE	N/A	FIELD BOOK	498-14, 178-84		
PROJECT NO.	-				

PROJECT **NATURAL BRIDGE ROAD
MAINTENANCE MAP**

SHEET TITLE
STATION 9+99.89 - 41+56.06

SHEET NUMBER
1 OF 12



LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

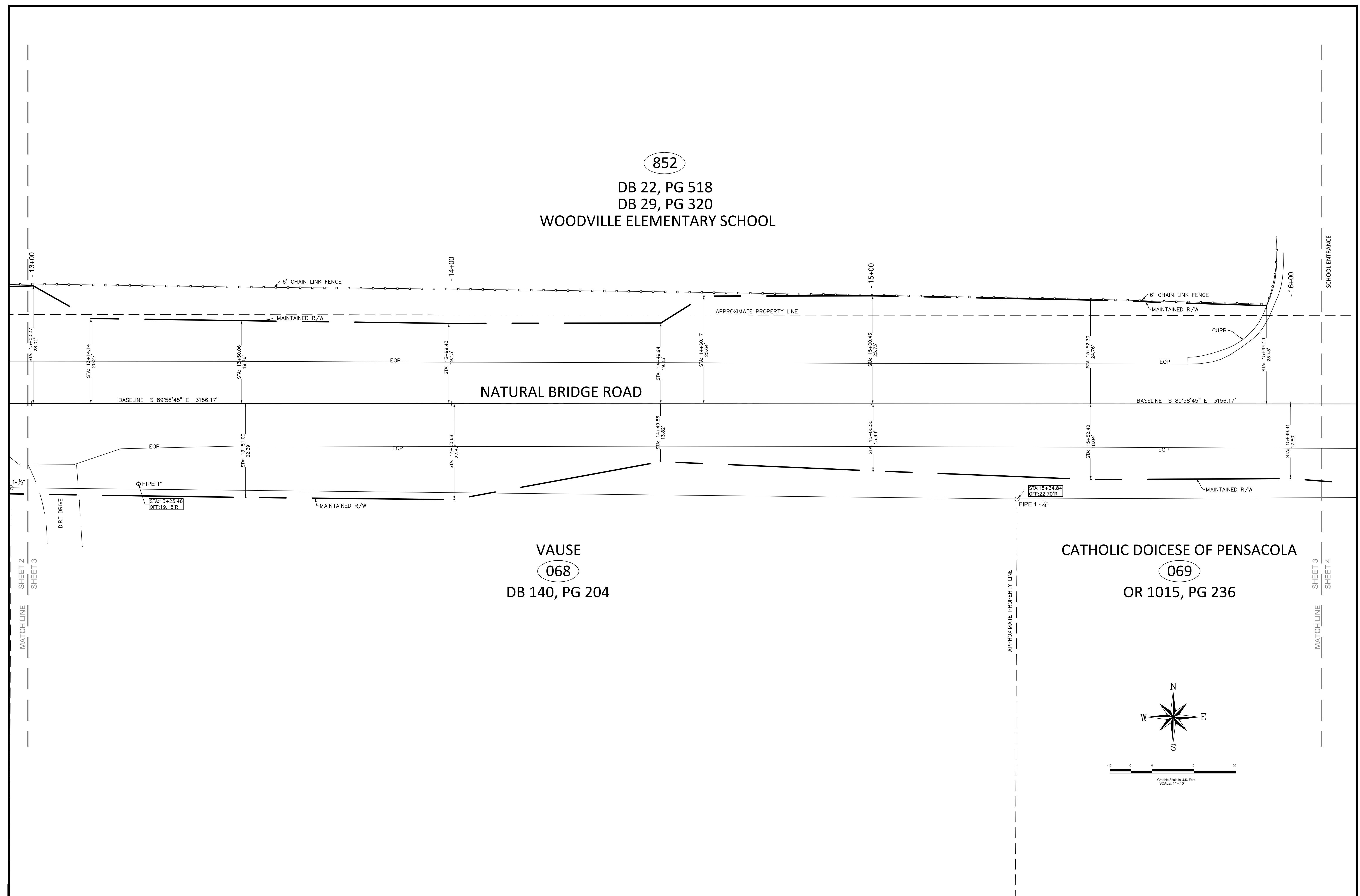
Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 9+99.89 - 13+00

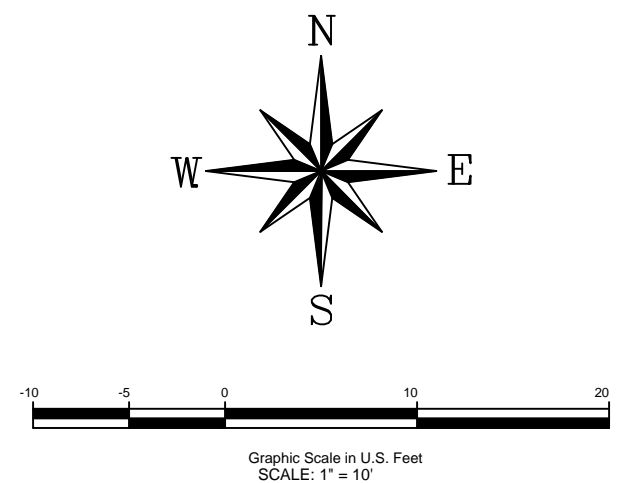
**2
OF
12**

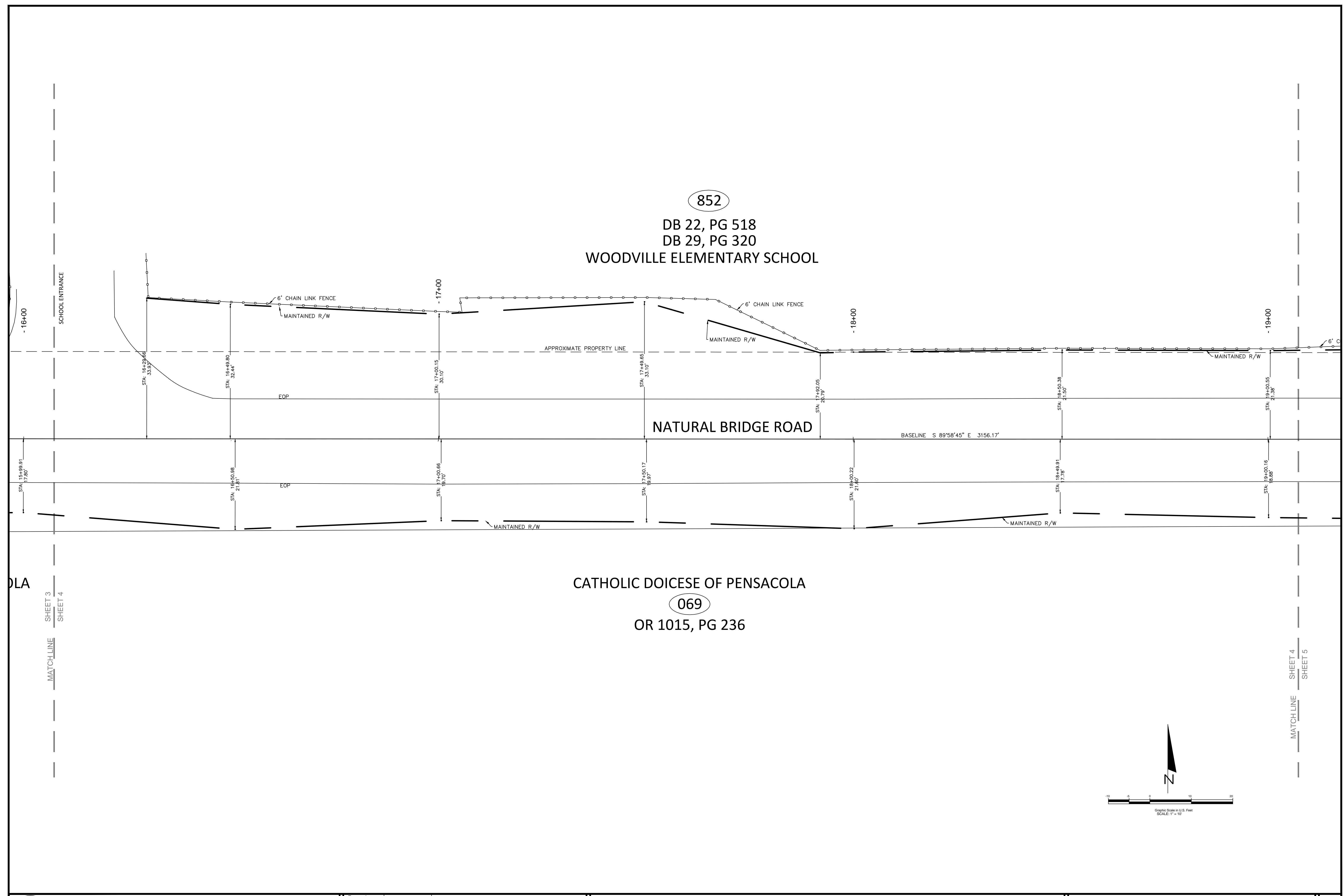
852
DB 22, PG 518
DB 29, PG 320
WOODVILLE ELEMENTARY SCHOOL



VAUSE
068
DB 140, PG 204

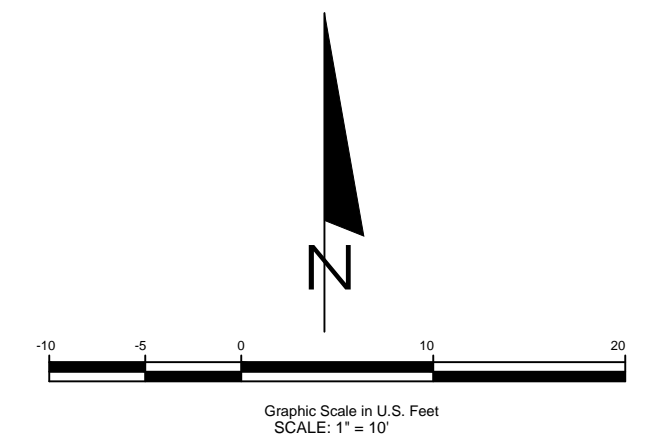
CATHOLIC DIOCESE OF PENSACOLA
069
OR 1015, PG 236





DLA
SHEET 3
SHEET 4
MATCH LINE

MATCH LINE
SHEET 4
SHEET 5

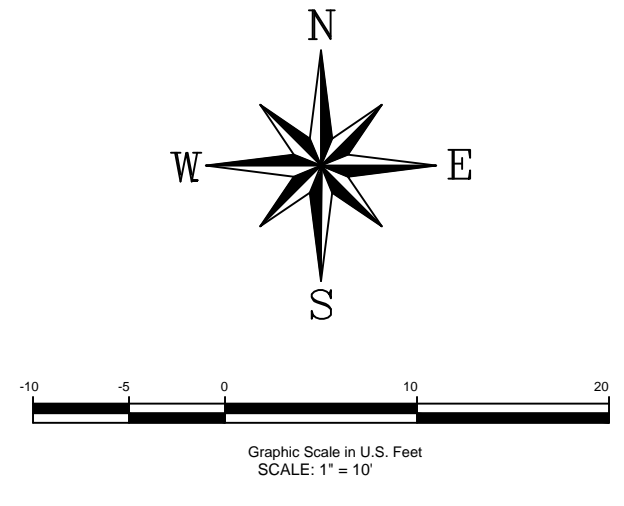
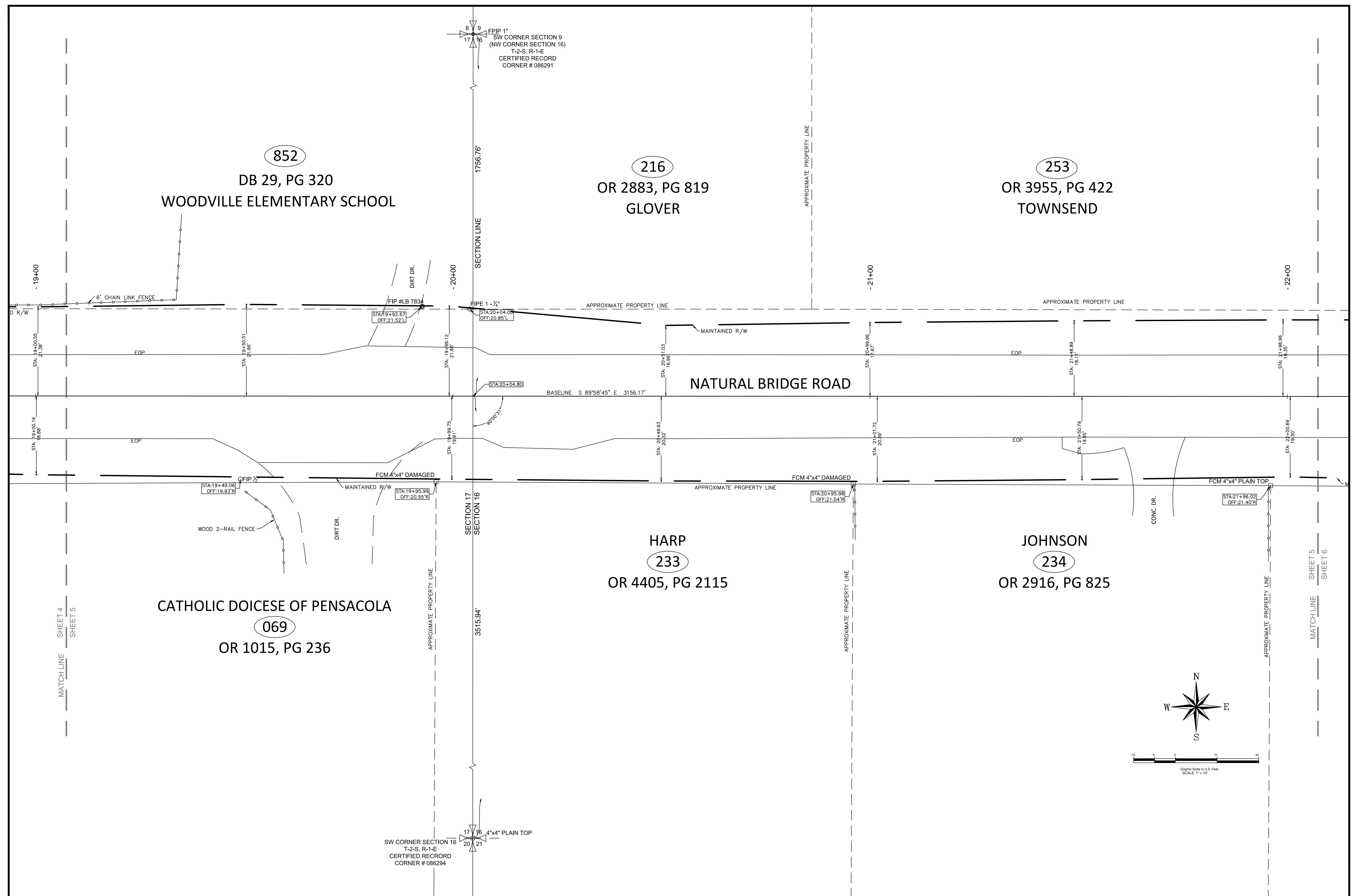


LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 16+00 - 19+00
4 OF 12



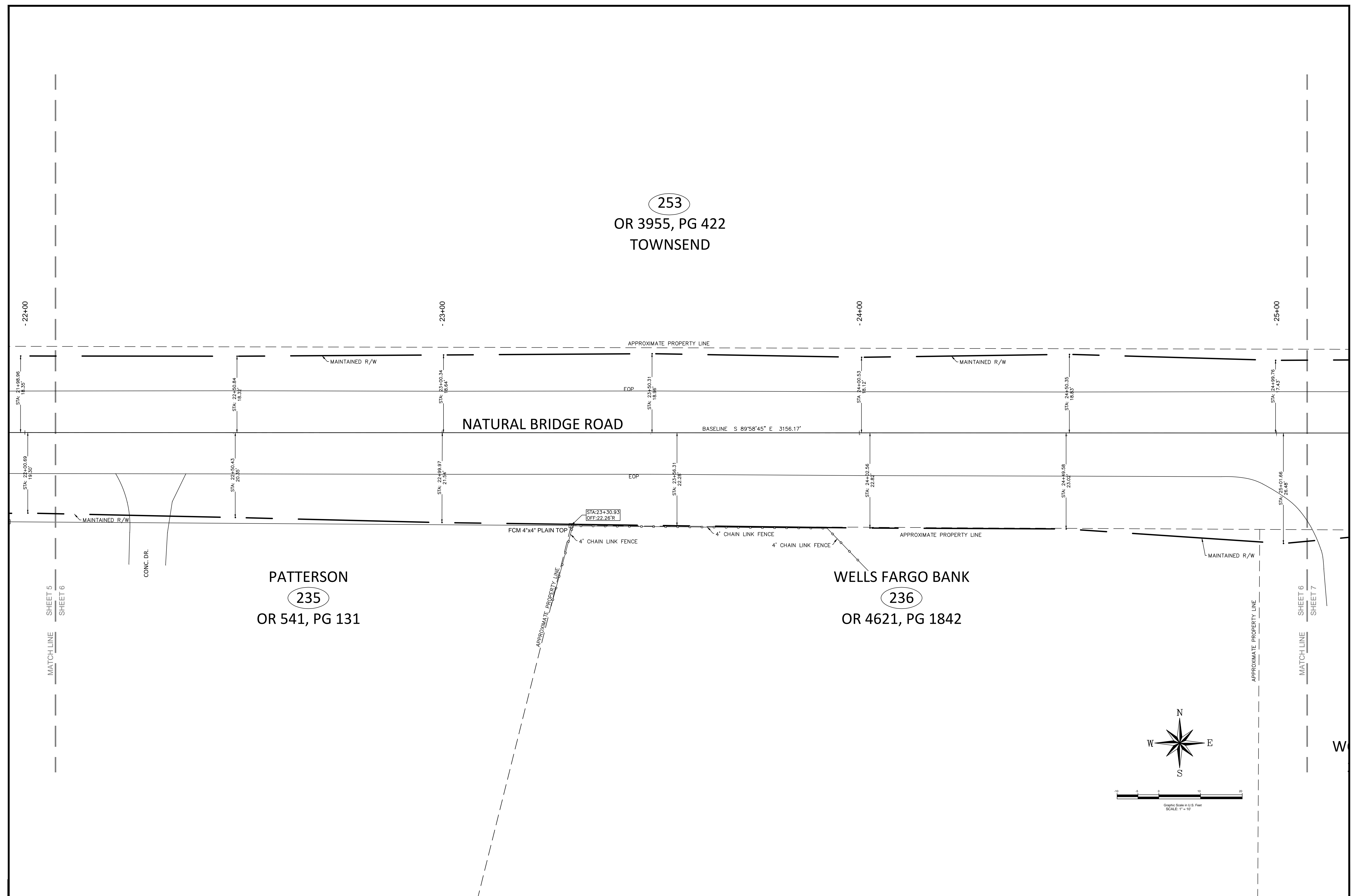
LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 19+00 - 22+00

5 OF 12



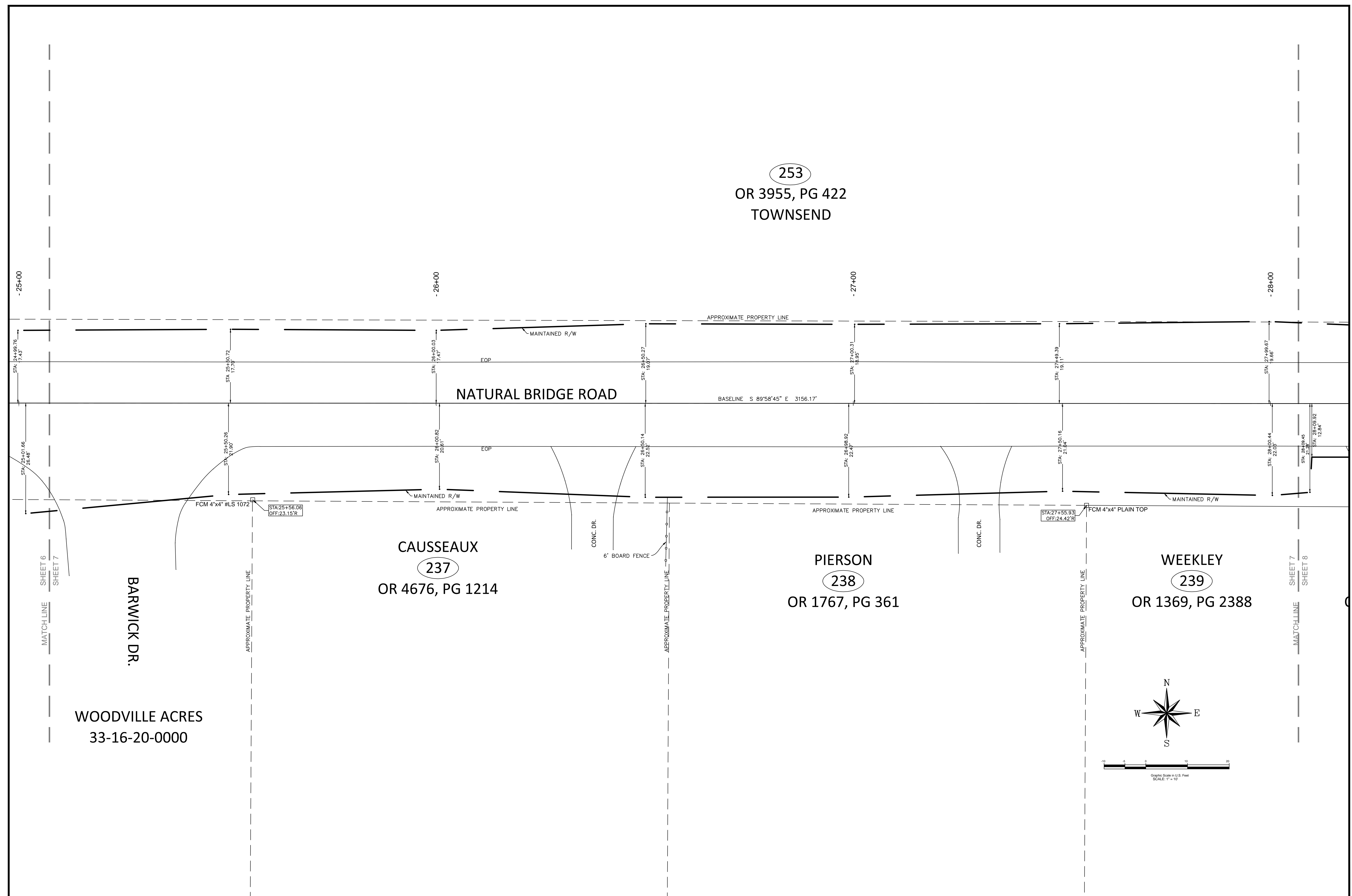
LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

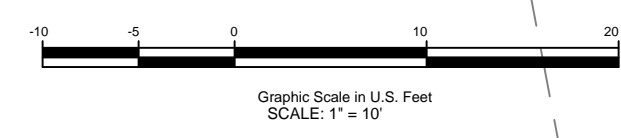
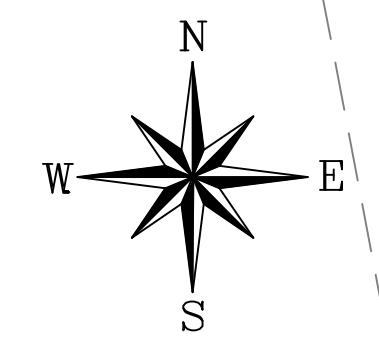
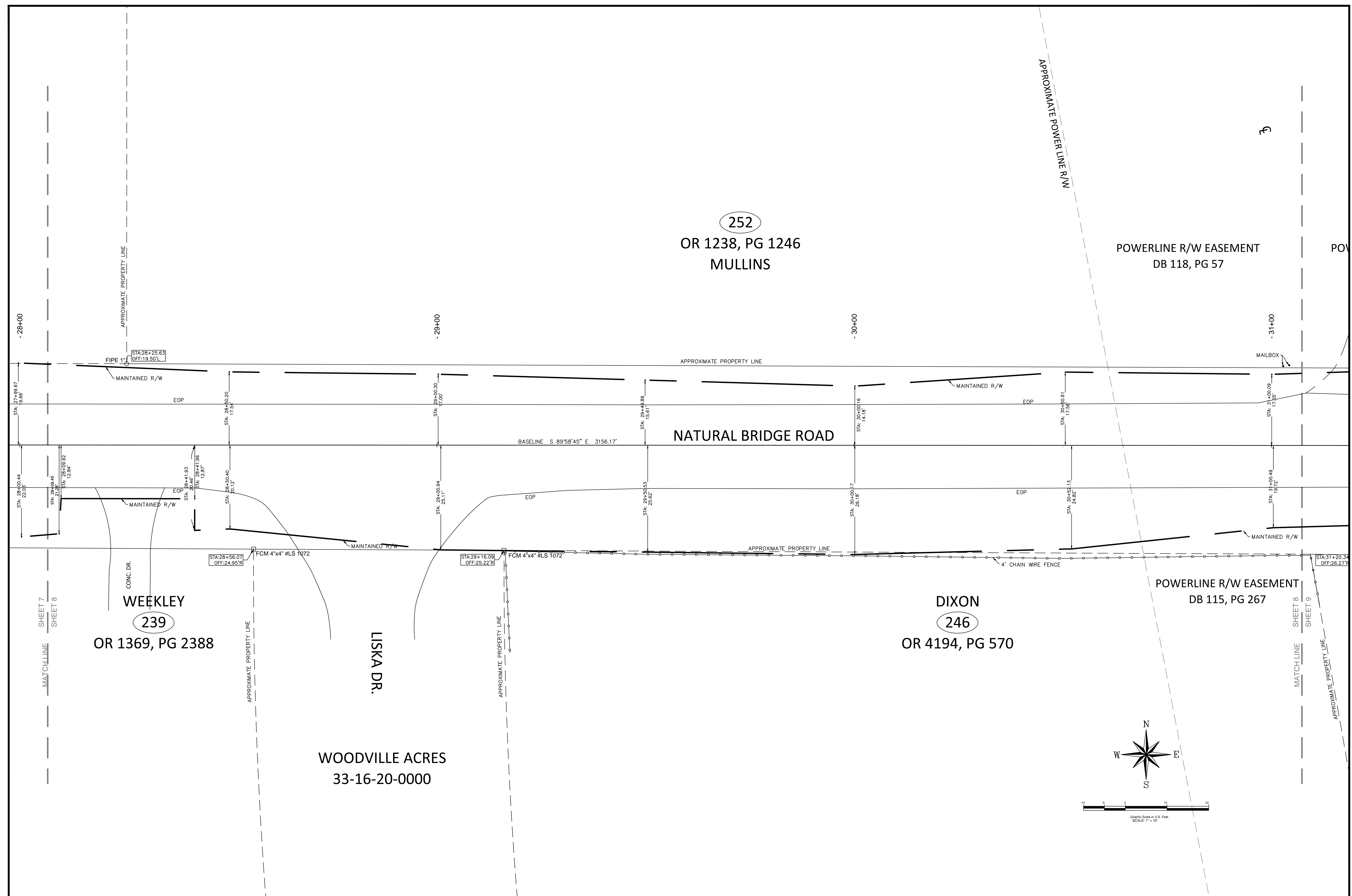
**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 22+00 - 25+00

**6
OF
12**



<p>LEON COUNTY DEPARTMENT OF PUBLIC WORKS 2280 Miccosukee Road, Tallahassee, Florida 32308-5310 Phone: (850) 606-1500 * Fax: (850) 606-1501</p>	Drawn by: GPB	NOTES
	Date Drawn: 01/05/2015	
	Survey Date: 12/30/2014	
	Field Book: 498-14	BOOK #_PAGE #
	C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg	
<p>NATURAL BRIDGE ROAD MAINTENANCE MAP</p>		<p>STATION 25+00 - 28+00</p>
		<p>7 OF 12</p>

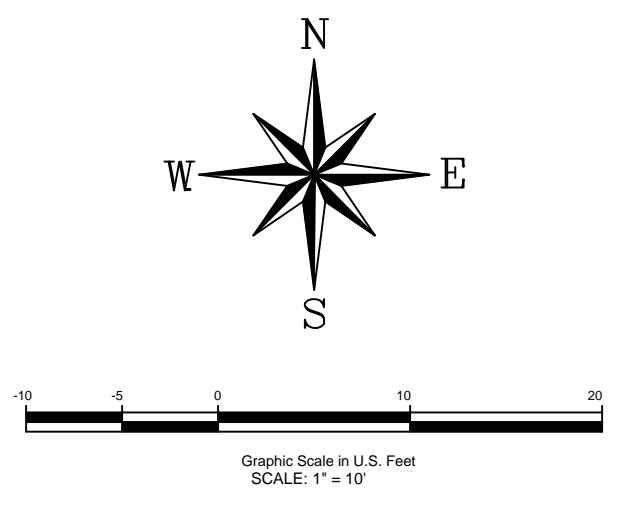
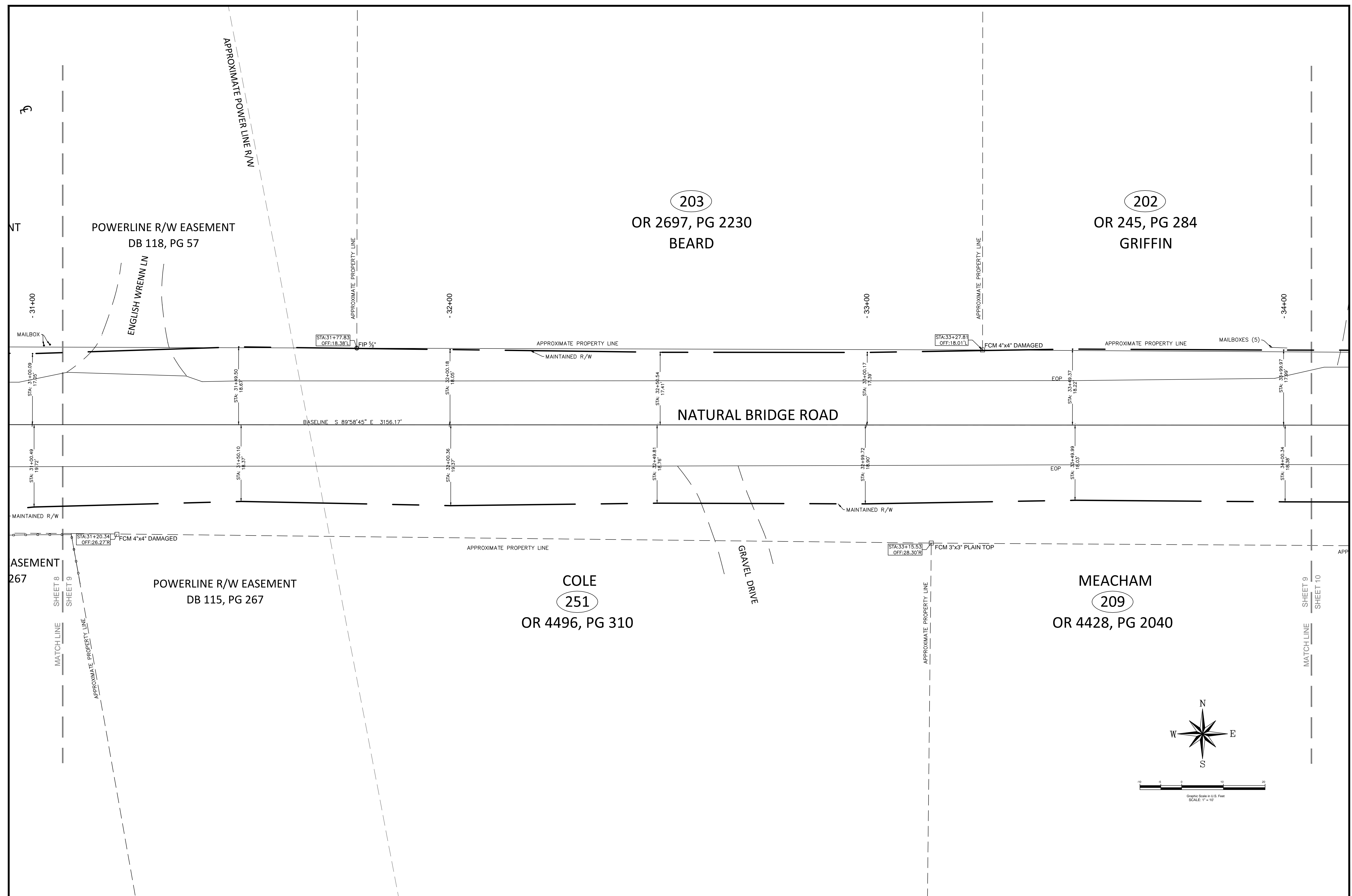


LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 28+00 - 31+00

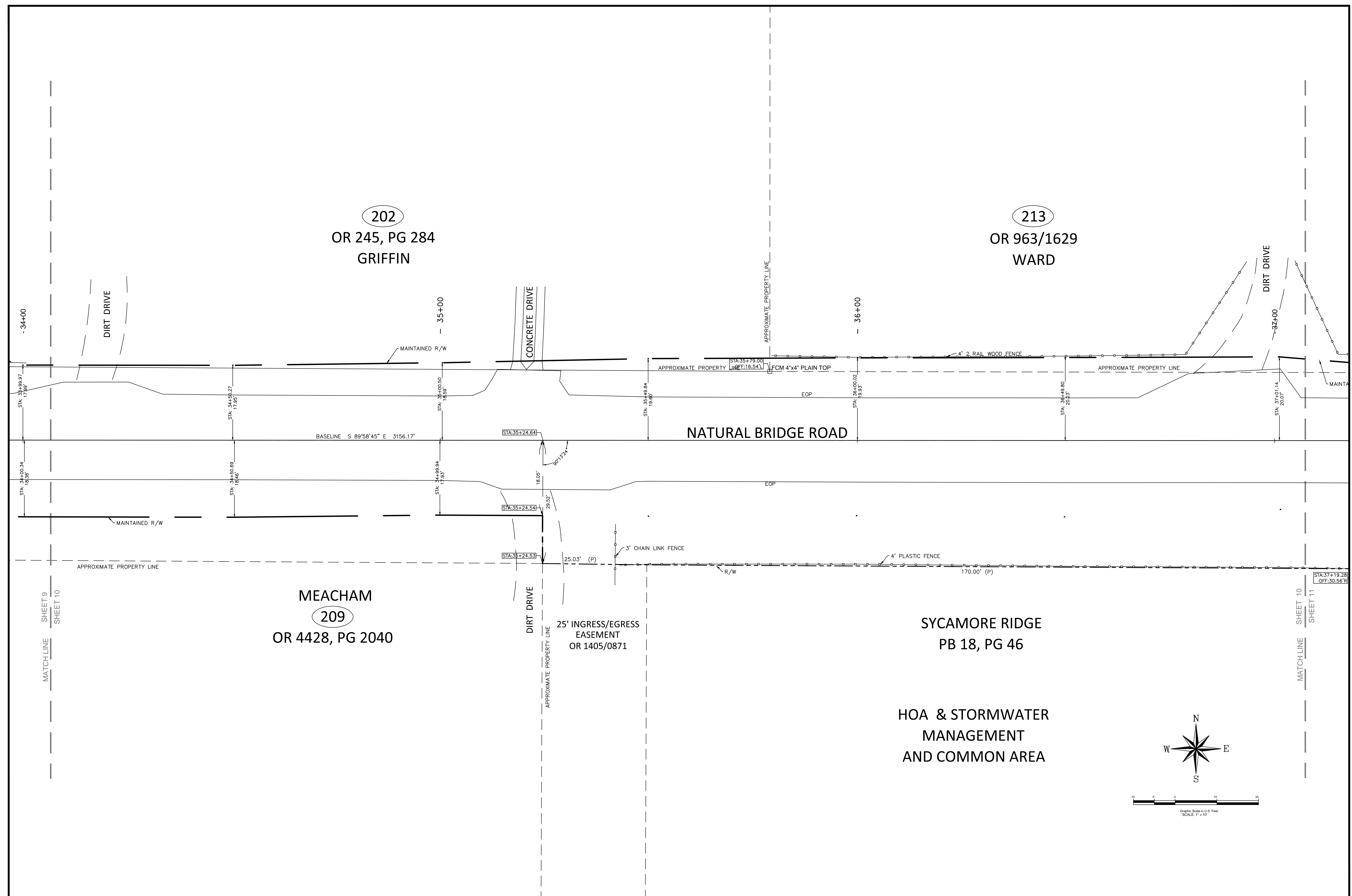


LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 31+00 - 34+00

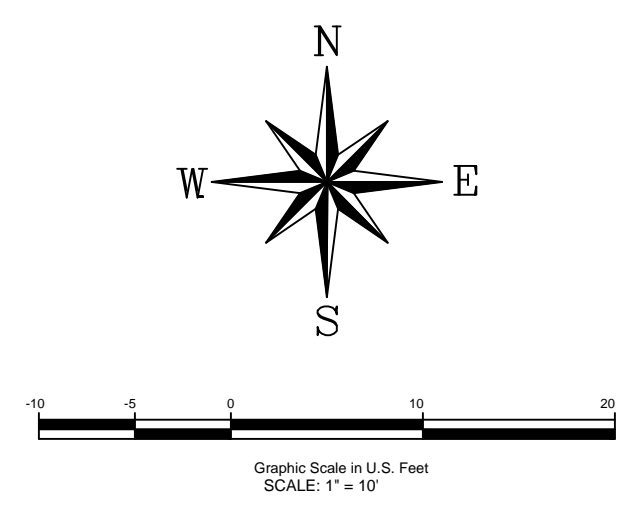
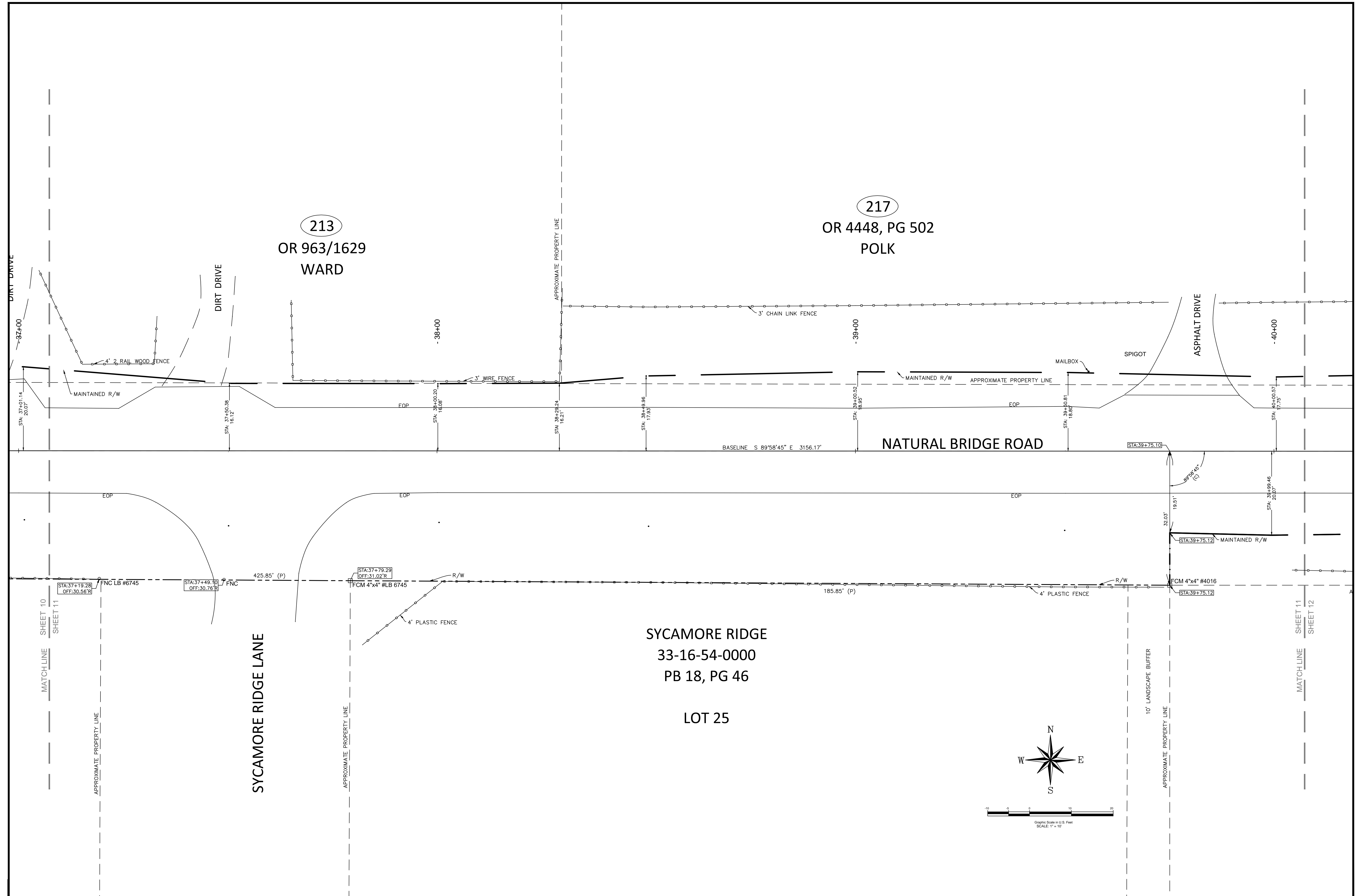


LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 34+00 - 37+00
 10 OF 12

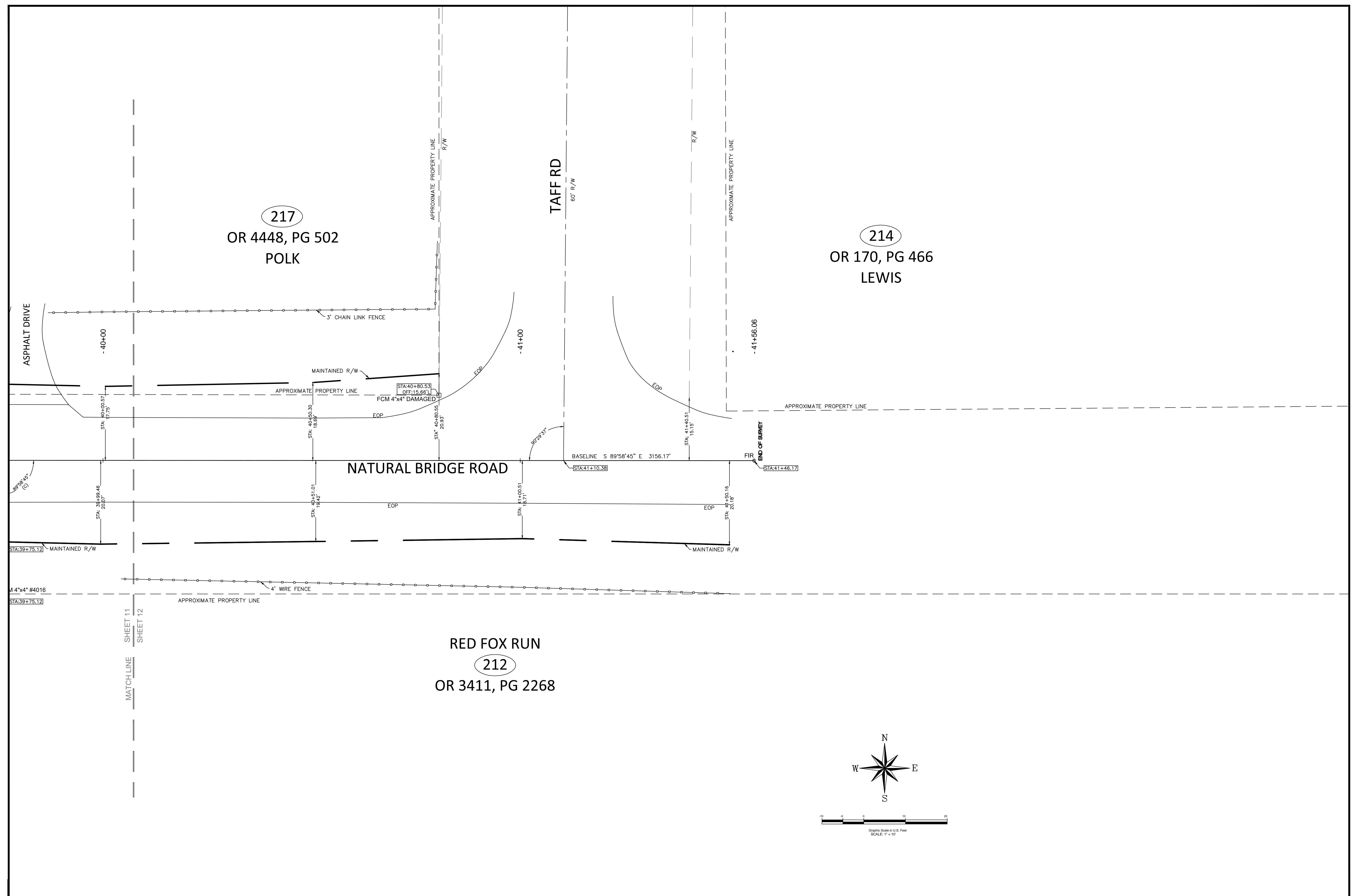


LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	-
Survey Date:	12/30/2014	-
Field Book:	498-14	BOOK #, PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 37+00 - 40+00
 11 OF 12



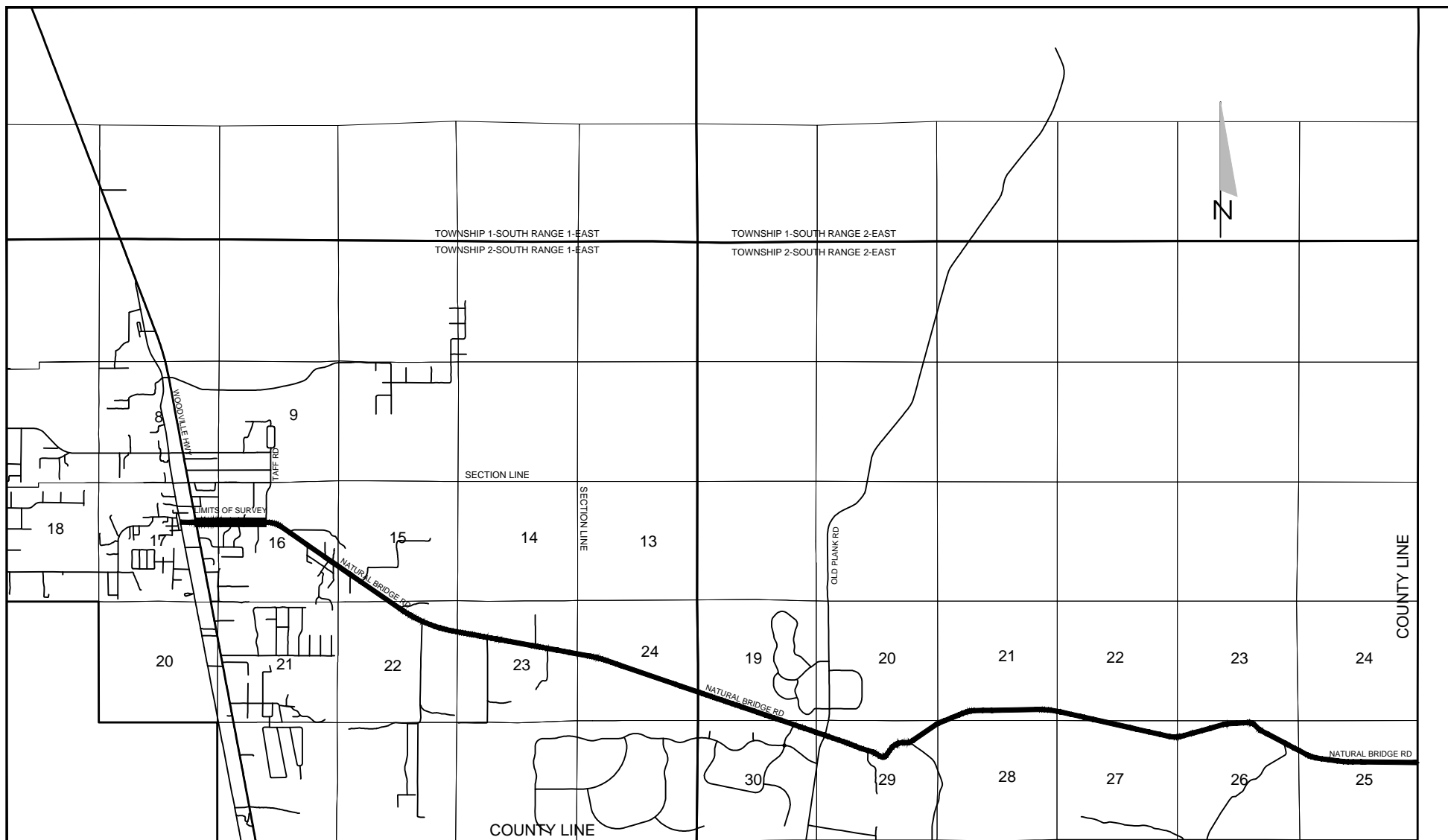
LEON COUNTY DEPARTMENT OF PUBLIC WORKS
 2280 Miccosukee Road, Tallahassee, Florida 32308-5310
 Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
Date Drawn:	01/05/2015	
Survey Date:	12/30/2014	
Field Book:	498-14	BOOK #_PAGE #
C:\Civil 3D Projects\Natural Bridge Maint. Maps\NaturalBridgeRdR.dwg		

**NATURAL BRIDGE ROAD
MAINTENANCE MAP**

STATION 40+00 - 41+56.06

12
OF
12



 **LEON COUNTY DEPARTMENT OF PUBLIC WORKS**
2280 Miccosukee Road, Tallahassee, Florida 32309-5310
Phone: (850) 606-1500 * Fax: (850) 606-1501

Drawn by:	GPB	NOTES
DBSE Drawn:	04/20/2015	
Survey Date:		
Field Book:		
G:\Green\Natural Bridge Maint. Maps\Natural Bridge.dwg		

NATURAL BRIDGE ROAD

LOCATION MAP

NOT TO SCALE

1
OF
1

**Leon County
Board of County Commissioners**


Notes for Agenda Item #6

Leon County Board of County Commissioners

Cover Sheet for Agenda #6

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of the Proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director of Public Works Katherine Burke, P.E., Director of Engineering Services
Lead Staff/ Project Team:	Charles Wu, P.E., Chief of Engineering Design Chris Muehlemann, P.E., Senior Design Engineer

Fiscal Impact:

This item has a fiscal impact. Funding for the intersection improvements at Old Bainbridge Road and Pullen Road is included in the Capital Improvement budget. Under the proposed Agreement with the City of Tallahassee, the City will provide funding for the water and wastewater utility work for Old Bainbridge Road at Pullen Road improvements. Additionally, the City will pay 2% of the contract price for the County administering the contract. Final costs to be paid by the City will be determined and brought back to the Board during the award of the construction bid.

Staff Recommendation:

Option #1: Approve the proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements, and authorize the County Administrator to execute (Attachment #1).

Report and Discussion

Background:

In 2003, the Board approved the construction of improvements to the intersection at Old Bainbridge Road and Pullen Road through the budget approval process. During the same time period, the City initiated the Callaway/Pullen Road Neighborhood Enhancement Project, which was to construct improvements along the Callaway/Pullen Road corridor. The County provided City engineering data relevant to the Pullen Road and Old Bainbridge Road intersection with an interest to include it into the corridor enhancements. In 2006, the Callaway/Pullen Road corridor preliminary engineering report was released by the City, which included improvements to the intersection of Pullen Road and Old Bainbridge Road. Because the intersection is at the western end of the Callaway/Pullen Road corridor improvements, the County planned to pursue a Joint Project Agreement (JPA) with the City for a pro rata share of the improvement costs to construct the intersection.

Due to budget priority shifts by the City, the Callaway/Pullen Road corridor enhancements became a low priority following the preliminary design report. In 2008, the County began the engineering design of the Old Bainbridge Road and Pullen Road intersection improvements as a stand-alone project (Attachment #2). In 2010, three intersection realignment options to signalize the intersection and reconnect Pullen Road to Old Bainbridge Road in a 90-degree angle were developed in the Preliminary Engineering Report. Old Bainbridge Road is designated as a Canopy Road. Implementing minimum Florida Department of Transportation (FDOT) standards at the intersection would require removal of significant trees along the canopy corridor. In addition to the adjacent property impact as a result of the realignment, two options for signalization and realignment were discouraged from further consideration. In the July 2011 Canopy Roads Citizens Committee (CRCC) meeting, it was the committee's recommendation to pursue the roundabout configuration to minimize impacts to the Canopy.

Willamette Road intersects Old Bainbridge Road at the northern end and Salmon Drive at the southern end. The City Public Works rejected the option to close off Willamette Road to Old Bainbridge Road and suggested a bigger roundabout for larger vehicles. Based on the City's comments and CRCC's recommendations, the final design and location were established. The final design was presented to the CRCC in 2013 and was approved in concept. In 2014, the final roundabout design was again presented to and approved by the CRCC with details on an enhanced Stormwater Management Facility, improved pedestrian features, a more harmonious design to the existing terrain and landscaping/irrigation to mitigate a portion of the canopy impacts.

Title: Approval of the Proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements

May 12, 2015

Page 3

Analysis:

Since the water and wastewater utility relocation or installation is largely under the pavement, it would be most efficiently constructed under a single construction contract. As such, it will be bid by the County for Old Bainbridge Road and Pullen Road Intersection Improvements. A single construction contract will help minimize traffic impacts and expense, and facilitate the coordination between contractors for road construction and utilities' work. On March 25, 2015, the City Commission authorized the City Manager to execute a Joint Project Agreement (JPA) with Leon County for the Water and Wastewater Utility work at Old Bainbridge Road and Pullen Road (Attachment #2). The Water and Wastewater Infrastructure Relocation or Installation JPA provides that the City will provide funding for Water and Wastewater Utility construction work and 2% of the contract price for the County administering the contract (Attachment #3).

In addition, the City agrees to pay its fair share of the construction cost for the mobilization and maintenance of traffic as stipulated in the JPA. The JPA provides for the funds to be deposited by the City of Tallahassee into an escrow account when the construction bid for all work is awarded by the Board of County Commissioners. It is anticipated that the construction of this project will start in the summer 2016 and be completed in the fall 2016.

Options:

1. Approve the proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements (Attachment #1), and authorize the County Administrator to execute.
2. Do not approve the proposed Joint Project Agreement with the City of Tallahassee for the Water and Wastewater Infrastructure Relocation or Installation for Old Bainbridge Road and Pullen Road Intersection Improvements.
3. Board direction.

Recommendation:

Option #1.

Attachments

1. Proposed Joint Project Agreement
2. Project Location Map
3. City of Tallahassee Joint Project Agreement Authorization Agenda Item

VSL/TP/KB/CW/CM/bp

**LEON COUNTY – CITY OF TALLAHASSEE JOINT PROJECT AGREEMENT
WATER AND WASTEWATER INFRASTRUCTURE RELOCATION OR INSTALLATION
FOR OLD BAINBRIDGE ROAD AND PULLEN ROAD IMPROVEMENTS**

THIS AGREEMENT is made and entered into this _____ day of _____, 20___, by and between the **City of Tallahassee**, a Florida municipal corporation (“**City**”), and **Leon County, Florida** (“**County**”), a charter county and political subdivision of the State of Florida.

WITNESSETH:

WHEREAS, the County is constructing, reconstructing or otherwise improving the intersection of Old Bainbridge Road and Pullen Road (County Road 0361), which project has been designated by the County as Leon County Bid No. _____, (“**Project**”); and,

WHEREAS, completion of the Project requires the adjustment, relocation, or installation of certain City water distribution and wastewater collection infrastructure within the Project (“**Utility Work**”); and

WHEREAS, the City has expressed its desire to have such Utility Work constructed by the County’s contractor for the Project, simultaneously with construction of the Project, and has agreed to pay certain costs incurred for construction of such Utility Work; and,

WHEREAS, the City has requested the County to include, in its bid documents for the Project, both the plans and specifications for the Project (“**Project Plans**”) and the plans and specifications furnished by the City for construction of such Utility Work; and

WHEREAS, the plans and specifications for the said Utility Work are being prepared and will be reviewed and approved by the County and the City at 60% completion and 90% completion; and

WHEREAS, the County and the City have determined that it would be in the best interest of the general public and to the economic advantage of both parties to enter into this Joint Project Agreement (“**JPA**”) to provide for completion of the Utility Work simultaneously with, and as part of the same contract as, the Project;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. This JPA will apply to all Utility Work located within the limits of the Project, as included in the plans, specifications, and estimate prepared by the City and approved by the County.

2. (a) The City shall deliver to the County, at 60% completion and at 90% completion and in a form suitable for reproduction by the County, certain design documents, plans, and specifications for the Utility Work, which shall be more specifically identified as "Old Bainbridge / Pullen Road Improvements Utility Adjustment Sheet" ("**Utility Work Plans**") and which shall include a Utility Work Schedule ("UWS"). Such Utility Work Plans shall include a summary of the unit price elements of work ("**Utility Pay Items**") and associated estimated quantities included within the Utility Work. The City shall pay for the quantities of all such Utility Pay Items actually installed in construction of the Utility Work.

(b) The City shall also pay a pro-rata share of the lump sum contract prices for mobilization and maintenance of traffic. Such share shall be determined by calculating the sum of the extended contract prices for the Utility Pay Items, then dividing that result by the sum of the extended contract prices for all roadway items except mobilization and maintenance of traffic costs. The result shall be expressed as a percentage to the nearest one-hundredth percent. The City's share of costs for mobilization and maintenance of traffic shall be equal to the total cost of mobilization and maintenance of traffic multiplied by the above computed percentage.

(c) The City shall also pay a Project administration fee to the County in the amount of 2% of the total of all other costs paid by the City in accordance with Sections 2(a) and 2(b). This fee shall be considered full compensation to the County for CEI services rendered with respect to the Utility Work and for services provided by the County in administration of the Agreement.

3. All of the work under the JPA shall be done in accordance with the Project Plans, and the Utility Work Plans, which are by reference made a part hereof. The City shall be responsible for verifying the accuracy of the County's underground survey information. The County and the City, as applicable, shall promptly notify the other of any errors or omissions discovered in such survey information. All errors, omissions and changes in the Utility Work Plans shall be the sole responsibility of the City, except for those changes resulting from or caused by errors, omissions or changes in the

design of the Project after completion of the 100% design documents, which changes shall be the sole responsibility of the County and shall be made by the City's design professional at the County's sole cost. In the event of conflict between the Utility Work Plans and the Project Plans, the Project Plans shall take precedence.

4. The City, at its sole expense, shall furnish all engineering inspection, testing and monitoring of the Utility Work and shall furnish the County's engineer, at her/his request, copies of log books and quantities of work performed by the Contractor. The County shall provide all necessary Project contract administration and enforcement. The coordination of the Utility Work with that of the County's Contractor, and with work by other utility owners or their contractors, shall be the responsibility of the County, and the City shall cooperate fully in this matter. The City, upon request of the County, shall promptly furnish to the County all information required for change orders or supplemental agreements pertaining to the Utility Work.

5. The County shall receive bids for the Utility Work at the same time as bids for the Project. All bids for said Utility Work shall be taken into consideration in the award of a contract for construction of the Project, which award shall be based on the lowest responsive, responsible bid for all work (i.e., both the Project and the Utility Work), and the City shall have the right to review and reject any and all bids on the Utility Work. If the City decides not to have the Utility Work constructed as part of the contract for construction of the Project, then the City shall arrange, at its own expense, for the prompt construction of the Utility Work in accordance with the relocation schedule submitted by the City. In the event the City elects this option, the following shall apply:

- (a) City shall notify the County of its intent to so proceed.
- (b) Upon the receipt of such notice, the County shall amend the contract documents for the Project prior to award.
- (c) The City shall cooperate with the County's contractor to schedule the sequence of the Utility Work so as not to delay the work of the County's contractor.
- (d) The City, or its contractor for the Utility Work, shall defend any legal claims asserted against the County by the County's contractor due solely to delays caused by the City's failure to comply with the relocation schedule provided by the City to the County; provided, however, that neither the City nor its contractor for the Utility Work shall be responsible for delays in construction of the Utility Work caused by circumstances beyond its reasonable control.
- (e) In performance of the Utility Work, the City shall require its contractor to comply with all applicable laws and with the applicable maintenance of traffic plan. In addition,

the City's contractor shall comply with the same conditions required of the County's contractor in paragraph 8 below including, but not limited to, the posting of a performance bond and the naming of the County as an additional insured.

6. All adjustments, relocations, repairs and other work required to be performed in relation to utility facilities, if any, within this Project which are owned by the City but not included in the Utility Work Plans shall be the sole responsibility of the City and shall be the subject of either a separate agreement and utility relocation schedule or a change order to the County's contract for construction of the Project. All such work shall be coordinated with the construction of this Project and performed in a manner that will not cause delay to the County's contractor.

7. All services and work under the construction contract for the Project shall be performed to the satisfaction of the Leon County Director of Public Works, or his designee; provided, however, that all Utility Work performed under that contract shall also be performed to the satisfaction the City's General Manager – Underground Utilities, or his designee. The said County and City representatives shall decide all questions, difficulties and disputes of whatever nature, which may arise under or by reason of the construction contract for the Project, the prosecution and fulfillment of the services thereunder, and the character, quality, amount and value thereof; and their decision upon all claims, questions and disputes thereunder, with the exception of those related to or affecting the Utility Work, shall be final and conclusive upon the parties hereto. All such questions, difficulties, claims, and disputes regarding the Utility Work Plans or the Utility Work shall be decided or resolved, in good faith, in accordance with the following process:

(a) The Parties shall attempt to resolve all disputes that arise under this 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 Agreement, as an alternative dispute resolution process is hereby set forth in this section. The aggrieved Party shall give notice to the other Party in writing, setting forth the name of the Party involved in the dispute, the nature of the dispute, the date of occurrence (if known), and the proposed resolution, hereinafter referred to as the "Dispute Notice."

(b) Should the parties be unable to reconcile any dispute, the City Manager and County Administrator, or their designees, shall meet at the earliest opportunity, but in any event within ten (10) days from the date that the Dispute Notice is received, to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of the Parties, they shall report their decision, in writing, to the City Commission and the Board of County Commissioners. If the City

Manager and County Administrator, or their designees, are unable to reconcile the dispute, they shall report their impasse to the City Commission and the Board of County Commissioners, who shall then convene a meeting at their earliest appropriate opportunity, but in any event within forty-five (45) days following receipt of a Dispute Notice, to attempt to reconcile the dispute.

(c) If a dispute is not resolved by the foregoing steps within forty-five (45) days after the 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. The mediator shall also have sufficient knowledge and experience in the subject of the dispute. 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.

(d) 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, upon the agreement of both Parties, such dispute may be referred to binding arbitration; 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).

(1) Such arbitration shall be initiated by delivery, from one Party (the "Claimant") to the other Party (the "Respondent"), of a written demand 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 demand, shall deliver an answering statement to the Claimant. After the delivery of such statements, either Party may make new or different claims by providing the other(s) with written notice thereof specifying the nature of such claims and the amount, if any, involved.

(2) Within ten (10) days following the delivery of such demand, 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 an additional arbitrator.

(3) The arbitration hearing shall be commenced in Leon County, Florida within sixty (60) days following selection of the additional 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.

8. Following receipt of bids for the Project, the County will promptly notify the City of the proposed contract price, and the City, if it desires to proceed with the Utility Work as part of the County's contract for the Project, shall deposit with the County the proposed contract price for the Utility Work and the fee for administration of the Project, all calculated in accordance with Section 2 hereinabove, which amounts shall be held in escrow by the County and disbursed only in accordance with this Agreement. As required by Florida law, the County will require its contractor to post a performance and payment bond for all work on the Project, including the Utility Work, and will ensure that the City is named as a beneficiary or insured under such bond. The bond shall be issued by a surety and in a form reasonably acceptable to both the City and the County. The County shall also cause the City to be named as an additional insured with respect to insurance coverage, other than Workers' Compensation or Professional Liability, provided by the County's contractor and will provide the City with a copy of any certification of coverage received by the County from its contractor.

9. At any time after award of the contract for the construction of the Project, the County may request the City to make an additional deposit if it determines that the cost of the Utility Work will exceed the amounts previously deposited by the City as a result of an increase in the quantity of one or more Utility Pay Items, or construction delay caused by the City, or changes in the Utility Work for which the City is responsible under Section 3 hereof. The County shall request such additional deposit by delivery of invoices to the City. The City, subject to resolution of any disputes in accordance with Section 7 hereinabove, shall make such additional deposit within thirty (30) days following delivery of such invoice to the City. Should the total amount of all deposits for the Utility Work made by the City exceed the actual cost of the Utility Work and the 2% County administration fee, the County shall refund such difference to the City within ten (10) days following final payment for such work to the County's contractor.

10. The Utility Work shall be performed in accordance with the Utility Work Plans, which include the City's standard specifications. The County shall neither accept nor make payment for any portion of the Utility Work that fails to meet such requirements unless the City consents, in writing, to

such payment. All requests for payment for any portion of the Utility Work must be approved by the City before payment. Each month, the County's construction contractor shall submit to the County and the City a separate invoice for the Utility Work that has been completed and accepted. The City's project manager shall have seven (7) calendar days from receipt of an invoice to review the invoice and shall raise any objections or issues he or she may have with respect to the invoice. The County shall not pay any invoices of the County's contractor for which the City has raised objection or taken issue until said issues have been resolved to the City's satisfaction. Upon completion and acceptance of the Utility Work, the City shall own, control, maintain and be responsible for all such facilities, according to the terms of the applicable utility permit.

11. The City and County covenant and agree that each shall indemnify, defend, save and hold the other harmless from any and all legal actions, claims or demands by any person or legal entity caused by the negligent or wrongful act or omission of any employee of the party while acting within the scope of their employment or office. The liability of the parties, as set forth in this paragraph, is intended to be consistent with limitations of Florida law, including the state's waiver of sovereign immunity pursuant to Section 768.28, Florida Statutes. No obligation imposed by this paragraph shall be deemed to alter said waiver or to extend the liability of either party beyond such limits, nor shall any such obligation be deemed or construed as a waiver of any defense of sovereign immunity to which a party may be entitled.

12. Within one hundred eighty (180) days following the date of final payment under the contract for the Project, the County shall furnish the City with two (2) copies of its final and complete billing of all costs incurred in connection with the Utility Work, such statement to follow as closely as possible the order of the items contained in the job estimate. The final accounting will show the following with regard to the Project and the Utility Work: a description of the work and the site; the date on which the first work was performed and the date on which the last work was performed or the last item of billed expense was incurred; and the location where the records and accounts billed can be audited. All cost records and accounts maintained by the County or their consultant managing construction of the Project shall be subject to audit by a representative of the City within three (3) years after acceptance of the Project.

13. Should either party be required to file litigation to enforce any terms or provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of its reasonable attorneys' fees and court costs.

14. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

15. This Agreement shall be governed, interpreted and construed according to the laws of the State of Florida.

16. If any part of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction, or by any other legally constituted body having the jurisdiction to make such determination, the remainder of this Agreement shall remain in full force and effect provided that the part of the Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers, and their official seals hereto affixed, the day and year first above written.

CITY OF TALLAHASSEE

Attest:

By: _____
James O. Cooke, IV
City Treasurer-Clerk

By: _____
Anita Favors Thompson, City Manager

Date: _____

Approved as to form:

By: _____
City Attorney

LEON COUNTY, FLORIDA

By: _____
Vincent S. Long, County Administrator

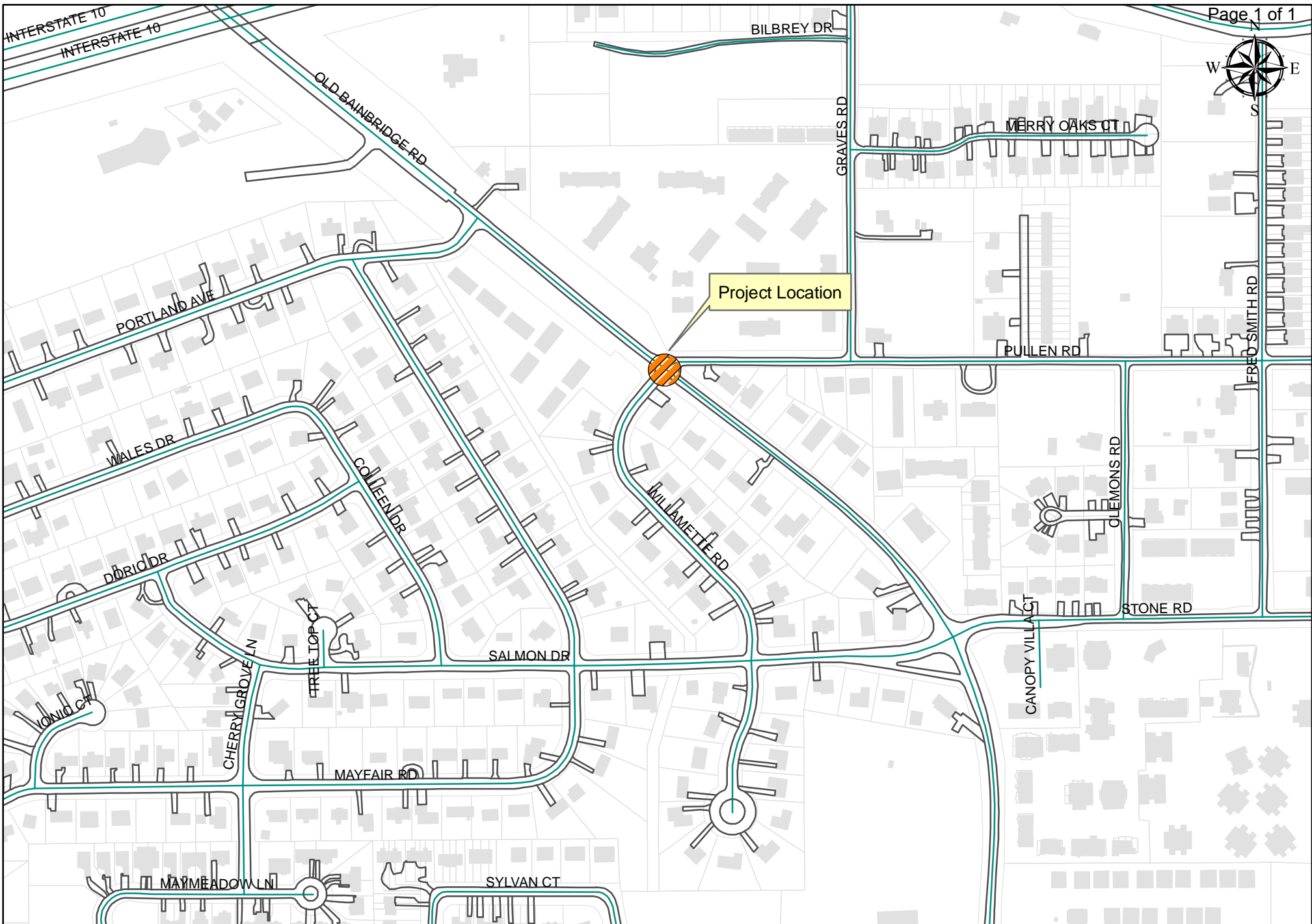
Date: _____

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

By: _____

Approved as to Form:
Leon County Attorney's Office


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



Old Bainbridge Road at Pullen Road Intersection Improvement



Agenda Item Details

Meeting	Mar 25, 2015 - City Commission Meeting & Summary
Category	9. CONSENT
Subject	9.04 Authorization for the City Manager to Execute a Joint Project Agreement with Leon County for Utility Work on the Old Bainbridge Road and Pullen Road Improvements -- Mike Tadros, Underground Utilities
Type	Action (Consent)
Preferred Date	Mar 25, 2015
Absolute Date	Mar 25, 2015
Fiscal Impact	Yes
Dollar Amount	150,000.00
Budgeted	Yes
Budget Source	The total estimated cost for water infrastructure work in the agreement is \$140,000. This work will be funded from Project #15096 - Water Line Relocation & Adjustment, which has an unencumbered balance of \$951,500 as of March 16, 2015. The estimated cost for sewer infrastructure work in the agreement is \$10,000. This work will be funded from Project #15086 - Sewer Line Relocation & Adjustment, which has an unencumbered balance of \$1,772,000 as of March 16, 2015. In summary, the total estimated cost to the City of the water and wastewater infrastructure work associated with the Leon County's Old Bainbridge Road and Pullen Road Improvements will be \$150,000. The actual cost will be determined after a contractor has been selected through Leon County's bidding process. Procurement Services and Budget and Policy have reviewed this agenda item and concur that it meets purchasing and budget guidelines.
Recommended Action	Authorize the City Manager to execute a Joint Project Agreement with Leon County for relocation and construction of water and wastewater infrastructure to facilitate County's construction of the Old Bainbridge Road and Pullen Road Improvements.
Goals	 Long Range Planning

For more information, please contact: Blas J. Gomez, Water Resources Engineering, 850-891-6862

Statement of Issue

This item seeks authorization for the City Manager to execute a Joint Project Agreement with Leon County for the adjustment, relocation, and improvement of City-owned water and wastewater facilities for the Leon County's Old Bainbridge Road and Pullen Road Improvements.

Recommended Action

Option 1 - Authorize the City Manager to execute a Joint Project Agreement with Leon County for relocation and construction of water and wastewater infrastructure to facilitate County's construction of the Old Bainbridge Road and Pullen Road Improvements.

Fiscal Impact

The total estimated cost for water infrastructure work in the agreement is \$140,000. This work will be funded from Project #15096 - Water Line Relocation & Adjustment, which has an unencumbered balance of \$951,500 as of March 16, 2015. The estimated cost for sewer infrastructure work in the agreement is \$10,000. This work will be funded from Project #15086 - Sewer Line Relocation & Adjustment, which has an unencumbered balance of \$1,772,000 as of March 16, 2015. In summary, the total estimated cost to the City of the water and wastewater infrastructure work associated with the Leon County's Old Bainbridge Road and Pullen Road Improvements will be \$150,000. The actual cost will be determined after a contractor has been selected through Leon County's bidding process. Procurement Services and Budget and Policy have reviewed this agenda item and concur that it meets purchasing and budget guidelines.

Supplemental Material/Issue Analysis

History/Facts & Issues

1. Leon County is scheduled to begin construction of the Old Bainbridge Road and Pullen Road improvements in early June 2015. The project objective is to improve the Old Bainbridge Road and Pullen Road intersection by installing a round-about. These improvements require the relocation of water and sewer infrastructure, and provide an opportunity to replace and upgrade such infrastructure. The collective utility relocations, replacements, and upgrades are referred to as "Utility Work." This agreement will facilitate there being a single contractor executing both the County's and City's work. This is desirable because of the potential construction coordination issues associated with the narrow right-of-way for this project.
2. Leon County is moving forward with bidding of the above-referenced project in April of 2015 subject to right-of-way acquisition. The City will be responsible for paying for the construction of the utility work which has an estimated cost of \$150,000. The utility work estimate includes Leon County's charge to the City of 2% of the utility work construction cost, for construction management services. This estimate is based on the engineer's estimate of probable construction costs. The actual project cost will be determined after a contractor has been selected through Leon County's bidding process.
3. A Joint Project Agreement between City and Leon County is needed to define the terms and conditions under which the utility work will be performed, including but not limited to invoicing and payment of work completed, insurance requirements, dispute resolution, change orders, and compensable claims. Staff recommends the City Commission authorize the City Manager to negotiate and execute the agreement with Leon County for the referenced project.

Options

1. Authorize the City Manager to execute a Joint Project Agreement with Leon County for relocation and construction of water and wastewater infrastructure to facilitate County's construction of the Old Bainbridge Road and Pullen Road Improvements.

Pros:

1. It is anticipated there will be cost savings by having a single contractor performing Leon County's roadway/drainage improvements and the City's utility work.
2. There will be improved project coordination by using a single contractor.
3. Traffic disruptions will be minimized by using a single contractor.
4. New water infrastructure will increase system reliability and extend useful life.

Cons:

None

2. Do not authorize the City Manager to execute a Joint Project Agreement, and provide alternative direction to staff.

Pros:

None

Cons:

Depending on the alternative direction it may not be possible to use a single contractor for both the City and County work which may lead to coordination and schedule problems on the project.

Attachments/References

**Leon County
Board of County Commissioners**


Notes for Agenda Item #7

Leon County Board of County Commissioners

Cover Sheet for Agenda #7

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of a Budget Amendment Recognizing Funds from Blueprint 2000 for the Construction of the Magnolia Drive Multiuse Trail Project

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works
Lead Staff/ Project Team:	Katherine Burke, P.E., Director, Engineering Services

Fiscal Impact:

This item has a fiscal impact. Blueprint 2000 has allocated \$6,150,000 in funding for the construction of the Magnolia Drive Multiuse Trail. These funds will be included in the Capital Improvement budget for this project.

Staff Recommendation:

Option #1: Approve the Resolution and associated Budget Amendment Request recognizing \$6,150,000 from Blueprint 2000 for the construction of the Magnolia Drive Multiuse Trail project (Attachment #1).

Report and Discussion

Background:

At the April 1, 2015 Blueprint 2000 Intergovernmental Agency (IA) meeting, the body approved the use of \$6,150,000 for the implementation of the Magnolia Drive Multiuse Trail Project (Attachment #2). Approval of this item authorizes Blueprint to transfer the funds to the Capital Improvement Budget for this project.

Analysis:

As reported to the Board during the April 1, 2015 IA meeting, the Magnolia Drive multiuse Trail project will be completed in six phases. The estimated cost to complete Phases 1-6 is \$7,983,300. The IA appropriated \$6,150,000 for the implementation of the project and authorized the remaining balance of \$1,833,300 be budgeted in out-years, as needed.

Staff will provide the Board and the IA an update of any remaining funding needs, as final costs are determined.

Options:

1. Approve the Resolution and associated Budget Amendment Request recognizing \$6,150,000 from Blueprint 2000 for the construction of the Magnolia Drive Multiuse Trail Project (Attachment #1).
2. Do not approve the Resolution and associated Budget Amendment Request recognizing funds from Blueprint 2000 for the construction of the Magnolia Drive Multiuse Trail Project.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Resolution and Budget Amendment Request
2. April 1, 2015 Blueprint IA Meeting Agenda Item #4

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2014/2015; 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 12th day of May, 2015.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, 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 2014/2015 BUDGET AMENDMENT REQUEST

No: BAB15017
Date: 4/29/2015

Agenda Item No: _____
Agenda Item Date: 5/12/2015

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			
125	055010	337406	000	BluePrint 2000 Magnolia Drive Multi-Use Trail	-	6,150,000	6,150,000
					Subtotal:	6,150,000	-

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
125	055010	56300	541	Magnolia Drive Multi-Use Trail Improvement Other Than Buildings	2,200,000	6,150,000	8,350,000
					Subtotal:	6,150,000	-

Purpose of Request:

This amendment budgets funding from Blueprint 2000 for the implementation of the Magnolia Drive Multiuse Trail project. This amendment funds the balance of \$620,000 to complete Phase 1 - South Meridian Road to Pontiac Drive and fully funds the remaining project phases: Phase 2 - Pontiac Drive to Chowkeebin Nene; Phase 2A Traffic signal installation at Jim Lee Road and Magnolia Drive; Phase 2B - Sidewalk from Alban Avenue to Seminole Drive; Phase 3 - Sidewalk from Azalea to Lafayette Street; Phase 4 - Multiuse Trail from South Meridian Road to South Monroe Street; Phase 5 - Continue of multiuse trail or sidewalk from Chowkeebin Nene to Apalachee Parkway; Phase 6 - Sidewalks on both sides from South Monroe to South Adams. This project is estimated at a total cost of \$7,983,300, with BluePrint 2000 to budget the estimated balance (\$1,833,300) in the out years, as needed. At its January 27, 2015, the Board approved the initial funding for Phase 1, including FDOT's reimbursement and the City's portion for a water and wastewater utility upgrade for a total of \$2,200,000.

Group/Program Director

Senior Analyst

Scott Ross, Director, Office of Financial Stewardship

Approved By: Resolution Motion Administrator

ITEM #4



Agenda Item

SUBJECT/TITLE: Magnolia Drive Multiuse Trail Project Funding and Phasing	
Date: April 1, 2015	Requested By: Blueprint 2000 Staff
Contact Person: Wayne Tedder	Type of Item: Public Hearing

STATEMENT OF ISSUE: Hold the second of two Public Hearings and conduct the Super Majority Vote required to add the Magnolia Drive Multiuse Trail Project to Tier 1 of the Blueprint Program. The first Public Hearing was held on February 5, 2015 during the Blueprint 2000 CAC meeting.

SUPPLEMENTAL INFORMATION:

Project Background

In the September 15, 2014 IA meeting, staff was directed to identify a revenue source within Blueprint’s Capital Budget that could be used for the implementation of the Magnolia Drive Multiuse Trail project.

Providing connectivity along Magnolia Drive from Apalachee Parkway to Adams Street is a top priority for the CRTPA, City of Tallahassee and Leon County. In April 2014, the City and County submitted a joint application to the US Department of Transportation for the Transportation Investment Generating Economic Recovery (TIGER) grant program for the “Leon County Southside Connectivity Enhancement Completion Project,” which focused on connecting South City residents to multimodal transportation networks in order to link to local businesses, services, educational institutions and employment centers. A major element of the project was a two-mile long, ten-foot wide multiuse facility along Magnolia Drive from South Meridian Street to Chowkeebin Nene. Blueprint 2000 was identified as a funding match for the grant in the application. Ultimately, the TIGER application was not successful, but the community priority for connectivity in this corridor remains high.

In light of the news that the project was not selected for TIGER funding, in the September 15, 2014 IA meeting, the IA discussed potential revenue sources for the project and took unanimous action directing staff to identify a revenue source within Blueprint’s capital budget that could be used for the implementation of the Magnolia Drive sidewalk project. The source of the Blueprint match identified in the TIGER grant application is Blueprint’s Land Bank budget where approximately \$6,000,000 is available. In addition to Blueprint Land Bank funds, the City, County and CRTPA have identified ways to partner in the funding of the project.

Blueprint 2000 Intergovernmental Agency
Item Title: Magnolia Drive Sidewalk Project Update
Meeting Date: April 1, 2015
Page 2

Community Involvement

In August and November 2014, community meetings were held to help identify Magnolia Drive Multiuse Trail Project community priorities and solicit feedback from the public. See Attachment 1 for a summary of the comments received in the November meeting. The first Public Hearing was held on February 5, 2015 during the Blueprint 2000 CAC meeting at which three members of the public spoke. See Agenda Item 1 for the draft CAC minutes from the public hearing.

Project Phasing

Applying the community feedback to the project resources has yielded the following recommended project phases. See Attachment 2 for a project phasing graphic. Cost estimates include design and permitting (Phases 2B and 3 through 7 only), right of way, construction engineering inspection (CEI), construction, utility relocation, and enhanced amenities such as bus shelters and decorative hardscape (benches and brick work).

Phase 1: Phase 1 includes a ten foot multiuse trail on the south side of Magnolia Drive from South Meridian Road to Pontiac Drive. Leon County has paid for the design and permitting of this phase. The Capital Region Transportation Planning Agency (CRTPA) is providing approximately \$861,000 in Florida Department of Transportation grant funding towards the estimated construction cost of about \$1,481,000. An additional \$620,000 in Phase 1 is needed for the balance of construction and full time construction administration to administer the federal local agency partnership requirements.

Estimated Funding Need \$620,000

Estimated Schedule:

- Project will be awarded in June 2015
- Construction to start in August 2015
- Estimated construction duration is eight months with completion by end of March 2016
- Project will be closed out by June 2016

Phase 2: This phase includes the continuation of the ten foot multiuse trail on the south and east side of Magnolia Drive from Pontiac Drive to Chowkeebin Nene. Leon County has paid for the design and permitting for this phase as well. This is a high community priority. Estimated construction cost is \$3,968,300. There will be limited construction inspection (no federal requirements), and the estimated cost for inspection is \$50,000. This will appear to be a continuous project to the public.

Estimated Funding Need \$3,968,300

Estimated Schedule:

- Project award in December of 2015 (separation from 1st phase to address for federal requirements and for staffing/project management)
- Construction period January 2016 - March 2017

Blueprint 2000 Intergovernmental Agency
Item Title: Magnolia Drive Sidewalk Project Update
Meeting Date: April 1, 2015
Page 3

Phase 2A: Phase 2A includes a traffic signal at Jim Lee Road and Magnolia Drive. A traffic study has warranted a signal at this intersection, and the City is designing the signal. The signal and intersection design will be incorporated into the design plans for Phase 2 bidding. The estimated cost is \$250,000 and City of Tallahassee has funded this phase.

Estimated Funding Need \$0

Estimated Schedule

- Same as Phase 2, but the signal must be installed in the early part of the contract.

Phase 2B: This phase includes the design and construction of a five or six foot sidewalk on the north side of Magnolia Drive from Alban Avenue to Seminole Drive for residents to be able to cross at the new Jim Lee Road light and access the multiuse trail. This project area has already been surveyed.

Estimated Funding Need \$300,000

Estimated Schedule

- If design and permits can be acquired in time, this phase will be added into Phase 2/2A schedule.

Phase 3: Phase 3 includes the design, permit and construction of a five or six foot sidewalk on the west side of Magnolia from Azalea to Lafayette Street (1,000 linear feet). Design, permitting, right of way acquisition, and construction is estimated to be \$680,000.

Estimated Funding Need \$680,000

Estimated Schedule:

- Design and survey complete by August 2015
- Right of way acquisition August 2015 - June 2016
- Construction contract awarded fall of 2016
- Construction period spring 2017 - summer 2017

Phase 4: This phase completes the ten foot wide multiuse trail from South Meridian Road to South Monroe Street to provide essential connectivity to major corridors. Survey, design, permitting and right of way acquisition are needed. The estimated cost for design, permitting, right of way acquisition and construction is \$765,000.

Estimated Funding Need \$765,000

Estimated Schedule (same schedule as Phase 3):

- Design and survey complete by August 2015
- Right of way acquisition August 2015 - June 2016
- Construction contract awarded fall of 2016
- Construction period spring 2017 - summer 2017

*Scope - 1st week in
May*

Blueprint 2000 Intergovernmental Agency
Item Title: Magnolia Drive Sidewalk Project Update
Meeting Date: April 1, 2015
Page 4

Phase 5: Continuation of the multiuse trail or sidewalk on the east side of Magnolia from Chowkeebin Nene to Apalachee Parkway is included in this phase. No design plans or survey exist for this phase. Right of way is required. The estimated design and right of way acquisition costs are \$550,000, and the estimated construction costs are \$530,000.

Estimated Funding Need \$1,080,000

Estimated Schedule (same schedule as Phase 3):

- Design and survey complete by August 2015
- Right of way acquisition August 2015 - June 2016
- Construction contract awarded fall of 2016
- Construction period spring 2017 - summer 2017

Phase 6: Phase 6 includes the design, permit and construction of ten foot wide sidewalks on both sides of Magnolia between South Monroe and South Adams. The design will incorporate streetscape elements similar to Palmer Avenue between South Monroe and South Adams.

Estimated Funding Need \$570,000

Estimated Schedule: To be determined.

Total Estimated Funding Need for Phases 1-6: \$7,983,300

Based on preliminary estimates, it may be possible to complete Phases 1-6 with the addition of \$7,983,300 from Blueprint 2000. As these Phases are completed and the funds are expended, staff will provide an update to the IA on any remaining needs in the corridor to achieve the safety and connectivity goals of the project.

The following phase (Phase 7) is not recommended for funding at this time, and should it be desired, additional funding sources would need to be identified.

Phase 7: Phase 7 includes the design, permitting and construction of a five or six foot wide sidewalk on the west side of Magnolia from Alban to Azalea (approximately 4,200 linear feet) or portions thereof. This phase will require significant stormwater improvements.

Estimated Funding Need \$2,735,000

Estimated Schedule: To be determined.

Summary

For all phases, right of way acquisition will be coordinated by Blueprint 2000, and Leon County will manage all construction projects. Landscaping and hardscape amenities will provided throughout the project as the phases are constructed. The City of Tallahassee Utility Department is working on a lighting survey for the corridor to evaluate what the future lighting needs may be.

Blueprint 2000 Intergovernmental Agency
Item Title: Magnolia Drive Sidewalk Project Update
Meeting Date: April 1, 2015
Page 5

Staff recommends funding of \$7,983,300 to complete Phases 1-6. Given that the construction of Phases 1-6 could occur through 2017, staff recommends requesting direction from the IA to determine if the final phase is needed, and if so, seeking alternative funding sources to complete all or a portion of Phase 7. Additionally, it is important to note that the final costs cannot be determined until bids have been submitted. Therefore, funding identified will be used to complete the phases in the order identified above until funding is depleted.

Process to Add Projects to the Blueprint Program

As the Magnolia Drive Multiuse Trail project is not a part of the adopted Blueprint 2000 Program, the IA must follow the required process to move the project into the Program.

- Recommendations from the Citizen's Advisory Committee (CAC)/Technical Coordinating Committee (TCC)/Intergovernmental Management Committee (IMC)
 - The CAC voted unanimously for the staff recommendation with the exception that the \$6,150,000 would be reimbursed by the 2020 sales tax.
 - The TCC concurred with staff recommendation to fund \$6,150,000 for the implementation of the Magnolia Drive Multiuse Trail Project.
- Two public hearings
 - The first public hearing was held at the CAC meeting on February 5, 2015
 - The second public hearing is today, April 1, 2015
- Super majority vote of the members of each body (City Commission and Leon County Board of County Commissioners)
 - Following the public hearing, the IA will adjourn and the Leon County Commissioners will convene to vote, it will take a supermajority vote of this Board to approve the action, after the Board's vote they will adjourn. The City Commission will then convene to vote and again a supermajority vote will be required to approve this action. After the Commission's vote they will adjourn. The IA will then reconvene.

OPTIONS:

Option 1:

- A. Following the Public Hearing, conduct to the super majority vote to add the Magnolia Drive Multiuse Trail Project to Tier 1 of the Blueprint Program.
- B. Appropriate \$6,150,000 for the implementation of the Magnolia Drive Multiuse Trail Project from the Blueprint Land Bank budget.
- C. The remaining amount to complete the project through Phase 6, \$1,833,300, will be budgeted in outlying years as needed.

Option 2: Board Guidance.

Blueprint 2000 Intergovernmental Agency
Item Title: Magnolia Drive Sidewalk Project Update
Meeting Date: April 1, 2015
Page 6

RECOMMENDED ACTION:

Approve Option 1:

- A. Following the Public Hearing, conduct to the super majority vote to add the Magnolia Drive Multiuse Trail Project to Tier 1 of the Blueprint Program.
- B. Appropriate \$6,150,000 for the implementation of the Magnolia Drive Multiuse Trail Project from the Blueprint Land Bank budget.
- C. The remaining amount to complete the project through Phase 6, \$1,833,300, will be budgeted in outlying years as needed.

Blueprint 2000 Project Definitions Report Consistency: The Magnolia Multiuse Trail Project is not currently in the Blueprint 2000 Project Definitions Report.

Action by the CAC and TCC: The TCC concurred with staff recommendation to fund \$6,150,000 for the implementation of the Magnolia Drive Multiuse Trail Project. The CAC voted unanimously for the staff recommendation with the exception that the \$6,150,000 would be reimbursed by the 2020 sales tax.

Staff is not recommending to payback Blueprint 2000 from Blueprint 2020 sales tax revenues. During the sales tax extension discussions prior to the November 2014 vote, the City and the County indicated over \$100,000,000 of sidewalk needs. Sidewalks have become a critical need throughout the community, and payback of the Magnolia Drive Multiuse Trail Project could limit the ability to address these critical needs. Should additional sales tax revenues beyond the initial projections become available, it may be possible to replenish the Blueprint 2000 funds.

ATTACHMENT(S):

Attachment 1 – Public Comments from November 13, 2014 Meeting

Attachment 2 – Project Phasing Graphic

**Leon County
Board of County Commissioners**


Notes for Agenda Item #8

Leon County Board of County Commissioners

Cover Sheet for Agenda #8

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

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

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director of Public Works
Lead Staff/ Project Team:	Dale Walker, Director of Operations Glen Pourciau, Stormwater Superintendent

Fiscal Impact:

This item is associated with a State grant in the amount of \$31,540. The grant requires a dollar for dollar match. The County mosquito control program’s proposed FY15-16 budget provides adequate funding to meet the match requirement. Additionally, this item realizes an additional \$1,540 for the FY15 grant.

Staff Recommendation:

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

- Option #2: Approve the Florida Department of Agriculture and Consumer Services Arthropod Control Budget Amendment, and the Resolution and associated Budget Amendment Request realizing an additional \$1,540 for the FY15 Mosquito Control grant (Attachment #2).

Report and Discussion

Background:

Since the late 1950's, Leon County has received State funds for mosquito control. The anticipated funding is included in the Leon County annual budget each year and supports several mosquito control functions. Board review of State funding occurs during budget workshops and public hearings. Again, this year, the Department of Agriculture and Consumer Services (DACS) has required that the signed Detailed Work Plan Budget be submitted to its office by July 15, 2015, without exception.

The Detailed Work Plan Budget, or \$634,256, is an approximate budget for FY16. The County's final Mosquito Control budget will be adopted by the Board during the public hearings in September and will be reflected in the State Certified Budget.

Analysis:

For Leon County to receive State Mosquito Control funds, there are three steps that must be completed:

1. The County must submit a Detailed Work Plan Budget to DACS by July 15, 2015.
2. Leon County must execute an agreement with DACS for receiving Arthropod/Mosquito Control State Aid; however, DACS has not yet provided the Agreement to the County. It will not tie either party to a funding figure. The Agreement simply says that the County will comply with state rules and regulations governing the funding.
3. The Board is required to adopt a State Certified Budget during the FY 2016 Budget Adoption Public Hearings in September.

On March 31, 2015, Leon County received a request from DACS to amend the FY 2015 budget to reflect additional funding in the amount of \$1,540.

Options:

1. Approve the Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid (Attachment #1), and authorize the Chairman to execute; and, authorize the County Administrator to execute an Agreement, with Department of Agriculture and Consumer Services for receiving Arthropod/Mosquito Control State Aid, in a form approved by the County Attorney.
2. Approve the Arthropod Control Budget Amendment and the Resolution and associated Budget Amendment Request realizing an additional \$1,540 for the FY15 grant (Attachment #2).
3. Do not approve the Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid.
4. Board direction.

Recommendations:

Options #1 and #2.

Attachments:

1. Detailed Work Plan Budget for Florida Department of Agriculture and Consumer Services Arthropod/Mosquito Control State Aid
2. Resolution and associated Budget Amendment Request



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

DETAILED WORK PLAN BUDGET - ARTHROPOD CONTROL

Section 388.341, F. S. and 5E-13.022(1) and (3), F. A. C.
Telephone Number (850) 817-7995

FOR COUNTY OR
DISTRICT USE ONLY

Submit to:
Mosquito Control Program
3125 Conner Blvd/ Bldg B

RECOMMENDED FOR APPROVAL: DATE:	FOR FISCAL YEAR BEGINNING OCTOBER 1, 20 15 ENDING SEPTEMBER 30, 20 16	PREPARED BY: Glen Pourciau, Stormwater Superintendent DATE: 04/22/2015
APPROVED BY: Mosquito Control Program DATE:	COUNTY or DISTRICT Leon AUTHORITY: CHAPTER 388.341, F.S.	APPROVED BY: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS DATE:

PAGE 1 OF 5					TO BE PAID FROM				PROGRAM ELEMENTS				
ACCOUNT	TITLE	PERIOD OR QUANTITY	RATE OR UNIT	TOTAL COST	LOCAL	STATE	GENERAL EXPENSE	CAPITAL					
	RECEIPTS												
311	Ad Valorem (Current/Delinquent)			634,256	634,256								
334.1	State Grant			31,540		31,540							
362	Equipment Rentals												
337	Grants and Donations												
361	Interest Earnings												
364	Equipment and/or Other Sales												
369	Misc./Refunds (prior yr expenditures)												
380	Other Sources												
369	Loans												



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

FOR COUNTY OR DISTRICT USE ONLY

DETAILED WORK PLAN BUDGET - ARTHROPOD CONTROL

Submit to:
Mosquito Control Program
3125 Conner Blvd/ Bldg 5

ADAM H. PUTNAM
COMMISSIONER

Section 388.341, F. S. and 6E-13.022(1) and (3), F. A. C.
Telephone Number (850) 617-7995

RECOMMENDED FOR APPROVAL:	FOR FISCAL YEAR BEGINNING OCTOBER 1, 20 15 ENDING SEPTEMBER 30, 20 16	PREPARED BY: Glen Pourciau, Stormwater Superintendent
DATE:		DATE: 04/22/2015
APPROVED BY: Mosquito Control Program	COUNTY or DISTRICT Leon <small>AUTHORITY: CHAPTER 388.341, F.S.</small>	APPROVED BY: <small>CHAIRMAN, BOARD OF COUNTY COMMISSIONERS</small>
DATE:		DATE:

PAGE	2 OF 5					TO BE PAID FROM				PROGRAM ELEMENTS			
ACCOUNT	TITLE	PERIOD OR QUANTITY	RATE OR UNIT	TOTAL COST	LOCAL	STATE	GENERAL EXPENSE	CAPITAL					
EXPENDITURES													
10	Personal Services												
	Regular Salary & Wages.												
	Administrative Assoc. III - 720004			31,574	31,574		31,574						
	Mosquito Control Supervisor-722020			43,227	43,227		43,227						
	Sr. Mosquito Control Tech-723008			31,134	31,134		31,134						
	Mosquito Control Technician-723007			23,069	23,069		23,069						
	Mosquito Control Technician-723009			27,703	27,703		27,703						
	Consolidated Mosquito Control OPS staff			84,705	84,705		84,705						
	216OPS - COLA01			2,541	2,541		2,541						
	Overtime			11,000	11,000		11,000						
	Total			254,953	254,953		254,953						
20	Personal Services Benefits												
	FICA Taxes			18,760	18,760		18,760						
	Deferred Compensation			655	655		655						
	Retirement			16,564	16,564		16,564						
	Life & Health Insurance			41,665	41,665		41,665						
	Worker's Compensation			16,223	16,223		16,223						
	Total			93,867	93,867		93,867						
30	Operating Expense												
	Uniforms			3,276	3,276		3,276						
	Aerial Larviciding Contract			26,640	26,640		26,640						
	Total			29,916	29,916		29,916						
40	Travel & Per Diem												
	Dodd short Courses			5,956	3,406	2,550	5,956						
	Total			5,956	3,406	2,550	5,956						
41	Communication Serv												
	Cell Telephones charges			240	240		240						
	Wireless Connection for Laptops			6,888	6,888		6,888						
	Phone System Allocation			920	920		920						
	Total			8,048	8,048		8,048						
42	Freight Services												
	Postage, Freight			2,000	2,000		2,000						
	Total			2,000	2,000		2,000						



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

DETAILED WORK PLAN BUDGET - ARTHROPOD CONTROL

Section 388.341, F. S. and 6E-13.022(1) and (3), F. A. C.
Telephone Number (850) 617-7995

FOR COUNTY OR
DISTRICT USE ONLY

Submit to:
Mosquito Control Program
3125 Conner Blvd./Bldg 6

ADAM H. PUTNAM
COMMISSIONER

RECOMMENDED FOR APPROVAL: _____	FOR FISCAL YEAR BEGINNING OCTOBER 1, 20 15 ENDING SEPTEMBER 30, 20 16	PREPARED BY: Glen Pourciau, Stormwater Superintendent
DATE: _____		DATE: 04/22/2015
APPROVED BY: Mosquito Control Program	COUNTY or DISTRICT Leon AUTHORITY CHAPTER 388.341, F.S.	APPROVED BY: _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE: _____		DATE: _____

PAGE 3 OF 5		TO BE PAID FROM							PROGRAM ELEMENTS			
ACCOUNT	TITLE	PERIOD OR QUANTITY	RATE OR UNIT	TOTAL COST	LOCAL	STATE	GENERAL EXPENSE	CAPITAL				
EXPENDITURES												
43	Utility Service											
	Used Tire Recycling Program			4,800	4,800		4,800					
	Total			4,800	4,800		4,800					
44	Rentals & Leases											
				-								
45	Insurance											
	Vehicle			9,963	9,963		9,963					
	Helicopter Hull & Liability Insurance			8,333	8,333		8,333					
	Total			18,296	18,296		18,296					
46	Repairs & Maintenance											
	Maintenance of Automotive Equipment			14,468	14,468		14,468					
	Maintenance of Other Equipment			3,228	3,228		3,228					
	Total			17,696	17,696		17,696					
47	Printing and Binding											
	Printing for Educational Material			2,335	1,835	500	2,335					
	Total			2,335	1,835	500	2,335					
48	Promotional Activities											
	Production Cost Television PSA			7,400	4,000	3,400	7,400					
	Total			7,400	4,000	3,400	7,400					
49	Other Charges											
51	Office Supplies											
	Office Supplies for MC Director & Staff			1,326	1,326		1,326					
	Total			1,326	1,326		1,326					
52.1	Gasoline/Oil/Lube											
	Gasoline & Diesel			27,960	27,960		27,960					
	Total			27,960	27,960		27,960					
52.2	Chemicals											
	Bl Granules			68,298	54,165	14,133	68,298					
	Vectolox CG			27,949	16,992	10,957	27,949					
	Anvil			50,116	50,116		50,116					
	Anvil Price Increase			12,500	12,500		12,500					
	Permanone RTU			9,000	9,000		9,000					
	Total			167,863	142,773	25,090	167,863					



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

DETAILED WORK PLAN BUDGET - ARTHROPOD CONTROL

ADAM H. PUTNAM
COMMISSIONER

Section 388.341, F. S. and 5E-13.022(1) and (3), F. A. C.
Telephone Number (850) 617-7995

FOR COUNTY OR DISTRICT USE ONLY

Submit to:
Mosquito Control Program
3125 Conner Blvd, Bldg 8

RECOMMENDED FOR APPROVAL: _____	FOR FISCAL YEAR BEGINNING OCTOBER 1, 20 15 ENDING SEPTEMBER 30, 20 16	PREPARED BY: Glen pourciau, Stormwater Superintendent
DATE: _____		DATE: 04/22/2015
APPROVED BY: Mosquito Control Program DATE: _____	COUNTY or DISTRICT Leon <small>AUTHORITY: CHAPTER 388.341, F.S.</small>	APPROVED BY: _____ <small>CHAIRMAN, BOARD OF COUNTY COMMISSIONERS</small>

PAGE 4 OF 5						TO BE PAID FROM				PROGRAM ELEMENTS			
ACCOUNT	TITLE	PERIOD OR QUANTITY	RATE OR UNIT	TOTAL COST	LOCAL	STATE	GENERAL EXPENSE	CAPITAL					
EXPENDITURES													
52.3	Protective Clothing												
	Safety Supplies			3,600	3,600		3,600						
	Total			3,600	3,600		3,600						
52.4	Misc. Supplies												
	General Supplies			6,272	6,272		6,272						
	Domestic Surveillance Supplies			808	808		808						
	Mosquitofish Supplies			4,000	4,000		4,000						
	WNV/EEE Surveillance Supplies			8,400	8,400		8,400						
	Total			19,480	19,480		19,480						
52.5	Tools & Implements												
				-			-						
54	Publications & Dues												
	FL Mosquito Control Assoc. for Staff			300	300		300						
	Total			300	300		300						
55	Training												
				-			-						
60	Capital Outlay												
	Capital Outlay			-			-						
71	Principal												
72	Interest												
81	Aids to Government Agencies												
83	Other Grants and Aids												
88	Contingency (Current Year)												
99	Payment of Prior Year Accounts												
TOTALS				665,796	634,256	31,540	665,796						



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

DETAILED WORK PLAN BUDGET - ARTHROPOD CONTROL

ADAM H. PUTNAM
COMMISSIONER

Section 388.341, F. S. and 5E-13.022(1) and (3), F. A. C.
Telephone Number (850) 617-7995

FOR COUNTY OR DISTRICT USE ONLY

Submit to:
Mosquito Control Program
3125 Conner Blvd, Bldg 8

RECOMMENDED FOR APPROVAL:	FOR FISCAL YEAR BEGINNING OCTOBER 1, 20 15 ENDING SEPTEMBER 30, 20 16	PREPARED BY: Glen Pourciau, Stormwater Superintendent
DATE:		DATE: 04/22/2015
APPROVED BY: Mosquito Control Program	COUNTY or DISTRICT: Leon <small>AUTHORITY: CHAPTER 388.341, F.S.</small>	APPROVED BY: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE:		DATE:

PAGE 5 OF 5 TO BE PAID FROM PROGRAM ELEMENTS

ACCOUNT	TITLE	PERIOD OR QUANTITY	RATE OR UNIT	TOTAL COST	TO BE PAID FROM				PROGRAM ELEMENTS					
					LOCAL	STATE	GENERAL EXPENSE	CAPITAL						
	RESERVES													
0.001	Reserves - Future Capital Outlay													
0.002	Reserves - Self-insurance													
0.003	Reserves - Cash Balance to be Carried Forward													
0.004	Reserves - Sick and Annual Leave Trans Out													

LEON COUNTY MOSQUITO CONTROL SIGNATURE PAGE



Florida Department of Agriculture & Consumer Services Division of Agricultural Environmental Services
Detailed Work Plan Budget

Adam H. Putnam
COMMISSIONER

COUNTY/DISTRICT: LEON FISCAL YEAR: OCTOBER 1, 2015 - SEPTEMBER 30, 2016

ATTEST:

Bob Inzer, Clerk of the Court
Leon County, Florida

LEON COUNTY, FLORIDA

BY: _____

BY: _____

Mary Ann Lindley, Chairman
Board of County Commissioners

Approved as to Form:
Leon County Attorney's Office

BY: _____

Herbert W. A. Thiele, Esq.
County Attorney



Florida Department of Agriculture and Consumer Services
 Division of Agricultural Environmental Services

ARTHROPOD CONTROL BUDGET AMENDMENT

ADAM H. PUTNAM
 COMMISSIONER

Section 388.361, F.S. and 5E-13.027, F.A.C
 Telephone (850) 617-7995 Fax (850) 617-7969

A STATEMENT EXPLAINING AND JUSTIFYING THE PROPOSED CHANGES SHOULD ACCOMPANY EACH APPLICATION FOR BUDGET AMENDMENT. USE PAGE TWO FOR THIS PURPOSE.

Amendment No. 1 Fiscal Year: 2014-2015 Date: 05/26/2015
 Amending: Local Funds State Funds (Check appropriate fund account to be amended. Use a separate form for each fund). The Board of Commissioners for Leon District hereby submits to the Department of Agriculture and Consumer Services, for its consideration and approval, the following amendment for the current fiscal year as follows:

ESTIMATED RECEIPTS

NOTE: The budget cannot be amended to show an increase in receipts over the amount budgeted unless authorized.

Total Available Cash and Receipts	Reserves	Present Budget	Increase Request	Decrease Request	Revised Budget
\$ 59,457.00	\$ -	\$ 59,457.00	\$ 1,540.00	\$ -	\$ 60,997.00

NAME SOURCE OF INCREASE: (Explain Decrease)

BUDGETED RECEIPTS

ACCT NO	Description	Present Budget	Increase Request	Decrease Request	Revised Budget
311	Ad Valorem (Current/Delinquent)	\$ -	\$ -	\$ -	\$ -
334.1	State Grant	\$ 30,000.00	\$ 1,540.00	\$ -	\$ 31,540.00
362	Equipment Rentals	\$ -	\$ -	\$ -	\$ -
337	Grants and Donations	\$ -	\$ -	\$ -	\$ -
361	Interest Earnings	\$ -	\$ -	\$ -	\$ -
364	Equipment and/or Other Sales	\$ -	\$ -	\$ -	\$ -
369	Misc./Refunds (prior yr expenditures)	\$ -	\$ -	\$ -	\$ -
380	Other Sources	\$ -	\$ -	\$ -	\$ -
389	Loans	\$ -	\$ -	\$ -	\$ -
TOTAL RECEIPTS		\$ 30,000.00	\$ 1,540.00	\$ -	\$ 31,540.00
Beginning Fund Balance		\$ 29,457.00	\$ -	\$ -	\$ 29,457.00
Total Budgetary Receipts & Balances		\$ 59,457.00	\$ 1,540.00	\$ -	\$ 60,997.00

BUDGETED EXPENDITURES

NOTE: Total increase must equal total decrease, unless the total "Present Budget" is revised.

ACCT NO	Uniform Accounting System Transaction	Present Budget	Increase Request	Decrease Request	Revised Budget
10	Personal Services	\$ -	\$ -	\$ -	\$ -
20	Personal Service Benefits	\$ -	\$ -	\$ -	\$ -
30	Operating Expense	\$ -	\$ -	\$ -	\$ -
40	Travel & Per Diem	\$ -	\$ -	\$ -	\$ -
41	Communication Services	\$ -	\$ -	\$ -	\$ -
42	Freight Services	\$ -	\$ -	\$ -	\$ -
43	Utility Service	\$ -	\$ -	\$ -	\$ -
44	Rentals & Leases	\$ -	\$ -	\$ -	\$ -
45	Insurance	\$ -	\$ -	\$ -	\$ -
46	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -
47	Printing and Binding	\$ 500.00	\$ -	\$ -	\$ 500.00
48	Promotional Activities	\$ 3,400.00	\$ -	\$ -	\$ 3,400.00
49	Other Charges	\$ -	\$ -	\$ -	\$ -
51	Office Supplies	\$ -	\$ -	\$ -	\$ -
52.1	Gasoline/Oil/Lube	\$ -	\$ -	\$ -	\$ -
52.2	Chemicals	\$ 12,593.00	\$ 1,540.00	\$ -	\$ 14,133.00
52.3	Protective Clothing	\$ -	\$ -	\$ -	\$ -
52.4	Misc. Supplies	\$ -	\$ -	\$ -	\$ -
52.5	Tools & Implements	\$ -	\$ -	\$ -	\$ -
54	Publications & Dues	\$ -	\$ -	\$ -	\$ -
55	Training	\$ 2,550.00	\$ -	\$ -	\$ 2,550.00
60	Capital Outlay	\$ 40,414.00	\$ -	\$ -	\$ 40,414.00
71	Principal	\$ -	\$ -	\$ -	\$ -
72	Interest	\$ -	\$ -	\$ -	\$ -
81	Aids to Government Agencies	\$ -	\$ -	\$ -	\$ -
83	Other Grants and Aids	\$ -	\$ -	\$ -	\$ -
89	Contingency (Current Year)	\$ -	\$ -	\$ -	\$ -
99	Payment of Prior Year Accounts	\$ -	\$ -	\$ -	\$ -
TOTAL BUDGET AND CHARGES		\$ 59,457.00	\$ 1,540.00	\$ -	\$ 60,997.00
0.001	Reserves - Future Capital Outlay	\$ -	\$ -	\$ -	\$ -
0.002	Reserves - Self-Insurance	\$ -	\$ -	\$ -	\$ -
0.003	Reserves - Cash Balance to be Carried Forward	\$ -	\$ -	\$ -	\$ -
0.004	Reserves - Sick and Annual Leave	\$ -	\$ -	\$ -	\$ -
TOTAL RESERVES		\$ -	\$ -	\$ -	\$ -
TOTAL BUDGETARY EXPENDITURES and BALANCES		\$ 59,457.00	\$ 1,540.00	\$ -	\$ 60,997.00
ENDING FUND BALANCE		\$ -	\$ -	\$ -	\$ -

APPROVED: _____
 Chairman of the Board, or Clerk of Circuit Court

DATE _____

APPROVED: _____
 Mosquito Control Program

LEON COUNTY MOSQUITO CONTROL SIGNATURE PAGE



Florida Department of Agriculture & Consumer Services Division of Agricultural Environmental Services
Arthropod Control Budget Amendment

Adam H. Putnam
COMMISSIONER

COUNTY/DISTRICT: LEON FISCAL YEAR: OCTOBER 1, 2014 - SEPTEMBER 30, 2015

ATTEST:

Bob Inzer, Clerk of the Court
Leon County, Florida

LEON COUNTY, FLORIDA

BY: _____

BY: _____

Mary Ann Lindley, Chairman
Board of County Commissioners

Approved as to Form:
Leon County Attorney's Office

BY: _____

Herbert W. A. Thiele, Esq.
County Attorney

FISCAL YEAR 2014/2015 BUDGET AMENDMENT REQUEST

No: BAB15015
Date: 4/22/2015

Agenda Item No: _____
Agenda Item Date: 5/12/2015

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			
125	214	334610	000	Mosquito Control Grant	59,457	1,540	60,997.00

Subtotal: 1,540

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
125	214	55200	562	Operating Supplies	12,593	1,540	14,133

Subtotal: 1,540

Purpose of Request:

This amendment realizes an additional \$1,540 in revenue from the State of Florida for the Mosquito Control Grant. The State of Florida provides a grant award estimate at the time we developed the FY15 Leon County budget. This estimate changes depending on final Legislative appropriations. For FY15, the amount Leon County received will increase by \$1,540 over our budget estimate. This amendment also satisfies the State reporting requirement by providing an accurate amended budget realizing the total actual grant award.

Group/Program Director

Senior Analyst

Scott Ross, Director, Office of Financial Stewardship

Approved By: Resolution Motion Administrator

Organization Budget Status: F(0)BDBT B 5 (B:APC) 22 APR 2015 08:54 AM

Chart: B
 Fiscal Year: 15
 Index:
 Organization: 214 MOSQUITO CONTROL GRANT
 Fund:
 Program:
 Account:
 Account Type:
 Activity:
 Location:
 Commit Type:

Account	Type	Title	Adjusted Budget	YTD Activity	Commitments	Available Balance
28100	R	MOSQUITO CONTROL	58,457.00	49,228.18	0.00	14,230.84
54700	E	PRINTING AND BINDING	500.00	0.00	0.00	500.00
54800	E	PROMOTIONAL ACTIVITIES	3,400.00	0.00	500.00	2,900.00
55200	E	OPERATING SUPPLIES	12,593.00	0.00	0.00	12,593.00
55401	E	TRAINING	2,550.00	1,010.00	0.00	1,540.00
56400	E	MACHINERY AND EQUIPMENT	40,414.00	0.00	30,000.00	10,414.00
Net Total:			0.00	44,218.18	30,500.00	

**Leon County
Board of County Commissioners**


Notes for Agenda Item #9

Leon County Board of County Commissioners

Cover Sheet for Agenda #9

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Herbert W.A. Thiele, County Attorney 

Title: Approval of the Proposed Second Amended Interlocal Agreement Between Leon County, Florida and Gulf Consortium Regarding Procurement Services

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

Fiscal Impact:

This item has an indirect fiscal impact to the County. As indicated in the prior agenda item authorizing Leon County to provide procurement services to the Gulf Consortium in relation to the Federal RESTORE Act, limited staff resources are utilized in providing said procurement services.

Staff Recommendation:

Option #1: Approve the proposed Second Amended Interlocal Agreement between Leon County, Florida and Gulf Consortium (Attachment #1), and authorize Chairman to execute same.

Report and Discussion

Background:

The Gulf Consortium is a public entity created by Interlocal Agreement among 23 Florida gulf coast counties who are recipients of potential funding from administrative and civil penalties from the responsible parties in connection with the explosion on and sinking of the Deepwater Horizon pursuant to the Resources and Ecosystems Sustainability, Tourist Opportunities and Revived Economics of the Gulf Coast States Act of 2012 (“RESTORE Act”).

On June 24, 2013, General Counsel for the Gulf Consortium forwarded correspondence to County Administrator Vincent Long, requesting Leon County to assist the Gulf Consortium with procurement services in meeting its requirements under the RESTORE Act.

The Board of County Commissioners, at its regular meeting of July 9, 2013, voted to authorize Leon County to provide procurement services for the Gulf Consortium and, on March 26, 2014, an Interlocal Agreement was entered into by and between Leon County, Florida and the Gulf Consortium (Attachment #2).

The Board, at its regular meeting of October 28, 2014, entered into an Amended Interlocal Agreement between Leon County, Florida and Gulf Consortium Regarding Procurement Services.

Analysis:

Leon County has been providing procurement services to the Gulf Consortium pursuant to the Interlocal Agreement in order for it to properly and effectively develop the State Expenditure Plan pursuant to the RESTORE Act; however, the need arose to retain experts and/or consultants beyond those that are required by the Plan and/or authorized by the Interlocal Agreement. The Gulf Consortium requested Leon County assist in the additional retention of experts and/or consultants and, as such, the County Attorney’s Office prepared a proposed Amended Interlocal Agreement (Attachment #3) adding subparagraph C to Section 2, which addresses such request. The Gulf Consortium has now requested the County Attorney’s Office prepare a Second Amended Interlocal Agreement amending certain provisions of subparagraph C to Section 2, to allow for the provision of additional services relating to federal grant administration, as needed, for the Consortium.

Options:

1. Approve the proposed Second Amended Interlocal Agreement between Leon County, Florida and the Gulf Consortium and authorize the Chairman to execute same.
2. Do not approve the proposed Second Amended Interlocal Agreement between Leon County, Florida and the Gulf Consortium.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Second Amended Interlocal Agreement
2. Interlocal Agreement dated March 26, 2014
3. Amended Interlocal Agreement dated October 28, 2014

**SECOND AMENDED INTERLOCAL AGREEMENT
BETWEEN LEON COUNTY, FLORIDA
AND
GULF CONSORTIUM REGARDING PROCUREMENT SERVICES**

THIS SECOND AMENDED INTERLOCAL AGREEMENT ("Agreement") is made and entered into by and among the LEON COUNTY, Florida, a charter county and political subdivision of the State of Florida (the "County"); and GULF CONSORTIUM, a legal entity and public body and a unit of local government (the "Consortium").

RECITALS

WHEREAS, the parties entered into a Interlocal Agreement on March 26, 2014, which authorized the County to provide and assist the Consortium with procurement services in order for it to properly and effectively develop the State Expenditure Plan pursuant to the RESTORE ACT;

WHEREAS, the parties amended the Interlocal Agreement on October 28, 2014 to allow for the procurement of additional services, as needed, for the Consortium;

WHEREAS, the parties to the Interlocal Agreement desire to amend certain provisions to allow for the provision of additional services relating to federal grant administration, as needed, for the Consortium.

NOW, THEREFORE, in consideration of the following mutual promises, covenants and representations set forth herein, the sufficiency of which being acknowledged, the County and the Consortium do hereby agree to amend the Interlocal Agreement as follows:

SECTION 2. PROCUREMENT SERVICES AND GRANT ADMINISTRATION SERVICES

A. The County shall provide all necessary personnel and take all required steps to perform procurement services for the Consortium, as follows: Provide advice and assistance regarding the development of a competitive procurement policy for the Consortium;

B. Provide technical and strategic support in the Consortium's competitive solicitation of a firm in the development and submission of the State Expenditure Plan, including, but not limited to, preparing solicitation documents, advertising and disseminating solicitation documents, and advising and assisting the Consortium's Interim Manager, the procurement evaluation team and the Consortium Board of Directors in the selection of the most qualified firm; and,

C. Provide other procurement services as needed by the Consortium, including, but not limited to, other consultants and professional services as well as goods and materials.

D. The County shall provide all necessary personnel and take all necessary steps to perform federal grant administrative services for the Consortium, as follows: provide advice and assistance regarding federal grant administration services including, but not limited to reporting requirements.

All other provisions of the Interlocal Agreement entered into by and between the parties on March 26, 2014 and recorded in Official Records of Leon County in Book 4650 at Page 340, and the Amendment to the Interlocal Agreement entered in on October 28, 2014 and recorded in Official Records of Leon County in Book 4788 at Page 1250, not inconsistent with the provisions herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties cause this Amended Interlocal Agreement to be executed by their duly authorized representatives this _____ day of _____, 2015.

LEON COUNTY, FLORIDA

Attest:
Bob Inzer, Clerk of the Court

By: _____
Mary Ann Lindley, Chairman
Board of County Commissioners

By: _____

Approved as to form:
County Attorney's Office

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

THE GULF CONSORTIUM

ATTEST:

By: _____
Chairman
Board of Directors

Secretary-Treasurer
Board of Directors

APPROVED AS TO FORM:

Sarah M. Bleakley, Esq.
Nabors, Giblin & Nickerson, P.A.
Interim General Counsel

INTERLOCAL AGREEMENT BETWEEN LEON COUNTY, FLORIDA AND GULF CONSORTIUM REGARDING PROCUREMENT SERVICES

THIS INTERLOCAL AGREEMENT (“Agreement”) is made and entered into by and among the LEON COUNTY, Florida, a charter county and political subdivision of the State of Florida (the “County”); and GULF CONSORTIUM, a legal entity and public body and a unit of local government (the “Consortium”).

RECITALS

WHEREAS, the County is authorized to enter into said Interlocal Agreement by the powers and authority granted to it under the Constitutional and the laws of the State of Florida; and,

WHEREAS, the Consortium is authorized to enter into this Interlocal Agreement by virtue of the Interlocal Agreement Relating to the Establishment of the Gulf Consortium entered into on or about the 19th day of September, 2012, which was created to serve as a consortia of local political subdivisions as contemplated by the RESTORE ACT for the 23 Florida counties which are members of the Consortium; and,

WHEREAS, the RESTORE ACT (“United States Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economics of the Gulf Coast States Act of 2012”) was passed by Congress on June 29, 2012, and the President signed into law on July 6, 2012 and said Act establishes a mechanism for providing funding to the Gulf Coast region to restore ecosystems and rebuild local economies damaged by the Deepwater Horizon Oil Spill; and,

WHEREAS, the Consortium is required to develop a State Expenditure Plan for the expenditure of the Spill Impact Component required by the RESTORE ACT; and,

WHEREAS, the County and the Consortium wish to enter into an agreement that authorizes the County to provide and assist with procurement services for the Consortium in order for it to properly and effectively engage the services of one or more firms to assist in the development of the State Expenditure Plan.

NOW, THEREFORE, in consideration of the following mutual promises, covenants and representations set forth herein, the sufficiency of which being acknowledged, the County and the Consortium do hereby agree as follows:

SECTION 1. DEFINITIONS AND CONSTRUCTION

In construing this Interlocal Agreement, the singular includes the plural and vice versa. Unless otherwise defined herein, the following words and phrases shall have the following meaning:

A. “County” means Leon County, Florida, a political subdivision of the State of Florida, a charter county.

B. "Consortium" means Gulf Consortium that was created by Interlocal Agreement between 23 Florida counties, namely, Bay, Charlotte, Collier, Citrus, Dixie, Escambia, Gulf, Franklin, Hernando, Hillsborough, Jefferson, Lee, Levy, Manatee, Monroe, Okaloosa, Pasco, Pinellas, Santa Rosa, Sarasota, Taylor, Wakulla and Walton, on September 19, 2012, which is recorded in the Official Records of Leon County in Book 4432 at page 105.

C. "RESTORE ACT" means United States Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economics of the Gulf Coast States Act of 2012.

D. "Deepwater Horizon Oil Spill" means the Deepwater Horizon offshore drilling rig's explosion, and resulting oil spill, on April 20, 2010.

SECTION 2. PROCUREMENT SERVICES

The County shall provide all necessary personnel and take all required steps to perform procurement services for the Consortium, as follows: Provide advice and assistance regarding the development of a competitive procurement policy for the Consortium, and

B. Provide technical and strategic support in the Consortium's competitive solicitation of a firm in the development and submission of the State Expenditure Plan, including, but not limited to, preparing solicitation documents, advertising and disseminating solicitation documents, and advising and assisting the Consortium's Interim Manager, the procurement evaluation team and the Consortium Board of Directors in the selection of the most qualified firm.

SECTION 3. GENERAL PROVISIONS

A. Funding.

The procurement related services to be provided to the Consortium would require utilization of limited staff resources by the County, which may be reimbursed to the County by the Consortium under possible federal rules yet to be finalized with regard to the RESTORE ACT. However, the County shall be entitled to seek, and the Consortium shall reimburse the County for all of its direct expenses.

B. Compliance with Applicable Law.

In providing services and otherwise carrying out its obligations under this Agreement, the parties shall comply with applicable law. Such compliance shall include obtaining any and all federal, state or local permits or licenses required to perform its obligations under this Agreement.

C. Choice of Law, Venue and Severability.

This Agreement shall be construed and interpreted in accordance with Florida Law. Venue for any action brought in relation to this Agreement shall be placed in a court of competent jurisdiction in Leon County, Florida. If any provision of this Agreement is subsequently held invalid, the remaining provisions shall continue in effect.

D. Amendments.

The Parties hereby acknowledge that the terms hereof constitute the entire understanding and agreement of the Parties with respect to the subject matter hereof. No modification hereof shall be effective unless in writing, executed with the same formalities as this Agreement, in accordance with general law.

E. Assignment.

The Parties agree not to assign any of the services specified by this Agreement to a third-party without the prior written consent of the other Parties.

F. Conflict Resolution.

1. The Parties shall attempt to resolve all disputes that arise under this Agreement in good faith and in accordance with this section. The provision of the "Florida Governmental Conflict Resolution Act" shall not apply to disputes under this Agreement, as an alternative dispute resolution process is hereby set forth in this section. The aggrieved Party shall give written notice to the other Parties in writing, setting forth the name of the Party or Parties involved in the dispute, the nature of the dispute, date of occurrence (if known), and proposed resolution, hereinafter referred to as the "Dispute Notice."
2. Should the Parties be unable to reconcile any dispute, the appropriate County and Consortium representative shall meet at the earliest opportunity, but in any event within ten (10) days from the date that the Dispute Notice is received, to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of the Parties, they shall report their decision, in writing, to the Board of County Commissioners and the Board of Directors of the Consortium. If the Parties are unable to reconcile their dispute, they shall report their impasse to such Boards who shall then convene a meeting at their earliest opportunity, but in any event within twenty (20) days following receipt of a Dispute Notice, to attempt to reconcile the dispute.

G. Recordation.

The County shall record this Agreement with the Leon County Clerk of the Court upon execution of the Parties. Upon return of the recorded Agreement, the County shall deliver a recorded copy of this Agreement to the Consortium. The recordation of this Agreement complies with all government transparency requirements.

SECTION 3. EFFECTIVE DATE

This Agreement shall be effective ("Effective Date") upon execution by all Parties.

SECTION 4. TERM; COMMENCEMENT DATE; RENEWAL

The term of this Agreement shall be for a period of three (3) years commencing on the Effective Date.

IN WITNESS WHEREOF, the Parties cause this Interlocal Agreement to be executed by their duly authorized representatives this _____ day of _____, 2014.

Attest:
Bob Inzer, Clerk of the Court



By: _____

Approved as to form:
County Attorney's Office

By: _____

Herbert W.A. Thiele, Esq.
County Attorney

LEON COUNTY, FLORIDA

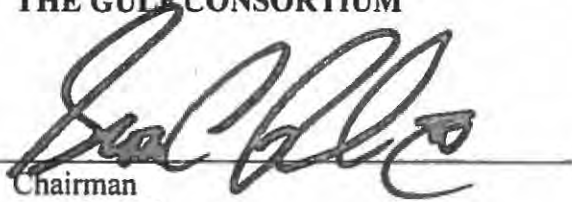
By: _____

Kristin Dozier, Chairman
Board of County Commissioners

**SIGNATURE PAGE TO INTERLOCAL AGREEMENT RELATING TO
PROCUREMENT SERVICES TO BE PROVIDED BY LEON COUNTY**

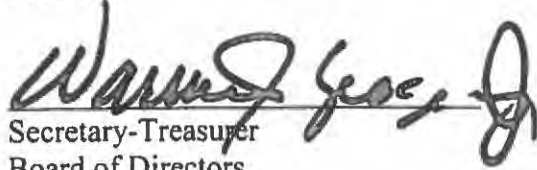
THE GULF CONSORTIUM

By: _____



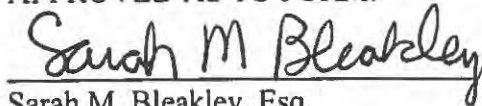
Chairman
Board of Directors

ATTEST:



Secretary-Treasurer
Board of Directors

APPROVED AS TO FORM:



Sarah M. Bleakley, Esq.
Nabors, Giblin & Nickerson, P.A.
Interim General Counsel

**AMENDED INTERLOCAL AGREEMENT BETWEEN LEON COUNTY, FLORIDA
AND
GULF CONSORTIUM REGARDING PROCUREMENT SERVICES**

THIS AMENDED INTERLOCAL AGREEMENT (“Agreement”) is made and entered into by and among the LEON COUNTY, Florida, a charter county and political subdivision of the State of Florida (the “County”); and GULF CONSORTIUM, a legal entity and public body and a unit of local government (the “Consortium”).

RECITALS

WHEREAS, the parties entered into a Interlocal Agreement on March 26, 2014, which authorized the County to provide and assist the Consortium with procurement services in order for it to properly and effectively develop the State Expenditure Plan pursuant to the RESTORE ACT;

WHEREAS, the parties to the Interlocal Agreement desire to amend certain provisions to allow for the procurement of additional services, as needed, for the Consortium.

NOW, THEREFORE, in consideration of the following mutual promises, covenants and representations set forth herein, the sufficiency of which being acknowledged, the County and the Consortium do hereby agree to amend the Interlocal Agreement as follows:

SECTION 2. PROCUREMENT SERVICES

A. The County shall provide all necessary personnel and take all required steps to perform procurement services for the Consortium, as follows: Provide advice and assistance regarding the development of a competitive procurement policy for the Consortium;

B. Provide technical and strategic support in the Consortium’s competitive solicitation of a firm in the development and submission of the State Expenditure Plan, including, but not limited to, preparing solicitation documents, advertising and disseminating solicitation documents, and advising and assisting the Consortium’s Interim Manager, the procurement evaluation team and the Consortium Board of Directors in the selection of the most qualified firm; and,

C. Provide other procurement services as needed by the Consortium, including, but not limited to, other consultants and professional services as well as goods and materials.

All other provisions of the Interlocal Agreement entered into by and between the parties on March 26, 2014 and recorded in Official Records of Leon County in Book 4650 at Page 340, not inconsistent with the provisions herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties cause this Amended Interlocal Agreement to be executed by their duly authorized representatives this 28th day of October, 2014.



LEON COUNTY, FLORIDA

Attest:
Bob Inzer, Clerk of the Court

By: Mary Ann Lindley
Mary Ann Lindley, Chairman
Board of County Commissioners

By: John Stott, Deputy Clerk

Approved as to form:
County Attorney's Office

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

THE GULF CONSORTIUM

By: Sean [Signature]
Chairman
Board of Directors

ATTEST:

Warren [Signature]
Secretary-Treasurer
Board of Directors

APPROVED AS TO FORM:

Sarah M. Bleakley
Sarah M. Bleakley, Esq.
Nabors, Giblin & Nickerson, P.A.
Interim General Counsel

**Leon County
Board of County Commissioners**


Notes for Agenda Item #10

Leon County Board of County Commissioners

Cover Sheet for Agenda #10

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of CareerSource Capital Region Interlocal Agreement

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator
Lead Staff/ Project Team:	Joshua Pascua, Management Analyst

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Approve the CareerSource Capital Region Interlocal Agreement, and authorize the Chairman to execute, in a form to be approved by the County Attorney (Attachment #1).

Report and Discussion

Background:

On June 26, 2012, the Board approved the **WORKFORCE Plus** Revised Interlocal Agreement and Commissioner Nick Maddox as the Board's designee to the newly established Region 5 Consortium. The Region 5 Consortium consists of representatives from Leon, Gadsden, and Wakulla Counties. This Consortium meets twice a year, and is responsible for reviewing and approving the local workforce board budget and annual audit.

The Board approved a revised **WORKFORCE Plus** Interlocal Agreement between Leon, Gadsden, and Wakulla Counties on March 12, 2013. On February 10, 2014, **WORKFORCE Plus** rebranded itself as CareerSource Capital Region in response to a statewide rebranding initiative for regional workforce boards. On July 22, 2014, President Obama signed the Workforce Innovation and Opportunity Act (WIOA) into law, which supersedes the Workforce Investment Act of 1998 and grandfathers-in current workforce regions designated by the Governor of the State of Florida, including CareerSource Capital Region.

In order to remain in compliance with federal and state agencies, CareerSource seeks to renew its Interlocal Agreement with Leon, Gadsden, and Wakulla Counties as the central employment agency for the region.

Analysis:

The proposed Interlocal Agreement between CareerSource Capital Region and Leon, Gadsden, and Wakulla Counties largely mirrors the 2013 Revised **WORKFORCE Plus** Interlocal Agreement with the exception of the several WIOA mandated changes to the CareerSource Capital Region Board of Directors (CSCRBD). As before, twelve private sector seats are appointed to the CSCRBD by respective county commissions, apportioned as follows: seven from Leon County, three from Gadsden County, and two from Wakulla County. The remaining CSCRBD memberships are prescribed by the WIOA to represent the following areas:

- Higher Education (1)
- A minimum of 20% with labor designation Adult Literacy (1)
- Government and Economic Development (1)
- Economic and Community Development (1)
- State Wagner Peyser (1)
- Vocational Rehabilitation (1).

Private sector businesses must represent at least 51% of the CSCRBD, so the CSCRBD may need to add multiple business representatives to the CSCRBD. The intent of the WIOA law is to have strategic and effective community business leaders. Additionally, the CSCRBD's membership may be supplemented with members that represent the following stakeholder groups:

- Community Organization (1)
- Youth Organization (1)
- Local Education Agencies (1)
- Transportation, Housing, Public Assistance (1)
- Philanthropic Organizations (1)
- Other Individuals – Local Elected Officials Discretion.

Staff recommends the Board's approval of the proposed Interlocal Agreement which defines the County's role and relationship with CareerSource, the central employment agency for the region in partnership with Gadsden and Wakulla Counties.

Options:

1. Approve the CareerSource Capital Region Interlocal Agreement, and authorize the Chairman to execute, in a form to be approved by the County Attorney (Attachment #1).
2. Do not approve the CareerSource Capital Region Interlocal Agreement.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. CareerSource Capital Region Interlocal Agreement between Gadsden, Leon, and Wakulla Counties

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

This Agreement, entered into by and between the following parties: Gadsden County, Leon County (a charter county), and Wakulla County (a charter county), political subdivisions of the State of Florida, hereinafter referred to as the "COUNTIES", and the Big Bend Jobs & Education Council, Inc. d/b/a CareerSource Capital Region (CSCR), a Florida nonprofit corporation, in its capacity as the Region 5 Local Workforce Area (LWA) created and existing under Chapter 445, Florida Statutes, hereinafter referred to as CareerSource Capital Region.

WITNESSETH:

WHEREAS, the Workforce Investment Act of 1998, Public Law 105-220 ("WIA") authorizes expenditures of federal funds for workforce development programs in areas of the state designated by the Governor as a Workforce Development Region; and

WHEREAS, Chapter 445, Florida Statutes, "the Workforce Innovation Act of 2000" ("Workforce Innovation Act") further delineates the roles and responsibilities of all parties in the expenditure of federal funds for workforce development programs in such designated areas; and

WHEREAS, the Workforce Innovation and Opportunity Act of 2014 (WIOA), Public Law 113-128 supersedes the Workforce Investment Act of 1998 and grandfathers-in the current workforce regions designated by the Governor of the State of Florida based on meeting performance requirements; and

WHEREAS, the COUNTIES have been designated by the Governor of the State of Florida as a Local Workforce Area; and

WHEREAS, the WIA and WIOA require the chief local elected officials of each designated Local Workforce Region to establish a regional workforce development board; and

WHEREAS, the Regional Workforce Board Accountability Act of 2012, the Florida Legislature provides for the membership of local workforce development boards to be limited to the minimum membership required in Pub. L. No. 105-220, Title I, s. 117(b) (2) (A); and

WHEREAS, CareerSource Capital Region has requested and received certification as the Region 5 Workforce Development Board by CareerSource Florida, the State of Florida Workforce Development Board; and

WHEREAS, the Department of Economic Opportunity (DEO), under the direction of CareerSource Florida, shall review and certify that CareerSource Capital Region complies with state and federal law; and

WHEREAS, the COUNTIES and CareerSource Capital Region previously entered into an Interlocal Agreement in 2001 defining their respective duties and responsibilities ("Original Interlocal"); and

WHEREAS, CareerSource Capital Region is required to submit its strategic plan and annual budget, as approved by the COUNTIES and/or their designee, to CareerSource Florida for review and approval; and then to the Department of Economic Opportunity for review and approval; and,

WHEREAS, the COUNTIES and CareerSource Capital Region desire to clarify the terms of the Original Interlocal Agreement to define the scope of their relationship and their respective duties and responsibilities for the administration and operation of workforce programs within the Region 5 Workforce Region under the

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

WIOA law, as provided herein.

NOW THEREFORE, IN CONSIDERATION OF THE ABOVE AND THE MUTUAL COVENANTS HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

Purpose:

The purpose of this agreement is to establish and maintain a partnership to carry out the requirements of the (WIOA), the Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA) of 1996 (Public Law 104-193), the Agricultural Act of 2015, applicable federal, state and local regulations including OMB super circular and future state and federal workforce initiatives and laws (together the "Acts").

2. Development of the Four Year Local Services Plan: (Section 108(a))

Pursuant to WIOA and in accordance with the requirements established by the Governor of the State of Florida, CareerSource Capital Region shall develop the Four Year Local Plan, as required, and shall present said plans to the COUNTIES for review and approval. Upon approval and execution of the plans by the COUNTIES when required by the Acts, acting through the respective Boards of County Commission, or their designees, the plans will be submitted to the proper funding authorities by CareerSource Capital Region.

3. Establishment of the Gadsden, Leon, Wakulla Workforce Development Consortium

The Gadsden, Leon, and Wakulla Workforce Development Consortium (the "CONSORTIUM") is hereby created to be organized as hereinafter provided. Each respective Board of County Commissioners shall identify and designate one individual to serve as their designee on the CONSORTIUM. The designee shall be a voting member. The CONSORTIUM will exercise approval authority, which will not be unreasonably withheld, over the budget adopted by CareerSource Capital Region for final submittal and approval to CareerSource Florida and then the Department of Economic Opportunity. The CONSORTIUM will also exercise approval authority and review of the annual audit as conducted over CareerSource Capital Region for final submittal to the proper funding authorities by CareerSource Capital Region.

4. Duties and Responsibilities of CareerSource Capital Region

The COUNTIES hereby designate CareerSource Capital Region as the local sub-grant recipient and local fiscal agent for all Workforce Innovation and Opportunity Act funds and other workforce development programs operating within the Region 5 Workforce Region (the "Program"). In that capacity, CareerSource Capital Region shall act as its own administrative entity, and be responsible for all Program activities as required by the Acts, including and/or subject to the following:

A. CareerSource Capital Region shall employ personnel to carry out the effective and efficient operation of the Program, as defined in the Workforce Local Plan, and to provide necessary technical assistance to any sub-grantee's providing services under the guidance of the Board and acting in partnership with the COUNTIES as provided herein;

B. CareerSource Capital Region Board shall select a Chief Executive Officer of sufficient competence and experience to organize and train such staff as necessary to conduct the functions and operations of the fiscal and administrative entity as provided herein;

C. CareerSource Capital Region, through the actions of said personnel, as authorized, approved or directed by the CareerSource Capital Region Board of Directors, shall:

1. Prepare planning documents required by applicable state and federal law and, after any required

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

approval by the COUNTIES, submit them to the appropriate funding authorities for approval;

2. Prepare and submit for approval by the CONSORTIUM, an annual budget for the proper expenditure of all funds allocated to CareerSource Capital Region;
3. Direct the receipt and expenditure of funds in accordance with the Acts, this Agreement, approved local plans and budget, and/or all applicable Federal, State or Local Laws;
4. Execute contracts, sub-grants and other agreements necessary to carry out the programs authorized by CareerSource Florida and DEO, including making the designation of the One Stop Operator, selecting and designating youth service providers, identifying eligible providers of adult and dislocated worker intensive and training services, and maintaining a list of those providers with performance and cost information;
5. Reach agreement with the Governor and CareerSource Florida on local performance measures;
6. Recommend policy and develop program procedures for program management, planning, operation, evaluation and other necessary functions;
7. Evaluate program performance and determine whether there is a need to reallocate program resources and to modify the grant agreement with the State of Florida Department of Economic Opportunity;
8. Establish and maintain such committees as determined by the CareerSource Capital Region Board of Directors;
9. Establish and maintain in force agreements with each of the required local One Stop Partner agencies;
10. As the fiscal agent, collect, account for, invest and expend Program income generated by Program activities pursuant to the Acts and State of Florida requirements and approved CareerSource Capital Region bylaws, procurement policies, finance and accounting policies;
11. Conduct oversight with respect to activities, programs and expenditures under WIOA and such other federal programs that assign responsibility for oversight over programs, activities and expenditures. Oversight shall include monitoring related to administrative costs, avoiding duplicated services, providing career counseling, working with economic development, providing equal access, and ensuring compliance and accountability to meet performance outcomes.
12. Enforce all agreements and take action against any sub-recipient or vendor for abuse in the programs in order to protect the funds and the integrity of the program, subject to final approval or ratification by the CareerSource Capital Region Board of Directors;
13. Coordinate workforce investment activities with economic development strategies regionally and developing strong employer linkages;

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

14. Promote private sector involvement in the statewide workforce investment system through effective brokering, connecting and coaching activities through intermediaries in the local area or through other organizations to assist employers in meeting hiring needs;
 15. Develop and administer a system to hear and resolve all grievances or complaints filed by participants, subcontractors or other interested parties as required by the Acts, Regulations or State Laws, subject to approval by the respective Boards of County Commissions when approving the Workforce Services Plan.
 16. Develop fiscal controls, accounting, audit and debt collection procedures to assure the proper disbursement of, and accounting for, funds received under WIOA, with at least fifty percent (50%) of the Title I funds for Adults and Dislocated Workers that are passed through to CareerSource Capital Region and allocated to and expended on Individual Training Accounts unless a waiver is granted for a lower percentage by CareerSource Florida.
 17. Make available to the COUNTIES and the general public through its website, www.careersourcecapitalregion.com, the audit conducted in accordance with OMB Super Circular 900 200 annually.
 18. Perform any other functions as necessary or appropriate to meet its responsibility for the operation of the Program;
 19. Maintain the required insurance coverage to protect the COUNTIES addressed through this agreement.
- D. CareerSource Capital Region shall have authority to seek, compete for and secure other sources of funding consistent with and in accordance with its purpose and for such other purposes as CareerSource Capital Region Board may deem appropriate and necessary.
- E. CareerSource Capital Region shall perform or cause to have performed internal audits and monitoring of all funds as required by the Acts and in accordance with the provisions of paragraph 6(c) herein; shall satisfactorily resolve any questions or problems arising from said audits and monitoring; and present audit and monitoring findings directly to the Audit Committee and CONSORTIUM.
- F. CareerSource Capital Region shall adopt such procedures to ensure compliance with applicable conflict of interest and public meetings laws. Members of the CareerSource Capital Region Board of Directors shall ensure there is no conflict of interest in the voting actions of the CareerSource Capital Region Board or its members with respect to all activities by complying with all disclosure, conflict of interest statutes, and other regulations and guidelines, as well as complying with all public meeting requirements, notifications and restrictions as prescribed by law.
- G. In order to exercise its independent Program oversight, CareerSource Capital Region shall not serve as the one stop operator and/or a direct service provider of certain components or all components of workforce services unless deemed necessary by the CareerSource Capital Region Board of Directors.
- H. CareerSource Capital Region shall promote and solicit participation by the business community in the program in order to maximize services to eligible residents of the area.
- I. CareerSource Capital Region shall collect or have collected appropriate labor market information to determine business and industry needs for specific job categories in the COUNTIES.

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

- J. CareerSource Capital Region shall approve, in conjunction with the respective Board of County Commissioners, all plans as may be required under the Wagner Peyser (employment services) Act.
- K. CareerSource Capital Region shall exert every reasonable and necessary effort to resolve disagreements between CareerSource Capital Region and the COUNTIES.
- L. CareerSource Capital Region shall comply with all the filing and other requirements mandated by the Florida not-for-profit corporation statutes, and applicable IRS regulations and filings.
- M. CareerSource Capital Region shall complete and submit all assurances and certifications as required by the funding sources.
5. Duties and Responsibilities of the COUNTIES:

Each Board of County Commissioners is designated as the Chief Elected Officials under the WIOA, and in the capacity as the local grant recipient shall have the following duties and responsibilities:

- A. Appoint and reappoint representatives of the private sector members to the CareerSource Capital Region Board of Directors in a timely manner so as to maintain the minimum number of business members required by CareerSource Capital Region's bylaws, CS/HB 7023 enacted by the 2012 Florida Legislature and as provided in the WIOA.
- B. Each Board of County Commissioners shall have the authority to remove an appointed Board Member for cause. Cause may include, but is not limited to, conviction of a crime involving moral turpitude or dishonesty; and/or intentional and flagrant violation of County or CareerSource Capital Region standard of conduct to include ethical violation; and/or any conduct the COUNTIES determine to be detrimental to CareerSource Capital Region and/or the County or to the purposes and objectives of the workforce development system. Also removal for violation of the CSCR Board bylaws and policies. Removal of the Chair and/or Officer of the CareerSource Capital Region Board of Directors requires approval by all COUNTIES.

The number of members of the Local Workforce Area (LWA) Board shall be determined by the CareerSource Capital Region in consultation with the Chief Local Elected Official(s), but must remain compliant with the WIOA and the State of Florida legislation.

Members shall be appointed for fixed terms and may serve until their successors are appointed. Terms of the CareerSource Capital Region Board members shall be three (3) years with a maximum of nine (9) years consecutive service.

A majority of the CareerSource Capital Region Board shall be representative of the private sector, who shall be owners of businesses, chief executives, or chief operating officers of non-governmental employers, or other private sector executives who have substantial management or policy responsibility. The Chairperson of the CareerSource Capital Region shall be a representative of the private sector and shall be selected by the membership of the CareerSource Capital Region Board annually with a two year term limit.

The private sector representatives on the CareerSource Capital Region Board shall number twelve (12) and shall be selected in the following manner:

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

Nominations for the private sector seats shall be submitted to the respective County Commissions or their designee by local business organizations including local chambers of commerce, downtown merchants associations, area business associations, etc., but must be compliant with the WIOA and State of Florida.

Such nominations for the CareerSource Capital Region Board shall be representative of the business community described above in optimal business leadership positions such as CEO's, President's, Owners, and senior business leaders.

In addition, the number of private sector seats appointed by the respective county commissions shall be apportioned as follows:

Leon County Commission, seven (7);
Gadsden County Commission, three (3); and
Wakulla County Commission, two (2).

Depending on the Board make up, these numbers may need to change. The percentage of business positions is based on population percentages of the participating counties in Region 5.

The remaining board memberships shall be filled as specified in the State of Florida and the Workforce Innovation and Opportunity Act. These Members **are not nominated** by the three (3) respective County Commissions or their designee but prescribed by WIOA;

The Mandatory Partners:

Higher Education (1);
A minimum of 20% with labor designation
Adult Literacy (1)
Government and Economic Development (1)
Economic and Community Development (1)
State Wagner Peyser (1)
Vocational Rehabilitation (1)

The May's in the Law are:

Community Organization (1)
Youth Organization (1)
Local Educational Agencies (1)
Transportation, Housing, Public Assistance (1)
Philanthropic Organizations (1)
Other Individuals- Local Elected Officials Discretion.

NOTE: Because business must be at least 51% of the Board, additional positions in the "may" section require adding multiple business people to the board. The intent of the WIOA law is to keep the board number low (minimum of 19) and have strategic and effective community business leaders.

- B. Maintain communication with CareerSource Capital Region necessary to carry out the objectives of this agreement.
- C. Appoint and reappoint members to the CONSORTIUM as defined in Section 3.
- D. Provide such Program oversight to ensure the effective and efficient delivery of all services as provided for in accordance with this Agreement, CareerSource Capital Region's approved plans, and as defined in the WIOA.

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

- E. Review, make recommendations, and approve, in its reasonable discretion, all plans as may be required under the WIOA.
- F. Take prompt corrective action as it determines appropriate in its reasonable discretion when necessary to comply with the Acts, or to assure that performance standards are met.
- G. Ensure, through CareerSource Capital Region Board meetings and CareerSource Capital Region staff presentations, as well as approval of CareerSource Capital Region policies, reports and other agreements, that CareerSource Capital Region has and maintains adequate administration, controls and management for funds and programs handled by CareerSource Capital Region including, but not limited to, such activities as receipts and disbursement of funds, monitoring, evaluation and contracting.
- H. Exert every necessary and reasonable effort to resolve disagreements between CareerSource Capital Region and the COUNTIES.

6. Financial Responsibility for the Program:

As provided in the WIOA, the Board of County Commissioners of the respective counties, as the Chief Elected Officials (CEOs), are not relieved of the liability for the misuse of grant funds by the designation of CareerSource Capital Region as sub-grantee and fiscal agent as provided herein, as authorized by WIOA, and CareerSource Capital Region agrees to the following, in order to provide assurances to and protection for the Chief Elected Officials as to sound fiscal management of the Program in compliance with the Acts:

A. **Indemnification.** Unless determined to be contrary to applicable law, CareerSource Capital Region shall indemnify, pay the cost of defense, including attorneys' fees, and hold harmless the respective Boards of County Commissioners, its agents or employees; or by, or in consequence of any act or omission, neglect or misconduct in the performance of this Agreement; or on account of any act or omission, neglect or misconduct of CareerSource Capital Region, its agents or employees; or by, or on account of, any claim or amounts recovered under the "Workers' Compensation Law" or of any other laws, by-laws, ordinance, order or decree, except *only* such injury or damage as shall have been occasioned by the sole negligence of the respective Board of County Commissions.

B. **Disallowed Cost Liability.** In the event CareerSource Capital Region is found responsible for any disallowed costs, through whatever means, CareerSource Capital Region and the COUNTIES will mutually work to resolve all such disallowed costs. In the event that repayment of funds is demanded by the funding source, CareerSource Capital Region will have first responsibility for repayment, through its insurance, bonds, and grant or non-grant funds such as unrestricted funds as allowed by the Acts. If CareerSource Capital Region's insurance, bonds, grant or non-grant funds are insufficient for the demanded repayment, then any repayment obligation shall be determined as provided by the Acts.

C. **Additional Financial Assurances.** During the term hereof, in addition to any other remedies provided by law, the Acts, or in this Agreement, in the event the respective Boards of County Commissions reasonably determines that additional financial or performance assurances are necessary to protect the interests of the respective Boards of County Commissions, as the Chief Elected Officials, after written notice to CareerSource Capital Region, the COUNTIES may: (i) require CareerSource Capital Region to withhold payments from its designated one stop operator(s) or service providers; (ii) require that all contracts, and payments thereon, provide for the retainage of a portion of payments due; (iii) make any appearances in any proceedings or conduct any reviews or examinations the respective Boards of County Commissions reasonably deems

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

necessary; or (iv) post such security, as the respective Boards of County Commissions reasonably deems necessary, for the performance of any obligations as provided in the Acts or this Agreement.

7. Term and Termination:

A. **Term.** The term of this Agreement shall commence on the Effective Date or the filing of this Interlocal Agreement as provided in paragraph 13 herein, whichever occurs last, and continues through June 30, 2020, unless otherwise terminated as provided herein. Thereafter, this Agreement shall automatically renew for additional one year terms commencing on July 1 and ending in June 30, unless any party provides written notice of its intent not to renew on or before March 1 of any extension period.

B. **Termination for Convenience.** Either Party may terminate this Agreement, without cause, by giving one hundred fifty (150) days prior written notice of the termination hereof pursuant to this provision.

C. **Termination on Default.**

1. Each of the following shall constitute an Event of Default:

(a) The failure or refusal by any of the 4 parties to substantially fulfill any of its obligations in accordance with this Agreement, provided, however, that no such default shall constitute an Event of Default unless and until a non-defaulting party has given prior written notice specifying that a default or defaults exist which will, unless corrected, constitute a material breach of this Agreement, and the defaulting party has either corrected such default or has not cured the defaults, as determined by the non-defaulting parties within thirty (30) days from the date of such notice;

(b) The written admission by CareerSource Capital Region that it is bankrupt, or the filing by a voluntary petition as such under the Federal Bankruptcy Act, or the consent by CareerSource Capital Region to the appointment by a court of a receiver or trustee or the making by CareerSource Capital Region of any arrangement with or for the benefit of its creditors involving an assignment to a trustee, receiver or similar fiduciary regardless of how designated, of all or a substantial portion of Contractor's property or business, or the dissolution or revocation of CareerSource Capital Region's corporate charter.

2. Upon the occurrence of an Event of Default, the non-defaulting party (ies) shall have the right to immediately terminate this Agreement upon written notice to the party (ies) in default.

D. **Termination of Funding.** In the event that sufficient budgeted state formula funds are not available for a new fiscal period, the respective Boards of County Commissions shall notify CareerSource Capital Region of such occurrence and the Agreement shall terminate on the last day of the current fiscal period without penalty or expense to the respective Boards of County Commissions.

8. Notice:

Except as otherwise provided in this Agreement, any notice required or permitted to be given hereunder shall be delivered personally or sent by mail with postage pre-paid to the following addresses or to such other places as may be designated by the parties hereto from time to time.

For CareerSource Capital
Region:

For GADSDEN
COUNTY:

For LEON COUNTY:
Chairperson

For WAKULLA COUNTY:
Chairperson

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

CareerSource Capital Region Chief Executive Officer 325 John Knox Road, Atrium Building, Suite 102 Tallahassee, Florida 32303	Chairperson Gadsden County Board of Commissioners PO Box 1799 Quincy, Florida 32351	Leon County Board of Commissioners 301 S. Monroe Street, 5 th Floor Tallahassee, Florida 32301	Wakulla County Board of Commissioners PO Box 1263 Crawfordville, Florida 32326
--	---	---	---

9. Modification:

This Agreement may be modified by the mutual consent of the parties thereto, in any lawful manner and consistent with the Acts, Regulations or any rule promulgated thereto.

10. Resolution of Disagreements:

A. To facilitate the timely and effective resolution of any controversy or dispute that may arise under this Agreement, the Gadsden County Board of Commissioners, the Leon County Board of Commissioners, and the Wakulla County Board of Commissioners, the Chairperson of CareerSource Capital Region and each county's Administrators shall undertake negotiations to resolve the matter. To the extent the controversy or dispute cannot, after good faith effort, be resolved either party may refer the matter to non-binding mediation. The dispute will be mediated by a mediator chosen jointly by CareerSource Capital Region and COUNTIES within thirty (30) days after written notice demanding non-binding mediation by either party. Neither party may unreasonably withhold consent to the selection of a mediator, nor will CareerSource Capital Region along with the COUNTIES share the cost of the mediation equally. The parties may also, by mutual agreement, replace mediation with some other form of non-binding alternate dispute resolution ("ADR") procedure. The payment of costs incurred to address the mediation will be determined based on the area of service. (e.g., population, usage of services, etc.)

B. In the event that any claim, dispute or demand cannot be resolved between the parties through negotiation or mediation as provided herein within 60 days after the date of the initial demand for non-binding mediation, then either party may pursue any remedies as provided by Law.

11. Severability:

In the event any terms or provisions of this Agreement or the application to any of the parties hereto, person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision to the parties hereto, persons or circumstances other than those as to which it held invalid or unenforceable, shall not be affected thereby and every other term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

12. Filing of Agreement:

This Agreement shall be filed with each county's Clerk of the Circuit Court.

13. Termination of Original Interlocal:

This Agreement supersedes all prior agreements between the parties, and said prior agreements, including the Original Interlocal between the parties are hereby terminated.

**BIG BEND JOBS & EDUCATION COUNCIL, INC. d/b/a CareerSource Capital Region
GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
LEON COUNTY BOARD OF COUNTY COMMISSIONERS
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS
INTERLOCAL AGREEMENT**

THIS AGREEMENT IS ENTERED INTO ON BEHALF OF:

GADSDEN COUNTY

APPROVED AS TO FORM:

Gadsden Consortium Member, Eric Hinson

BY: _____
Gadsden County Attorney

ATTEST: Gadsden County Clerk of the Circuit Court

Date of Commission Action

BY: _____
Gadsden County Clerk of the Circuit Court

LEON COUNTY

APPROVED AS TO FORM:

Leon Consortium Member, Nick Maddox

Leon County Attorney

ATTEST: Leon County Clerk of the Circuit Court

Date of Commission Action

BY: _____
Leon County Clerk of the Circuit Court

WAKULLA COUNTY

APPROVED AS TO FORM:

Wakulla Consortium Member, Jerry Moore

Wakulla County Attorney

ATTEST: Wakulla County Clerk of the Circuit Court

Date of Commission Action

BY: _____
Wakulla County Clerk of the Circuit Court

**BIG BEND JOBS & EDUCATION
COUNCIL, INC. d/b/a CareerSource Capital Region**

APPROVED AS TO FORM:

CareerSource Capital Region Chairperson, George Banks

BY: _____
Secretary, Beth Kirkland

**Leon County
Board of County Commissioners**


Notes for Agenda Item #11

Leon County Board of County Commissioners

Cover Sheet for Agenda #11

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of the FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Christine Coble, Agenda Coordinator

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Accept the FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report (Attachment #1).

Report and Discussion

Background:

At each regularly scheduled Board meeting, Commissioners have the opportunity, under Commissioners' Discussion Time, to make requests and/or inquiries of staff. If staff action is requested, Board approval is required. The County Administrator, as well as the County Attorney, then makes staff assignments, respectively. The status of such items is then tracked by Administration through the status reports. The County Administrator utilizes the status reports as a management tool to ensure the appropriate actions are taken in response to Board direction.

Analysis:

In the final status report on FY 2013/14 Commissioner Discussion Items, there were two discussion items that were ongoing and carried forward. Of the two discussion items carried forward to FY 2014/15, one has been completed and one is in progress.

For the period of October 1, 2015 – March 31, 2015, other than Resolutions, nine items were generated from the December 2014 Board Retreat and 15 items were requested under Commissioners' Discussion time, for a total of 24 items. The number of tasks completed is 19, two items are in progress, two items are ongoing, and one item is scheduled for the May 12th meeting.

Therefore, of the 26 requests for the ongoing and the FY2014/15 first and second quarters' Commissioners' Discussion Items', the number of tasks completed is 20, two items are ongoing, three items are in progress, and one item is scheduled for the May 12th meeting.

Options:

1. Accept the FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report (Attachment #1).
2. Accept the FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report, with modifications.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. FY 2014/15 Ongoing and Second Quarter Commissioner Discussion Items Status Report

**FY 2013/2014
Commissioner Discussion Items
Ongoing and Second Quarter Status Report
October 1, 2014 – March 31, 2015**

Meeting Date	Commissioner	Discussion Item	Staff Assigned	Status
November 18, 2014	Dailey	Motion: Direct staff to work with Jim Stevenson and the Wakulla Springs Alliance to schedule an advertised "traveling workshop" to visit multiple water sources. He would like to invite the Wakulla County Commission and schedule for beginning of 2015.	County Administration – Maggie Theriot	April 14, 2015 <i>Agenda Item #8 provided the Board a status update on the Wakulla Springs Overland Tour with Jim Stevenson</i>
	Dailey	Motion: Direct staff to bring back an agenda item regarding signage at County water bodies and boat landings when a fish advisory has been issued by the Florida Fish and Wildlife Commission.	Public Works/Engineering/Parks & Recreation – Tony Park/Kathy Burke/Leigh Davis	In Progress. <i>Staff reviewing with DOH and Florida Wildlife Commission for a response.</i>
January 27, 2015	BOCC	Prepare a budget discussion item, for the FY 2015/16 budget, which evaluates the establishment of a healthcare district or office of healthcare administration.	County Administration/Human Services & Community Partnerships – Ken Morris/Eryn Calabro	Done. April 28, 2015 <i>Budget Workshop Item #4</i>
	BOCC	Prepare an agenda item to consider adding a Florida State University representative to the Educational Facilities Authority.	County Administration/Agenda Coordinator - Alan Rosenzweig/ Kim Dressel/Christine Coble	Scheduled for May 12, 2015 Meeting.
	BOCC	Prepare an agenda item to update the sidewalk priority list.	County Administration/Public Works/Engineering – Tony Park/ Kathy Burke	Done. April 28, 2015 <i>Budget Workshop Item #2</i>
	BOCC	Prepare an agenda item that identifies options for evaluating the success of the Capital City Amphitheater at Cascades Park concert series, and considers providing supplemental funding through Tourism Development revenue for main event concerts.	County Administration/Economic Vitality/Tourism Development – Ken Morris/Cristina Paredes/ Lee Daniel	Scheduled. <i>May 12, 2015 – STAGE Report June 23, 2015 - Budget Discussion Item</i>
	BOCC	Identify opportunities to partner with the City of Tallahassee regarding early childhood healthcare issues.	County Administration/ Human Services & Community Partnerships – Ken Morris/Shington Lamy/ Eryn Calabro	Ongoing.
	BOCC	Identify opportunities to welcome scientists who are visiting Tallahassee-Leon.	County Administration/Economic Vitality/Tourism Development – Ken Morris/Cristina Paredes/ Lee Daniel	Done. <i>Tourism Development working with the Mag Lab to produce "Welcome Kits."</i>

**FY 2013/2014
Commissioner Discussion Items
Ongoing and Second Quarter Status Report
October 1, 2014 – March 31, 2015**

Meeting Date	Commissioner	Discussion Item	Staff Assigned	Status
January 27 (cont'd)	BOCC	Identify opportunities to support local university efforts to stabilize or increase Public Education Capital Outlay (PECO) and Communication Services Tax (CST) revenue.	County Administration/Economic Vitality/Tourism Development – Ken Morris/Shington Lamy/ Cristina Paredes/Lee Daniel	In Progress. <i>Staff monitoring legislation.</i>
	BOCC	Amend the Strategic Plan, as applicable, so that the same terminology is consistently utilized throughout the plan to refer to the Leon Country Research and Development Authority and Innovation Park (the amended term “Leon County Research Development Authority at Innovation Park” is proposed for use in the Strategic Plan	County Administration – Kim Dressel/ Maggie Theriot	Done. January 27, 2015 <i>Agenda Item #27</i>
	BOCC	Provide support to Commissioner Desloge’s NACO presidency, including the three-day delegate meeting planned for Tallahassee in December 2016.	County Administration - Shington Lamy, et al	Ongoing.
	Sauls	Requested the County continue to have a float in the annual Springtime Parade.	Community and Media Relations – Jon Brown	Done. March 28, 2015 <i>County Float was part of Springtime Parade.</i>
	Desloge	Motion: Direct staff to bring back an agenda item regarding comparison of the City and the County burning Ordinances.	County Attorney – Herb Thiele	Done. April 14, 2015 <i>Agenda Item #10</i>
	Desloge	Motion: Direct staff contact and schedule a presentation by Capital Health Plan on Weight and Win Program (anti-obesity program).	Human Resources/Well Being – Candice Wilson/Mary Barley	In progress.
	Dozier	Motion: Direct staff to schedule an update on the Word of South.	Economic Vitality/Tourism Development – Ken Morris/ Cristina Paredes/Lee Daniel	Done. February 10, 2015 <i>Presentation made.</i>
	Proctor	Motion: Direct staff bring back an agenda item to name the Leon County Sheriff's Office Administrative Offices after Sheriff Larry Campbell.	County Administration – Kim Dressel	Done. February 10, 2015 <i>Agenda Item #19</i>
	Lindley	Motion: Direct staff to bring back an agenda item to consider the North Florida Homeless Veterans Stand Down event funding request for \$10,000 and asked staff to include funding for the event as a budget discussion item.	County Administration/ HSCP/ Veterans Services – Shington Lamy/ Eryn Calabro/Ben Bradwell	Done. February 10, 2015 <i>Agenda Item #20</i>
	Lindley	Motion: Direct staff to bring back an agenda item to include any steps the County could take to limit/reduce the use of plastic bags in Leon County.	County Administration/Resource Stewardship – Shington Lamy/ Robert Mills/	Done. March 10, 2015 <i>Agenda Item #26</i>

**FY 2013/2014
Commissioner Discussion Items
Ongoing and Second Quarter Status Report
October 1, 2014 – March 31, 2015**

Meeting Date	Commissioner	Discussion Item	Staff Assigned	Status
February 10	Desloge	Without objection, requested staff meet with J. R. Harding and bring back agenda item to determine County's role in the celebration of the ADA.	County Administration – Maggie Theriot	Done. March 10, 2015 <i>Agenda Item #23</i>
	Dozier	Motion: Direct staff to bring back an agenda item for March 10 th meeting that includes an analysis of the state legislation and proposed resolution against fracking to determine whether to support the resolution.	County Administration – Shington Lamy	Done. March 10, 2015 <i>Agenda Item #24</i>
	Dozier	Motion: Direct staff to add the Chamber trip to Boulder to the list of approved Board travel.	County Administration/Agenda Coordinator – Alan Rosenzweig/ Christine Coble	Done upon Board direction.
	Dailey	Without objection, requested staff provide any information regarding Lakewood Village that he could provide to Homeowners Association and residents.	Public Works – Tony Park	Done upon Board direction.
	Dailey	Motion: Direct staff to send a letter under the Chairman signature to DOT encouraging them to continue the traffic study on possibility of traffic light at intersection of Talpeco Road and Monroe Street.	Public Works/Engineering – Tony Park/ Kathy Burke	Done. <i>Email sent to BOCC regarding correspondence from FDOT notifying the County that a traffic signal was warranted and the signal was being added to the CRTPA Transportation Management priority list, which will be reviewed at the June 2015 CRTPA Meeting.</i>
March 10	Dozier	Motion: Direct staff to bring back an agenda item on status report of the Consolidated Dispatch Agency (CDA) after the report has been completed and reviewed by CDA.	County Administration/CDA – Alan Rosenzweig/Kim Dressel/ Tim Lee	Done. April 14, 2015 <i>Agenda Item #11</i>
	Dailey	Motion: Direct staff to work with the Southern Scholarship Foundation to send a letter to the legislature in support of the Foundation's funding request.	County Administration – Shington Lamy	Done. March 17, 2015 <i>Letter written to Senator Bill Montford.</i>
	Proctor	Motion: Direct staff to prepare a Resolution expressing Board's support of the three university presidents' opposition to legislation allowing concealed weapons on university campuses.	County Administration – Shington Lamy	Done.

**FY 2013/2014
Commissioner Discussion Items
Ongoing and Second Quarter Status Report
October 1, 2014 – March 31, 2015**

Attachment #1
Page 4 of 4

**Leon County
Board of County Commissioners**


Notes for Agenda Item #12

Leon County Board of County Commissioners

Cover Sheet for Agenda #12

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of the Second Quarter FY 2014-2015 County Grant Program Leveraging Status Report

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

Fiscal Impact:

This item does not have a fiscal impact; however, it details the County's ability to leverage available grant funds. At the end of the second quarter of the 2014-2015 Fiscal Year, Leon County had more than \$10.5 million in grant funding, consisting of \$625,316 in County matching funds and \$9,921,761 in grant funds, for a leveraging ratio of 16:1.

Staff Recommendation:

Option #1: Accept the Second Quarter FY 2014-2015 County Grant Program Leveraging Status Report.

Report and Discussion

Background:

Traditionally, the County has aggressively sought state and federal grant funding to support County projects and initiatives and has achieved considerable success in leveraging County dollars.

Grant oversight is primarily the responsibility of the Grants Program Coordinator, supported by the development of “Grant Teams” to bring additional resources to the process. The Coordinator, together with the various County divisions explores and pursues federal, state and private sector grant funding and reimbursement opportunities to support priority County programs and projects. The Coordinator seeks grant funding, writes or assists other County staff in writing grant applications, monitors applications through the approval process, maintains an oversight function to ensure that all grant regulations are complied with, and provides management and reporting services.

This report represents a summary of grant activities during the second quarter of FY 2014-2015.

Analysis:

The Grants Program Office, now part of the Office of Financial Stewardship, has continued to pursue and manage grants and now coordinates all grant related items as necessary to meet the requirements of the Office of Management and Budget.

Currently, one of the major roles of the Grants Program Office has been to efficiently manage the Disaster Recovery (DR) and the Disaster Recovery Enhancement Fund (DREF) grants. First awarded in 2010, these grants totaled over \$13.5 million and end this fiscal year. Initially approved to fund eight programs, additional programs have been added as projects were completed under budget and residual funds became available. To date, 13 projects have been funded. Three of the projects have been City of Tallahassee projects with the City being sub-grantees to the County. The third, the Capital Cascade Trail, Segment 3 project was managed by the County. To date, the DR/DREF grants have funded the following programs:

1. Affordable Rental Housing - (County, original DR grant)
2. Affordable Rental Housing - (City, original DR grant)
3. HOPE Community Re-Roofing - (County, revised DR grant)
4. Timber Lake – Flood Control - (County, original DR grant)
5. Lakeside – Flood Control - (County, revised DR/DREF grant)
6. Franklin Blvd. – Flood Control (City, original DR grant)
7. Fairbanks Ferry – Emergency Access (County, original DR grant)
8. Selena Road – Flood Control (County, original DR grant)
9. Oakridge Flooded Property Acquisition (County, original DREF grant)
10. Capital Cascade Trail, Segment 3 (City, original DREF grant)
11. Autumn Woods Flood Mitigation (County, revised DREF grant)
12. Re-Roofing – Hazard Mitigation – DR (County, revised DR grant)
13. Re-Roofing – Hazard Mitigation – DREF (County, revised DREF grant)

The final projects to be completed with this funding are the Autumn Woods Flood Mitigation project and the Re-roofing project. The Autumn Woods project is underway although there has been some delay due to the need to obtain additional right-of-way within the subdivision. The Grants Program Coordinator has been working with the County Attorney's Office and Public Works staff to obtain the ROW and move forward with the project. The Re-roofing project has been delayed due to a slow turn-around time for FEMA to respond to the Duplication of Benefits forms needed to insure the program beneficiaries have not received previous government benefits. County staff submitted the initial forms in September 2014 and the FEMA response was received in February 2015, delaying the project for five months.

Other activities of the Grants Program Office include:

- Working with the 2nd Judicial Court system (Chief Judge, State Attorney and Public Defender), the City of Tallahassee, the Sheriff and the County Office of Intervention and Detention Alternatives in the development of a MacArthur Foundation grant application. This is a two-tiered grant. Initially it seeks assistance to plan for the expansion and further development of effective solutions of equal justice that are built on the core principles of diverting adults that pose no threat to public safety out of the criminal justice system while maintaining victim's rights and protecting public safety by reducing recidivism. If funded, the County will be eligible to apply to the MacArthur Foundation for multi-year funding to implement the recommendations that result from the study.
- Strengthen relations with other community partners by providing information concerning grant availability and offering limited assistance. As grant opportunities that could benefit Leon County are found, they are forwarded to the appropriate department for further distribution or sent directly to the appropriate local entity. Many of the opportunities found require a 501 (C) (3) non-profit entity to apply. An example of this are many of the foundation veteran assistance grants, which are forwarded to our Veterans Office for further distribution to the veteran's organization within our community.
- Participating in a new approach to collaboration through the development of a grants writer/coordinator network in Leon County. To date this has consisted of informal luncheon meetings with representatives from the City of Tallahassee, TCC, FSU, the Leon County School Board, the LCSO, and other invited entities. The ultimate goal is improved communication among the various entities concerning available funding and opportunities for collaborative projects.

Another area where the County has been successful in leveraging grant funding is in the provision of primary healthcare. In the 2014/15 fiscal year, Leon County will spend over \$1.7 million on primary healthcare. The County is providing the following matching funds:

- \$202,200 for the Bond Health Center/Florida Agency for Health Care Administration Low Income Pool (LIP) program, leveraging an additional \$797,800 in state and federal funding for a total of \$1,000,000.

- \$200,000 in match for the Tallahassee Memorial Hospital Trauma Center. The City of Tallahassee is providing \$50,000 in match and Bond Health and Neighborhood Health are providing \$64,150 each, leveraging \$1,121,700 for a total of \$1,500,000.

In total, the County provided \$402,200 in match for LIP primary healthcare, leveraging \$2,097,800 in grant funding for a total of \$2,500,000.

As detailed in the April 28th Budget Workshop, due to the current legislative impasse on federal health care assistance, the future possible leveraging of County primary healthcare funding is unsure.

To keep the Board fully apprised of the success of the County's efforts relating to grants, the following reports are submitted to the Commission covering the first quarter of the FY 2014-2015:

- Table 1 - Grants Leveraging Report (Attachment #1). This report shows a cumulative total for FY 2014-2015 and displays the project name, the County dollars required match the grant, the grant dollars allocated to the project, and comments relating to the grant such as funding source.
- Table 2 - Grants Received Report (Attachment #2). This report shows the grants that have been received during the fiscal year, the name of the project and the amount of the grant.

Options:

1. Accept the Second Quarter FY 2014-2015 County Grant Program Leveraging Status Report.
2. Do not accept the Second Quarter FY 2014-2015 County Grant Program Leveraging Status Report.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. General Grant Report (Table 1)
2. Grants Received Report and Grants Researched/submitted Report (Table 2)

VSL/AR/SR/DAL/dal

TABLE 1: LEON COUNTY GRANTS PROGRAM				
GRANTS LEVERAGING SUMMARY - SECOND QUARTER, FY 2014/2015				
PROJECT	Co. Match	Grant	Total	Comments
Development Support & Envir. Management				
Storage Tank Program	0	118,200	118,200	Fl Dept. of Environmental Protection
subtotal	0	118,200	118,200	
Facilities Management				
Community Foundation of North Florida	0	750	750	annual wreath at the WWII Memorial
Energy Efficient Retrofits for Public Facilities	0	68,374	68,374	Florida Department of Ag. & Consumer Serv.
subtotal	0	69,124	69,124	
Financial Stewardship				
2008 Disaster Recovery Grant - Admin	0	34,343	34,343	Fl. Dept. of Economic Opportunity
2008 Disaster Recovery Grant - HOPE Community	0	83,320	83,320	Fl. Dept. of Economic Opportunity
DREF Disaster Recovery Grant - Oakridge	0	64,096	64,096	Fl. Dept. of Economic Opportunity
Disaster Recovery - Roof Replacement	0	69,418	69,418	Fl. Dept. of Economic Opportunity
DREF - Roof Replacement	0	560,500	560,500	Fl. Dept. of Economic Opportunity
DREF - Autumn Woods	0	715,535	715,535	Fl. Dept. of Economic Opportunity
Big Bend Scenic Byway - Phase 1	6,333	47,264	53,597	Fl. Dept. of Economic Opportunity
subtotal	6,333	1,574,476	1,580,809	
Human Service & Comm. Partnerships - Housing				
SHIP 2013-2015 (Fund 124)	0	168,640	168,640	Fl. Housing Finance Corp.
SHIP 2013-2016 (Fund 124)	0	6,672	6,672	Fl. Housing Finance Corp.
SHIP 2014-2017 (Fund 124)	0	176,896	176,896	Fl. Housing Finance Corp.
Florida Hardest Hit Program	0	25,000	25,000	Fl. Housing Finance Corp.
subtotal	0	377,208	377,208	
Intervention and Detention Alternatives				
Byrne Grant - Enhanced Pretrial	0	120,000	120,000	Fl. Dept. of Law Enforcement - JAG
Slosberg Driver Education Act	0	211,613	211,613	\$3 civil traffic penalty for Drivers' Ed.
subtotal	0	331,613	331,613	
Judicial				
Drug Court	0	46,092	46,092	DCF - managed by Court Administration
subtotal	0	46,092	46,092	

TABLE 1: LEON COUNTY GRANTS PROGRAM				
GRANTS LEVERAGING SUMMARY - SECOND QUARTER, FY 2014/2015				
PROJECT	Co. Match	Grant	Total	Comments
Primary Healthcare (1)				
Bond Health Center Low Income Pool Program	202,200	797,800	1,000,000	State/Federal funding for the LIP Program
TMH Trama Center (2)	200,000	1,300,000	1,500,000	State/Federal funding for the LIP Program
subtotal	402,200	2,097,800	2,500,000	
Public Services - Emergency Medical				
Matching gt M3099	10,375	31,125	41,500	Fl. Dept. of Health
Matching gt M3100	5,656	16,969	22,625	Fl. Dept. of Health
Matching gt M3101	19,245	57,735	76,980	Fl. Dept. of Health
Equipment	0	93,898	93,898	Fl. Dept. of Health
subtotal	35,276	199,727	235,003	
Public Services - Library				
Library E-Rate Program	0	13,002	13,002	FCC funding
Patron Donation - Library	0	24,768	24,768	Individual patron donations
Capelouto Donation	0	6,826	10,000	Holocaust educational material
Friends Literacy Contract	0	36,819	36,819	501 (C)(3) donation
Friends Endowment - 2005	0	126,464	126,464	501 (C)(3) donation
Van Brunt Library	0	155,387	155,387	Proceeds from Caroline Van Brunt estate
subtotal	0	363,266	363,266	
Public Works				
Boating Improvement	0	163,415	163,415	FFWCC
Miccosukee Greenway.	163,193	108,795	271,988	Fl Dept. of Environmental Protection
Bannerman - Thomasville to Meridian	0	1,649,782	1,649,782	COT Reimbursement
SR 20/ Geddie Road	0	225,000	225,000	Fl. Department of Transportation
Pullen/Old Brainbridge Intersection	0	292,903	292,903	Capacity Fee
Mosquito Control	0	59,475	59,475	Mosquito control activities
Robinson Road Flood Relief (legislative appropriation)	0	350,000	350,000	Fl Dept. of Environmental Protection
Woodville Hgts Sewer (legislative appropriation)	0	75,000	75,000	Fl Dept. of Environmental Protection
Southwood Payment - Woodville Highway	0	50,178	50,178	Proportionate Share Payment
Big Bend Scenic Byway - Phase 2	18,314	748,376	766,690	Fl. Dept. of Transportation
Magnolia Drive Phase 1 Multi-use Trail	0	861,802	861,802	Fl. Dept. of Transportation
subtotal	181,507	4,584,726	4,766,233	

TABLE 1: LEON COUNTY GRANTS PROGRAM				
GRANTS LEVERAGING SUMMARY - SECOND QUARTER, FY 2014/2015				
PROJECT	Co. Match	Grant	Total	Comments
Resource Stewardship - Sustainability TAG grant	0	25,000	25,000	Fl. Dept. of Economic Opportunity
subtotal	0	25,000		
Resource Stewardship - Cooperative Extension Federal Forestry, Title III	0	13,374	13,374	Fed. \$\$ for areas impacted by Fed. Forest
subtotal	0	13,374	13,374	
Sheriff Emergency Management Base Grant	0	121,155	121,155	Transfer to LCSO for EM activities
subtotal	0	121,155	121,155	
TOTALS	625,316	9,921,761	10,547,077	

(1) Leveraged funding went to the specific agencies, did not come to the County

(2) Match of \$200,000 from Leon County, \$50,000 from City of Tallahassee and \$64,150 each from Bond And NHC (\$378,300)

TABLE 2: NEW GRANTS RECEIVED REPORT				
Second Quarter, FY 2014-2015				
PROJECT	BUDGET			COMMENTS
	Grant	Match	Total	
Energy Efficient Retrofits for Public Facilities	\$68,374	\$0	\$48,803	Florida Department of Ag. & Consumer Serv.
Magnolia Drive Phase 1 Multi-use Trail	\$861,802	\$0	\$861,802	Fl. Dept. of Transportation
Total	\$930,176	\$0	910,605	

**Leon County
Board of County Commissioners**


Notes for Agenda Item #13

Leon County Board of County Commissioners

Cover Sheet for Agenda #13

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of a Status Report on the Urban Agriculture Project

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works Wayne Tedder, Director, Planning, Land Management & Community Enhancement (PLACE) Cherie Bryant, Planning Manager
Lead Staff/ Project Team:	Debra Thomas, Community Involvement Planner Jiwuan Haley, Planner

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Accept the status report on the urban agriculture project.

Report and Discussion

Background:

At its October 14, 2014 regular meeting, the Board was provided a status report on “Barriers and Opportunities for Small-Scale Farms in Leon County.” At the same meeting, staff was directed by the Board to develop draft ordinances to eliminate barriers to operation of agriculture enterprises and coordinate stakeholder engagement to elicit feedback and ensure community support. In the status report, staff informed the Board that it would take a minimum of six months to a year to complete the project once it commenced. Additionally, the Board was informed that the Planning Commission had a similar discussion on the same issue on December 10, 2014.

On March 25, 2015, the City Commission Long Range Target Issue (LRTI) committee directed staff to address alleviating barriers and encourage/promote opportunities for urban agriculture in order to promote economic development and food security.

Analysis:

“Urban Agriculture” is an umbrella term that describes a range of food-growing practices, from backyard home gardens to urban farms. Urban agricultural, in its various forms, benefits communities in many ways, including promoting good health, environmental sustainability, and economic development. Types of land uses typically associated with urban agriculture include community gardens, market gardens, urban farms, farmers markets, farm animals, and beekeeping.

The right to use land for urban agriculture occurs through zoning regulations. While the Tallahassee-Leon County Comprehensive Plan does provide an Agriculture/Silviculture future land use category, the Plan does not address “urban agriculture” land uses like commercial urban farming. Consequently, development and zoning standards do not exist for commercial urban farms and several other urban agriculture land uses. The land development codes do account for some urban agriculture uses in the form of farmer and vegetable markets, garden nurseries, and fisheries. However, these are not allowed in the residentially-zoned areas where urban farms often desire to be located.

While the issues and opportunities for promoting urban agriculture and increasing the production and consumption of local food are expansive, legal and compatibility issues must be coordinated between local governments and with interested parties and stakeholders, such as the Council of Neighborhoods Associations (CONA).

In order to comprehensively address the issues pertaining to urban agriculture, including urban farms, staff will be utilizing the following approach to engage the community in the process and to develop draft ordinances:

- Conduct topical discussion meetings with stakeholders and the general public to receive feedback and ideas.
- Develop an online survey to be placed on the Planning Department website for additional feedback.
- Schedule meetings with targeted groups to solicit ideas, concerns, and issues. Targeted groups include the Council of Neighborhood Associations (CONA), the Chamber of Commerce, the Board of Realtors, and Sustainable Tallahassee.
- Research and identify best practices and working examples from other county and city governments in the state and throughout the country.
- Review governments' regulations to provide appropriate recommendations for code revisions and draft ordinances.

Staff from the Planning Department, Development Support and Environmental Management, and the Office of Sustainability, will jointly participate in the formulation of the ordinances that should be available for Board consideration by the end of the year. On March 31, 2015, staff held the first meeting with stakeholders to start the community engagement piece of the project. In the upcoming months, staff will conduct additional meetings with stakeholders and the general public, including neighborhoods, to establish recommendations for code changes. Attachment #1 provides a tentative schedule for the project.

Options:

1. Accept the status report on the urban agriculture project.
2. Do not accept the status report on the urban agriculture project.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. Project Schedule

VSL/WT/CB/RS/DT/dt

**Urban Agriculture Project
Tentative Schedule
3/9/2015**

Tasks/Activities	Timeline
MEETINGS WITH STAKEHOLDERS/PUBLIC TO IDENTIFY ISSUES/SOLUTIONS	March-May
RESEARCH/REVIEW CODES/POLICY DEVELOPMENT	June-July
DRAFT RECOMMENDATIONS	August
COMMUNITY MEETINGS ON RECOMMENDATIONS	September
FINALIZE RECOMMENDATIONS	October-November
PROVIDE REPORT TO BOARD ON RECOMMENDATIONS	December-January

**Leon County
Board of County Commissioners**


Notes for Agenda Item #14

Leon County Board of County Commissioners

Cover Sheet for Agenda #14

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Status Report on the Fords Arm Restoration Project

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

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendations:

Option #1: Accept the status report on the Fords Arm Restoration Project.

Report and Discussion

Background:

The Lexington Regional Stormwater Facility project was conceived by the Northwest Florida Water Management District as part of the 1991 Lake Jackson Stormwater Management Plan. The facility was intended to treat stormwater runoff from approximately 1,200 acres east of Meridian Road, extending to Thomasville Road, as shown in Attachment #1. The project is currently funded from the original Blueprint 2000 Water Quality Funds.

On January 29, 2009, the Board conducted a workshop to consider flooding issues associated with Tropical Storm Fay. The Board established funding to provide relief and mitigate the reoccurrence of such impacts in future storm events. The Hawkbill Court Culvert Project was one of 16 projects approved by the Board for implementation.

Following design and permitting of the Hawkbill Court project, residents near the proposed construction raised concerns. County staff met on-site with the affected neighborhood and results of the community discussion were presented at the Board meeting on August 17, 2010. At that time, the Board directed staff to continue evaluating alternatives to address the concerns raised by the neighborhood while resolving the flooding of 289 Hawkbill Court.

Public Works staff presented the Fords Arm Restoration Project concept plans, addressing channel improvements west of Meridian Road as well as the Lexington Pond, at a public meeting in October 2012. The broader scope of the Fords Arm Restoration Project is shown in Attachment #2.

Analysis:

In order to resolve the community concerns regarding the Hawkbill Court culvert project, it was included with the Lexington Regional Stormwater Facility project to address almost 1,800 acres affecting the Timberlane Road crossing in Lakeshore Estates. The revised project now referred to as the Fords Arm Restoration Project, will stabilize the channels west of Meridian Road flowing toward Timberlane Road from I-10. Public Works staff presented the Fords Arm Restoration Project concept plans at a public meeting in October 2012. Community residents were supportive of addressing the overall watershed in one project.

The Fords Arm Restoration Project includes roadway culvert upgrades at Timberlane Road and Meridian Road to allow the stormwater runoff to pass under the roadways instead of overtopping the roads and blocking safe travel. The channels west of Meridian Road will be stabilized to keep storm flows within the channels and reduce erosion of adjacent private property, which will also reduce the amount of sediment entering the downstream wetland and Lake Jackson.

The preferred Lexington Pond configuration presented to the community provided the greatest level of stormwater runoff treatment in addition to reducing flow restrictions affecting Deer Lane, Cloverdale Drive and Audubon Drive. A second smaller pond alternative was identified to avoid impact to the vested Mitchell property currently occupied by a Goodwill donation site. The two alternatives are shown in Attachment # 3.

Property purchase negotiations for the preferred alternative are affected by the exceptional difference in value assigned to the sites and the complicated vesting history of the larger property. Staff is pursuing an opportunity for a development agreement which would transfer portions of the site sufficient to allow the stream flow while also permitting development of the remainder. As these negotiations continue, additional drainage easements or sites may be considered for purchase to mitigate localized flooding in the project area and enhance water quality in other tributaries.

Options:

1. Accept the status report on the Fords Arm Restoration Project.
2. Do not accept the status report on the Fords Arm Restoration Project.
3. Board direction.

Recommendation:

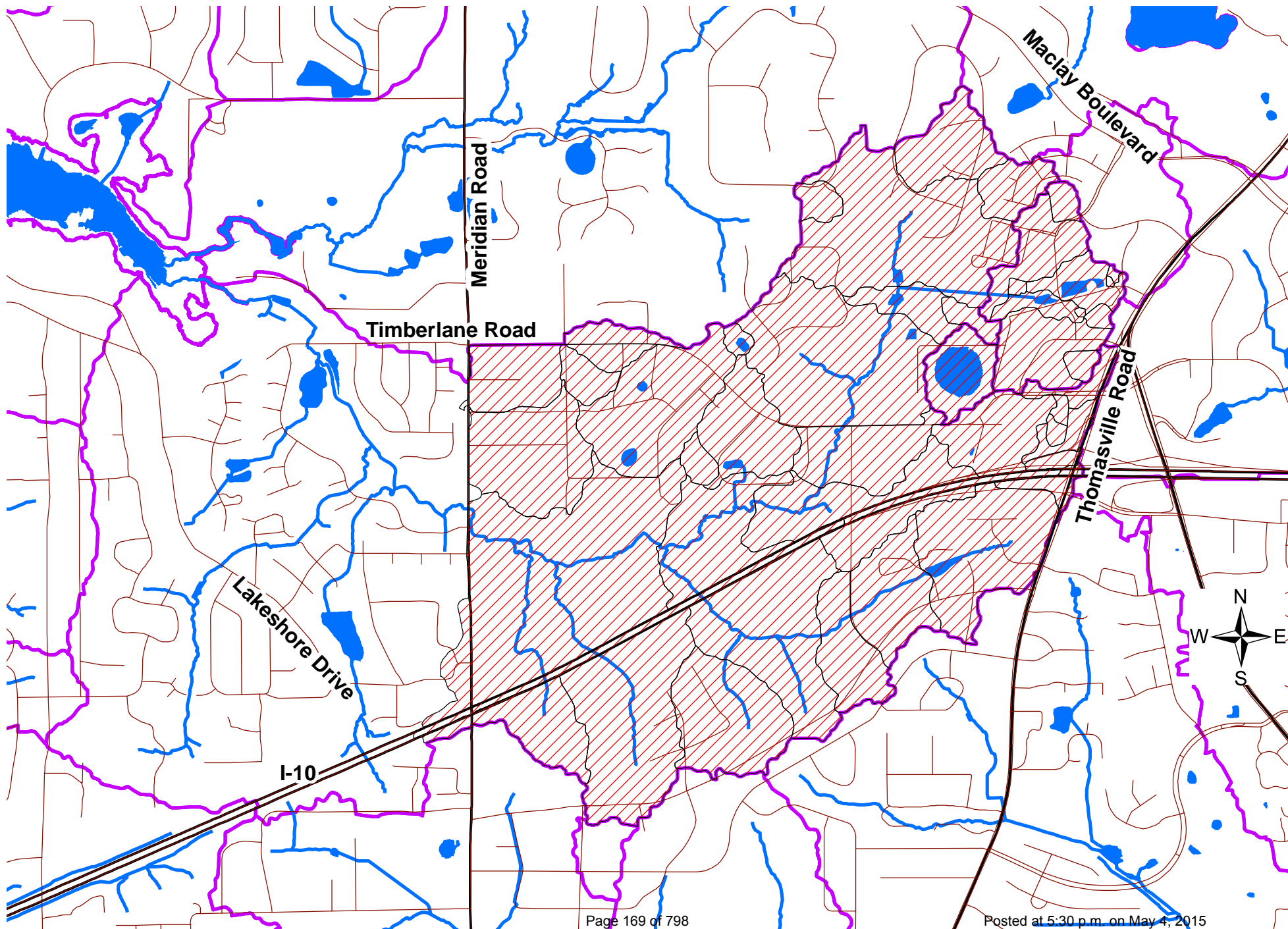
Option #1.

Attachments:

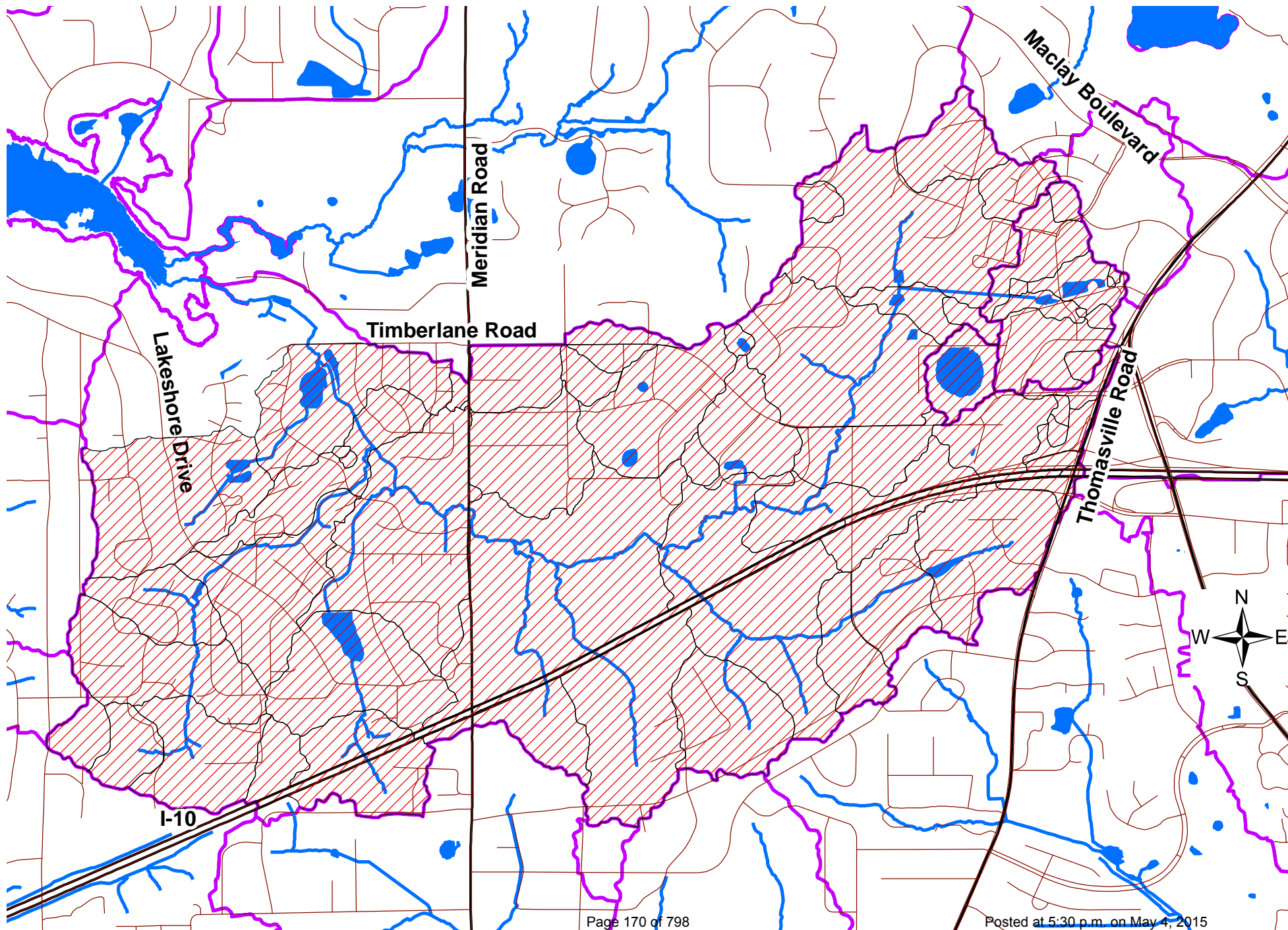
1. Map - Lexington Pond Contributing Area
2. Map – Fords Arm Restoration Project Contributing Area
3. Lexington Pond alternatives

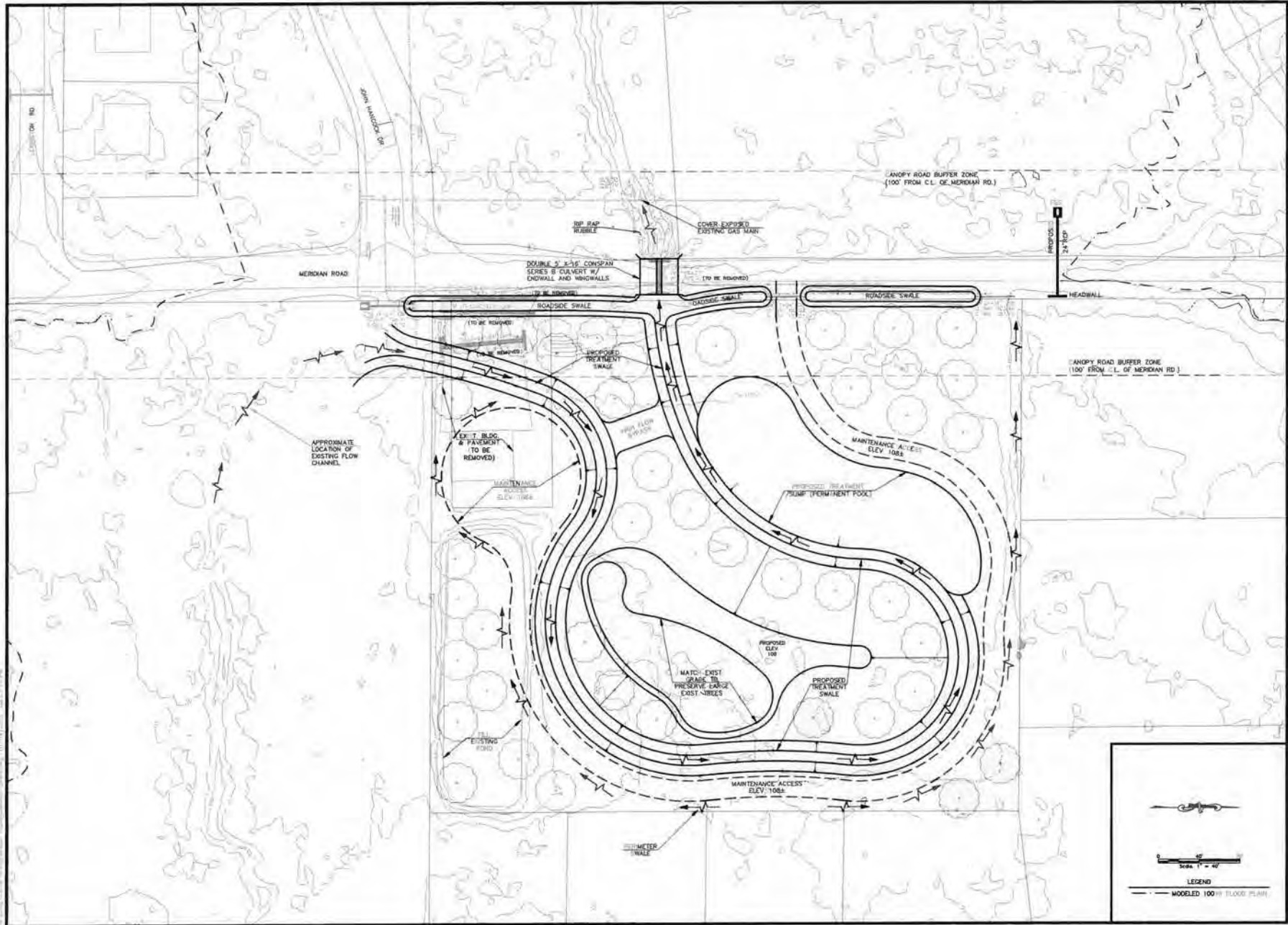
VSL/TP/KB/TH/la

Lexington Pond Contributing Area

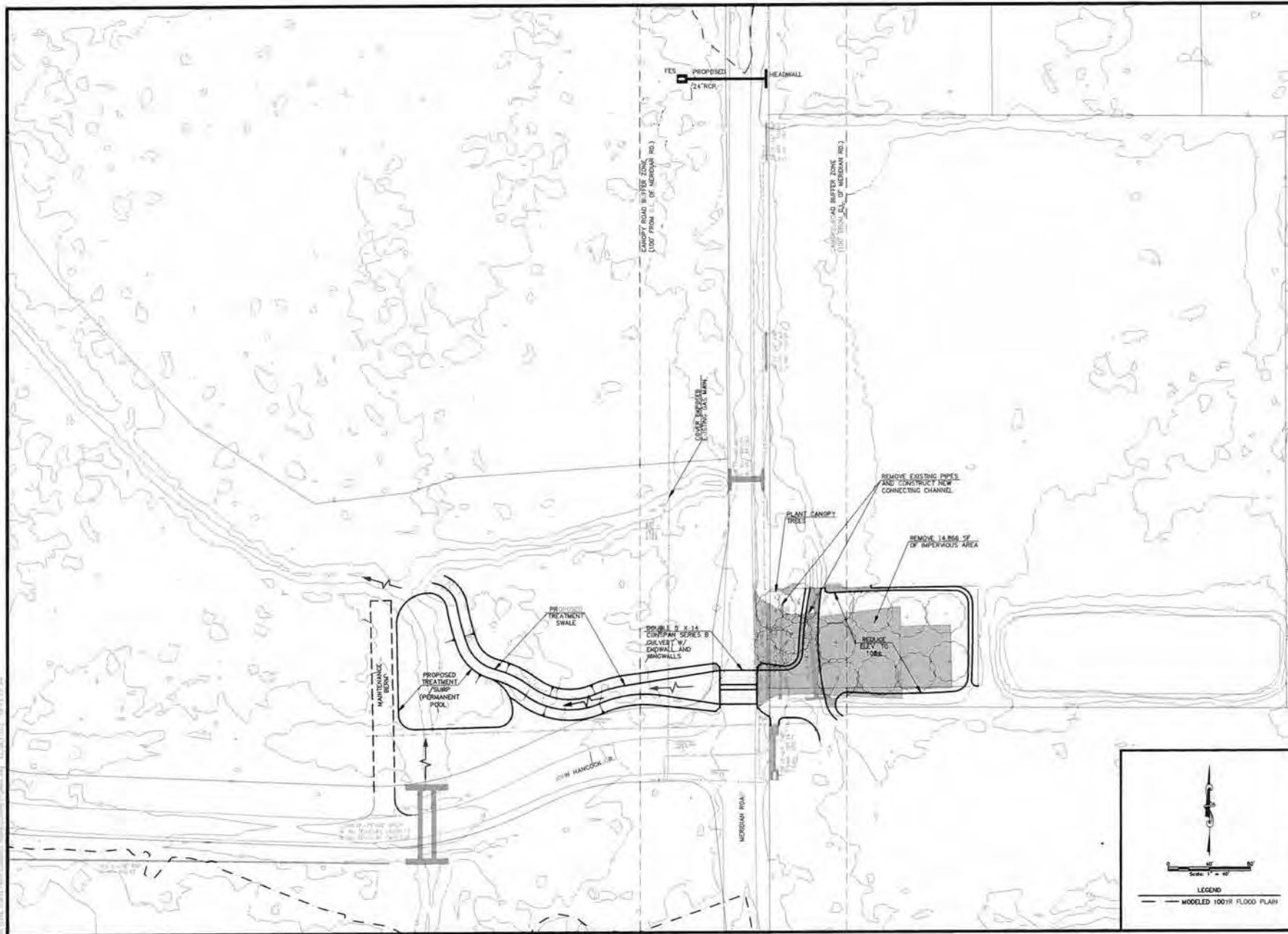


Fords Arm Restoration Project Contributing Area





PROJECT NO. 100002022 DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]	SHEET 3										
ORIGINAL: JANUARY, 2013 REVISIONS: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">1</td><td style="width: 95%;">[blank]</td></tr> <tr><td>2</td><td>[blank]</td></tr> <tr><td>3</td><td>[blank]</td></tr> <tr><td>4</td><td>[blank]</td></tr> <tr><td>5</td><td>[blank]</td></tr> </table>	1	[blank]	2	[blank]	3	[blank]	4	[blank]	5	[blank]	WETLAND TREATMENT OPTION 1
1	[blank]										
2	[blank]										
3	[blank]										
4	[blank]										
5	[blank]										
FORDS ARM SOUTH WATER QUALITY IMPROVEMENT CONCEPT PLANS											
LEON COUNTY PUBLIC WORKS											
ATKINS <small>2630 N. Monroe St. Building C Tallahassee, Florida 32303 FPO# 1 Certificate of Accreditation No. 14</small>											



<p>ATKINS 3030 N. Monroe St. Building C Tallahassee, Florida 32303 P: 904.633.1200 F: 904.633.1201 www.atkins.com</p>	<p>CLIENT</p> <p>LEON COUNTY PUBLIC WORKS</p>	<p>PROJECT</p> <p>FORDS ARM SOUTH WATER QUALITY IMPROVEMENT CONCEPT PLANS</p>	<p>TASK</p> <p>WETLAND TREATMENT OPTION 2</p>	<p>ORIGINAL: DECEMBER 2012</p> <p>REVISIONS:</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>	1		2		3		4		5		<p>JOB NO. 00023823</p> <p>DRAWN: JBC</p> <p>CHECKED: JBC</p> <p>DATE: 06</p> <p>SHEET 4</p>
	1														
	2														
	3														
	4														
5															

**Leon County
Board of County Commissioners**


Notes for Agenda Item #15

Leon County Board of County Commissioners

Cover Sheet for Agenda #15

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Adding a Florida State University Representative to the Leon County Educational Facilities Authority

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Kim Dressel, Senior Assistant to the County Administrator Christine Coble, Agenda Coordinator

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Board direction.

Report and Discussion

Background:

During the December 8, 2014 Board retreat, the Board directed staff to prepare an agenda item to consider adding a Florida State University (FSU) representative to the Leon County Educational Facilities Authority (EFA). The Board ratified this action during its January 27, 2015 meeting. This agenda item was prepared in response to the Board's direction.

Analysis:

The EFA is a public body corporate and politic of the State of Florida, which was created by Resolution of the Board, adopted July 17, 1990 (Resolution R90-42), pursuant to the authority given under Chapter 243, Part II, Florida Statutes (1989). A copy of the Resolution creating the EFA is provided as Attachment #1. It should be noted that Chapter 243, Part II, Florida Statutes (1989) has subsequently been renumbered as Chapter 243, Part I, Florida Statutes (2007), but the respective section numbers within the statute are still the same (§§ 243.18-243.40).

The purpose of the EFA is to assist institutions for higher education in the construction, financing, and refinancing of projects. To accomplish its purpose, the EFA is authorized, among other powers, to acquire and convey property, enter into contracts, make loans, issue notes, and issue revenue bonds related to the acquisition, construction, and equipping of higher education-related projects.

Section 243.21(4), Florida Statutes (2014) identifies EFA membership requirements, which includes the following: *"The aforementioned ordinance or resolution shall designate not less than five persons as members of the authority created for said county. One of such members shall be a trustee, director, officer, or employee of an institution for higher education if there be such an institution located in such county..."* *"... the commission shall appoint for terms of 5 years each a member or members to succeed those whose terms expire. The commission shall fill any vacancy for an unexpired term. A member of the authority shall be eligible for reappointment. Any member of the authority may be removed by the commission for misfeasance, malfeasance, or willful neglect of duty."*

Section 243.20(8), Florida Statutes (2014) defines institution for higher education as follows: *"'Institution for higher education' means an educational institution which by virtue of law or charter is an accredited, nonprofit educational institution empowered to provide a program of education beyond the high school level."*

In accordance with the enabling Resolution R90-42, and consistent with Florida Law, the EFA consists of seven citizen members, one of whom *"...shall be a trustee, director, officer, or employee of an institution for higher education within Leon County"* ("Representative of an Institution for Higher Education"). Each of the seven citizen members is appointed by the full Board to a term of five years. Current EFA membership is identified in Table 1.

Name	Current Term Effective Dates		Representative of an Institution for Higher Education
	Begin	End	
1. Bailey, Dennis	1/27/15	7/31/16	Sr. Vice-President for Facilities at FSU (appointed to fill the unexpired term of Liz Maryanski, who left her employment with FSU and resigned from the EFA)
2. Weil, Joe	7/13/10	7/31/15	N/A
3. Dallet, Patrick H.	11/19/13	7/31/15	N/A
4. ² Vacant - Tipton, Lynn S.	7/10/12	7/31/17	N/A
5. Billberry, Lori	2/26/13	7/31/18	N/A
6. Proctor, Thomas	9/02/14	7/31/19	N/A
7. Hilaman, William H.	6/24/14	7/31/19	N/A

¹ While not EFA members, Chairman Lindley currently serves as the Board’s liaison to the EFA and Bob Kellam serves as a non-voting Emeritus member through July 31, 2015.
² Lynn S. Tipton has resigned from the EFA (Attachment #2)

For a number of years, EFA membership included more than one Representative of an Institution for Higher Education, for example:

- Liz Maryanski (with TCC - appointed 7/22/97), Dr. Henry Lewis, Dean (with FAMU - appointed 9/12/95), and Beverly Spencer (with FSU - appointed 9/19/95) were EFA members at the same time.
- Liz Maryanski, then with FSU, and Dr. Lewis with FAMU continued to serve on the EFA until he relocated out of the area, and Lynn Tipton was appointed on March 15, 2011 to fill Dr. Lewis’ unexpired term. Lynn Tipton is not a Representative of an Institution for Higher Education.

Dennis Bailey, with FSU, is currently the only EFA member who is a Representative of an Institution for Higher Education.

Staff was recently notified that Lynn Tipton has resigned from the EFA (Attachment #2). Her term would have expired July 31, 2017, and a new appointment will be needed to fill her unexpired term.

If the Board seeks to ensure FSU representation on the EFA, the Board may consider the following options, all of which would require the Board’s adoption of Resolution amending EFA membership requirements to effectuate:

1. Do not increase the number of members; however, stipulate that the one requisite Representative of an Institution for Higher Education shall be a trustee, director, officer, or employee of FSU. This would be the seat currently held by Dennis Bailey. This option would not preclude, but would not require, another Representative of an Institution for Higher Education from being appointed to the EFA.

2. Do not increase the number of members; however, stipulate that EFA membership shall include (a) one trustee, director, officer, or employee of FSU (this would be the seat currently held by Dennis Bailey); and (b) one additional Representative of an Institution for Higher Education (this action could be taken when the Board appoints a person to fill the unexpired term of Lynn Tipton).
3. Increase the number of EFA members to eight or nine members, and stipulate that EFA membership shall include (a) one trustee, director, officer, or employee of FSU (this would be the seat currently held by Dennis Bailey); and (b) one additional Representative of an Institution for Higher Education.

Options:

1. Accept staff's report and take no further action.
2. Direct staff to prepare a resolution for the Board's consideration that would: (a) not increase the total number of EFA members; and (b) stipulate that the one requisite Representative of an Institution for Higher Education shall be a trustee, director, officer, or employee of FSU.
3. Direct staff to prepare a resolution for the Board's consideration that would: (a) not increase the total number of EFA members; (b) stipulate that EFA membership shall include one trustee, director, officer, or employee of FSU; and (c) stipulate that EFA membership shall include one additional Representative of an Institution for Higher Education.
4. Direct staff to prepare a resolution for the Board's consideration that would (a) increase the total number of EFA members to eight or nine members, at the Board's direction; (b) stipulate that EFA membership shall include a trustee, director, officer, or employee of FSU; and (c) stipulate that EFA membership shall include an additional Representative of an Institution for Higher Education.
5. Direct staff to seek a Representative on an Institution for Higher Education for the Board's consideration to fill the unexpired term of Lynn Tipton.
6. Board direction.

Recommendation:

Board direction.

Attachments:

1. Resolution R90-42, Dated July 17, 1990, Creating the EFA and Appointing the Initial EFA Members
2. Lynn S. Tipton's Resignation

RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, CREATING THE LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY PURSUANT TO CHAPTER 243, PART II, FLORIDA STATUTES; APPOINTING THE INITIAL MEMBERS OF THE AUTHORITY; PROVIDING THAT NEITHER THE FUNDS NOR THE FAITH AND CREDIT OF THE COUNTY SHALL BE OBLIGATED BY THE AUTHORITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners finds that the youth of Leon County do not have the fullest opportunity to learn and to develop their intellectual and mental capacities because there is a shortage of educational facilities or projects at the institutions for higher education located within the county; and

WHEREAS, the Board of County Commissioners declares that there is a need in Leon County for an educational facilities authority as authorized by Chapter 243, Part II, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA;

Section 1. Creation of Authority. Pursuant to Chapter 243,, Part II, Florida Statutes, and upon its motion, the

~~REC.~~ 78 PAGE 599

Board of County Commissioners does hereby create the Leon County Educational Facilities Authority consisting of seven members, as described herein, and one of such members shall be a trustee, director, officer, or employee of an institution for higher education located in Leon County.

Section 2. Appointment of Initial Members and Term of Each. The initial members of the Authority and the term of each (from the date this Resolution becomes effective) is as follows:

- | | |
|----------------------|-------------|
| 1. Penny Dehler | One Year |
| 2. Jerry Draper | Two Years |
| 3. Richard E. Flamer | Three Years |
| 4. Bob Kellum | Four Years |
| 5. John Kraft | Four Years |
| 6. Marshall Miller | Five Years |
| 7. Ray Solomon | Five Years |

Section 3. Organization of Authority. Of the members first appointed, one shall serve for one year, one for two years, one for three years, two for four years, and two for five years, and in each case until his successor is appointed and has qualified. Thereafter, the Commission shall appoint for terms of five years each a member or

~~NEW~~ 78 PAGE 600

members to succeed those whose terms expire. The Commission shall fill any vacancy for an unexpired term. A member of the Authority shall be eligible for reappointment. Any member of the Authority may be removed by the Commission for misfeasance, malfeasance or willful neglect of duty. Each member of the Authority before entering upon his duties shall take and subscribe the oath or affirmation required by the State Constitution. A record of each such oath shall be filed in the office of the Secretary of State and with the Clerk. The Authority shall annually elect one of its members as Chairman and one as Vice-Chairman, and shall also appoint an executive director who shall not be a member of the Authority and who shall serve at the pleasure of the Authority and shall receive such compensation as shall be fixed by the Authority. The Executive Director shall keep a record of the proceedings of the Authority and shall be custodian of all books, documents, and papers filed with the Authority and of the minute book or journal of the Authority and of its official seal. He may cause copies to be made of all minutes and other records and documents of the Authority and may give certificates under the official seal of the Authority to the effect that such copies are true copies,

~~NEW~~ 78 PAGE 601

and all persons dealing with the Authority may rely upon such certificates. A majority of the Authority shall constitute a quorum and the affirmative vote of a majority of the members present at a meeting of the Authority shall be necessary for any action taken by an Authority; provided, however, any action may be taken by an Authority with the unanimous consent of all of the members of the Authority. No vacancy in the membership of the Authority shall impair the right of a quorum to exercise all the rights and perform all the duties of the Authority. Any action taken by the Authority under the provisions of Chapter 243 may be authorized by resolution at any regular or special meeting, and each such resolution shall take effect immediately and need not be published or posted. The members of the Authority shall receive no compensation for the performance of their duties hereunder, but each such member shall be paid his necessary expenses incurred while engaged in the performance of such duties. Notwithstanding any other law to the contrary, it shall not be or constitute a conflict of interest for a trustee, director, officer, or employee of an institution for higher education to serve as a member of the Authority.

REC. 78 PAGE 602

Section 4. Powers of Authority. The Authority is vested with those powers specified in Chapter 243, Part II, and no other powers or authority, such powers to be exercised in accordance with the provisions of Chapter 243, Part II.

Section 5. Expenses. All expenses incurred in carrying out the provisions of Chapter 243 shall be payable solely from funds provided under the authority of Chapter 243 and no liability or obligations shall be incurred by an Authority hereunder beyond the extent to which moneys shall have been provided under the provisions of Chapter 243. Neither the notes, bonds nor any other obligation incurred by the Authority shall be deemed a pledge of the faith or credit of Leon County nor shall any act or inaction of the Authority directly or indirectly or contingently obligate Leon County to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment.

Section 6. Reports. Within the first ninety (90) days of each calendar year, the Authority shall make a report to the governing body of the county of its activities for the preceding calendar year. Each such report shall set forth a

78 FRANCE 603

complete operating and financial statement covering its operations during such year. The Authority shall cause an audit of its books and accounts to be made at least once each year by certified public accountants and the cost thereof shall be paid by the Authority from funds available to it pursuant to Chapter 243.

Section 7. Effective Date. The provisions of this resolution shall become effective upon its enactment.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, this 17th day of July, 1990.

BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

By: [Signature]
Gary Yordon, Chairman

APPROVED AS TO FORM:

[Signature]
Herbert W.A. Thiele, Esq.

County Attorney

[Signature]
By: Sam Hurst
Deputy Clerk

February 19, 2015 Meeting

SouthGate

Authority members in attendance: Chairman, Billy Hilaman, Joe Weil, Lori Billberry, Dennis Bailey, Mary Ann Lindley, Pat Dallet, Lynn Tipton, Tom Proctor by phone and Director Emeritus Bob Kellam. Also in attendance were Randy Guemple, Executive Director; Terry Madigan, Counsel to the Authority, Ken Mills of Asset Campus Housing, Ray Allen of Coastal Properties Management and Kevin Warren of James Moore.

The meeting commenced at 12:00 PM

The minutes of October 16, 2014 were unanimously approved by motion of Lynn Tipton and second by Lori Billberry.

-Chairman Billy welcomed Dennis Bailey as the newest member of the Authority and wished Lynn Tipton the best of luck as her job duties require that she move to Orlando in August. She is resigning from the Authority after this meeting.

-Joe Weil presented a draft of the 2014 audit and noted an unqualified opinion on the fairness of the financial statements. Joe reviewed some of the financial highlights noting that the operating results of Heritage Grove have improved significantly as compared to last year but noted that it will be very difficult to meet a 1.00 FCCR with the current building issues which has caused rent concessions to be granted. Southgate results have also improved. He also pointed out that in the administrative fund legal fees related to the construction lawsuit are putting pressure on cash reserves. Finally he reviewed the internal control comments and the corrections that the Authority intends to implement. Bob Powell, who had joined the meeting by telephone, indicated that Joe had so thoroughly reviewed the financials that he had nothing to add to the discussion. Upon motion by Joe Weil and a seconded by Lynn Tipton the audited financial statements were unanimously accepted as presented.

-Ken Mills of Asset Campus Housing provided an update on SouthGate. Ken indicated that the rentals for the 2015/2016 rental year are ahead of the previous year. Improvements are essentially complete with a desire to provide WIFI throughout the building. Estimates are in the \$110,000 range.

-Randy Guemple gave an update on the progress towards a possible sale of SouthGate. Before anything can proceed approval is needed from 100% of the "B" bondholders. Mr. Guemple reported that verbal approval has been received from all bondholders. These approvals were contingent on net proceeds to the "B" bondholders of at least 60% of the par value of the bonds or \$12,300,000. LCEFA will receive a fee of \$1,250,000 and if the net proceeds exceed 60% LCEFA

**Leon County
Board of County Commissioners**


Notes for Agenda Item #16

Leon County Board of County Commissioners

Cover Sheet for Agenda #16

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Emergency Funding Request for America's Second Harvest Food Bank of the Big Bend in the Amount of \$50,000

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

Fiscal Impact:

This item has a fiscal impact to the County. America's Second Harvest Food Bank of the Big Bend has requested a \$50,000 loan for necessary capital improvements associated with the emergency relocation of the food bank warehouse facility. Funding is available in the general fund contingency budget.

Staff Recommendation:

Board direction.

Report and Discussion

Background:

On April 27, 2015, the County Administrator received a letter from Jim Croteau, the Interim CEO of America's Second Harvest Food Bank of the Big Bend, seeking an emergency loan in the amount of \$50,000 to cover a portion of the capital costs associated with the relocation of the food bank warehouse (Attachment #1). The letter was addressed to both the County Administrator and City Manager requesting \$50,000 each from the City and County.

Analysis:

America's Second Harvest Food Bank of the Big Bend, is a 501(c)(3) nonprofit organization founded in 1982 as Food Bank of Tallahassee before joining America's Second Harvest in 1986.

As stated in the information provided by Second Harvest, the majority of their operation involves the acquisition, storage, and distribution of donated and purchased food and grocery items (Attachment #2). Donated food comes from national manufacturers and other food banks through the Feeding America network, as well as regional farmers, local retailers and distributors, food drives, and individual donors. Additionally, Second Harvest secures food from The Emergency Food Assistance Program administered by the Florida Department of Agriculture and Consumer Services.

In 2014, Second Harvest distributed more than 6.7 million pounds of food in the Big Bend community, which equates to approximately 5.5 million meals. All of the food and grocery products acquired are shared with 130 partner agencies, of which 68 are located in Leon County (Attachment #3).

Due to facility conditions, Second Harvest was put on probationary status with the umbrella organization Feeding America, and ordered to move its warehouse to a new location that will meet code requirements for the storage of food. Compounding the problem, Second Harvest did not meet the application deadline for the FY 2015 Community Human Service Partnership (CHSP) funding, which caused a loss of at least \$162,000 in operational funding during the current fiscal year.

To stem their cash flow problems and provide a footing for a return to operational stability, Second Harvest is requesting funding to assist in the capital costs of relocation in the form of loans from the City and County. The request is for \$50,000 from each government. The City intends on structuring a 15-year, no interest loan, with payments deferred for the first five years. The County Attorney's office has advised, rather than a loan, funding could be provided in the form of a Grant Funding Reimbursement Agreement for Capital Improvements. The majority of the capital costs are associated with refrigeration replacement and repairs (Attachment #4).

Leon County's Discretionary Funding Ordinance does not allow agencies that are eligible for Community Human Service Partnership Funding to receive funding outside the CHSP process unless the funding is for capital improvements (Attachment #5). To this extent, the funding/loan request is eligible, if authorized by the Board.

In addition, Second Harvest has provided a development plan that addresses the organizations fundraising, volunteer program, marketing/outreach and donor relations in order to continue the agencies mission once the immediate emergency is abated Attachment #6).

Currently, funding is available in the general fund contingency account. Approval of the attached Budget Amendment would appropriate the County's portion of the request (\$50,000) from general fund contingency (Attachment #7).

Options:

1. Approve the \$50,000 Budget Amendment Request to provide emergency funding in the form of a Grant Reimbursement Agreement for Capital Improvements, in a form approved by the County Attorney, to America's Second Harvest Food Bank of the Big Bend to assist with the capital costs associated with the relocation of the agencies warehouse, and authorize the County Administrator to execute.
2. Do not approve the \$50,000 emergency funding request to America's Second Harvest Food Bank of the Big Bend.
3. Board direction.

Recommendation:

Board direction.

Attachments:

1. America's Second Harvest of the Big Bend Funding Request Letter
2. America's Second Harvest of the Big Bend Background and Action Steps
3. List of Organizations that receive food from America's Second Harvest of the Big Bend
4. Capital Improvements Costs for Warehouse Relocation
5. Leon County Discretionary Funding Ordinance
6. America's Second Harvest of the Big Bend Development Plan
7. Budget Amendment Request & General Fund Contingency Statement

April 27, 2015

Anita Favors-Thompson Vince Long
City of Tallahassee Leon County

Dear Ms. Favors-Thompson and Mr. Long,

The Board of Directors of America's Second Harvest of the Big Bend asked me to meet with them on April 1, 2015, to discuss the critical situation the food bank was facing. I reviewed their probationary letter from Feeding America, their national parent organization, analyzed their financial statements and walked through the Four Points Way facility. On April 3, I met with staff and the Board's Executive Committee and also with Mark Biewald, Director of Compliance and Capability at Feeding America, the primary source of nationally donated products to the food bank.

Following these meetings, I determined that Second Harvest was at critical risk of losing its membership with Feeding America and would be unable to continue to serve more than 130 nonprofit agencies unless immediate action was taken. Fortunately the Board of Directors and staff, following the separation from the CEO, had taken steps to respond to Feeding America's requirement to vacate the current facility. I agreed to serve as Interim CEO for one year at a reduced salary to assist with restoring the agency to financial stability and repairing any damage to its reputation as the primary source of food to those in need in our community.

This letter represents a request for emergency financial support from the City of Tallahassee and Leon County to meet the immediate needs of the food bank in this transitional period.

Specifically, Second Harvest is seeking emergency funds from the City of Tallahassee and Leon County to facilitate the required move to a new location. This request is for a loan, with deferred repayment for a short period, which would cover the majority of the expenses incurred in preparing the location at Entrepot Blvd. for use as a food distribution center. The loan amount requested is \$100,000, \$50,000 from the City of Tallahassee and \$50,000 from Leon County.

The Board and staff of Second Harvest have worked to negotiate rent and mortgage payment reductions, increase community donations and seek grant assistance. However, the loss of CHSP funds last year has led to an operating budget that cannot support the capital expenses required at this time. Steps are being taken to return the agency to a strong position and are described in the attached few pages.

Second Harvest is essential to the operation of 68 human services agencies in Leon County, including the expanded meal offerings at the Kearney Center. The capital city and county must have a program that demonstrates the caring and concern citizens have for those in need. Providing food, the most basic of needs, and the opportunity for others to share, contribute and volunteer is the mission of the food bank. The continued ability to help people help others every day is what the Board and staff of Second Harvest is asking the City and County to assist with in this time of need.

Respectfully Submitted,

James M. (Jim) Croteau, Ph.D.
Interim CEO
America's Second Harvest Food Bank of the Big Bend

CC: Dee Crumpler
Alan Rosenzweig
Michael Parker
Fred Kinch

History and Background

The mission of America's Second Harvest of the Big Bend (ASHBB) is to feed the hungry in the Big Bend through our network of partner agencies and to educate and engage the community in the fight against hunger.

We began as the Food Bank of Tallahassee in 1982 and in 1986 joined America's Second Harvest (now called Feeding America) - the nation's largest domestic hunger relief organization comprised of 200 member food banks across the country.

The majority of our operation is in the acquisition, storage and distribution of donated and purchased food and grocery items. Donated food comes from national manufacturers and other food banks through the Feeding America network, as well as regional farmers, local retailers and distributors, food drives, and individual donors. We also secure food from The Emergency Food Assistance Program administered by the Florida Department of Agriculture and Consumer Services.

In 2014, we distributed more than 6.7 million pounds of food in the Big Bend community, which equates to approximately 5.5 million meals for our neighbors struggling with hunger. All of the food and grocery products we acquire are shared with our partner agencies – these are more than 130 not-for-profit and faith-based organizations operating food pantries, soup kitchens, homeless shelters, senior grocery, child nutrition and other hunger relief programs.

Food Safety and Facility Integrity Issues

Ensuring the safety of the products we handle is critical to our mission. As a Feeding America member food bank, we are held to the same standards that grocery retailers, food manufacturers, and restaurants must follow. We must comply with the current Food Code, ensuring that we protect the establishment from the weather and the entry of insects, rodents, and other animals and that our facility is free of insects, rodents, and other pests. To this end, we contract with a licensed pest control operator (PCO) to service our facility on a regular basis.

We purchased the Four Point Way property in December 2010. Since that time we have maintained contracted pest control services with at least four vendors. Our building is constructed in such a way that it has been permeable to rodents and pests. However, through 2014, our PCO was able to satisfactorily manage the issue, protecting our food and human resources at the food bank. In 2015, rodent control activity at the food bank escalated to a level that was no longer manageable.

The increased rodent activity can be attributed to four factors.

- 1) The natural environment surrounding the facility is attractive to rodents: low-lying, wooded, and damp with other unoccupied structures;
- 2) The building exterior is permeable to rodents and the PCO could not adequately block all entry points;
- 3) Building renovations to prevent entry were neglected and required retrofit is currently cost prohibitive to the nonprofit food bank due to operating fund shortfalls;
- 4) Food bank staff and volunteers were not following the principles of first-in, first-out, and therefore, some food products remained boxed and untouched for months, creating a breeding ground for rodents.

Feeding America Probation Status

In mid-February 2015, the ASHBB Chief Executive Officer contacted Feeding America to notify them of the rodent control issue and ask for assistance. The ASHBB Board of Directors was not notified prior to this action.

On February 25, 2015, a Director from the Feeding America Compliance and Capability Department visited ASHBB. As a result of the visit, ASHBB was placed on probation effective February 27, 2015. The food bank was directed to immediately vacate the facility located at 110 Four Points Way, Tallahassee, and look to secure temporary office, distribution, and storage space. The food bank was permitted to distribute food products from the facility at that time, contingent upon thorough, careful food safety inspections.

The food bank fully complied with initial directives of the February 27 probation notification. However, as a result of this visit, it was also determined that ASHBB was non-compliant with a Feeding America contractual requirement to maintain unrestricted cash reserves equal to or greater than an average quarter's cash operating expenses. Failure of the previous CEO to meet CHSP deadline for 2014-15 and several other grants, has caused a serious shortage of operating funds.

The food bank is not in a position to afford repairs to the facility at Four Points Way, or absorb relocation expenses related to the move to another facility. Between February 27 and March 19, 2015, the ASHBB staff and members of the Board of Directors sought to determine what options might be most financially viable.

On March 20, 2015, the Chief Executive Officer's employment separated from the food bank. Following this separation, the staff and Board of Directors developed a plan to move the food bank to a place of sustainability.

On April 3, 2015, Feeding America visited ASHBB again and indicated that the food bank must operate out of another facility by April 17, 2015. On this same date, Jim Croteau, an accomplished, well respected community leader, agreed to serve as Interim Chief Executive Officer for ASHBB.

On April 7, ASHBB secured and leased a warehouse facility located at 4446 Entrepot Blvd., Tallahassee. A subsequent review by the Feeding America Compliance Officer found the facility to be satisfactory, pending Department of Agriculture and Consumer Services and Health Department approvals. Probationary status will remain due to fiscal concerns until August 2015.

Impact to the Community

ASHBB is seeking the support of the City of Tallahassee, Leon County, and our citizens to move our food bank operations, and to continue our hunger relief services in the community. Failure to relocate our food distribution operation by the deadline would have resulted in the removal of ASHBB from the national Feeding America network. This would have resulted in the loss of upwards of \$225,000 in annual grant funding and millions of pounds of food.

Furthermore, we would no longer be authorized to partner with major retail donors such as Walmart, Sam's Club, Publix, Winn-Dixie, and Target, to pick-up and distribute surplus grocery items currently provided to individuals and families struggling with hunger in our community. We would no longer secure truck loads of donated dairy and cereal products from national donors like Dannon or Kellogg's to distribute within our local community. **The loss of this food industry support equates to 3.7 million pounds of food annually or the equivalent of more than 3 million meals for our neighbors struggling with hunger. Also at risk was an additional 3.5 million pounds of food from The Emergency Food Assistance Program as well as nearly one million pounds of other donated products.**

Currently more than 130 agencies, organizations, churches, schools and community centers rely on ASHBB for food in the eleven county Big Bend region. Of those, 68 organizations are located in Tallahassee/Leon County. In partnership with the Tallahassee based organizations, more than 34,000 individuals, or 5,700 households, are fed each month in Leon County. These are families who are food insecure, questioning from where their next meal will come. Without ASHBB, their next meal may not come at all.

Future Action Steps for America's Second Harvest of the Big Bend

Action steps are being taken by ASHBB's Board and management team to restore the agency to a sound footing. Issues that are being addressed include:

PERMANENT LOCATION

Our parent organization, Feeding America, management and staff have determined that the Four Points Way location cannot be rehabilitated as a food processing facility without prohibitive expense. The only other facility in the area with the dry, cooler and freezer storage space the program requires is the Entrepot building we are now leasing. We anticipate negotiations with our current mortgage holder and the owner of the airport facility that will allow us to remain in the Entrepot location for the foreseeable (5-10years) future.

FEEDING AMERICA CONTRACT REQUIREMENTS

The completed move will bring us into compliance with the facility requirements of our contract with the parent organization. Financial requirements will be met with a combination of grants, loans, donations and gifts over the next 12 to 18 months.

SUSTAINABILITY OF SECOND HARVEST FOOD BANK

The attached development plan reflects a realistic approach to sustainability of the organization over the short term. Bridging the capital cost with City and County assistance allows grants and fundraising to concentrate on restoring operational dollars. The effect of failing to obtain last year's CHSP allocation has contributed significantly to the current fiscal problems. The agency is committed to covering any gap between the next several CHSP allocations until previous level of funding is restored.

RESTORED CREDIBILITY

The leadership of the agency and Board are committed to bring back the high regard that Second Harvest once enjoyed in the community. With an experienced manager as the Interim

CEO, increased media exposure, expanded community volunteer involvement and an increase in quality products delivered to agencies – much will be gained. The Department of Agriculture and Consumer Services has demonstrated its confidence in the agency by award of a no-bid contract beginning in October that doubles to more than 3.5 million pounds of food and more than twice the administrative allocation (\$190-300K) for Second Harvest.

BOARD MONITORING

The Board of Directors of Second Harvest has accepted responsibility for management failures that resulted in the separation of the previous CEO and the current crisis situation. Board members have been active in renegotiating the current mortgage and obtaining the lease of the new facility and soliciting contributions. Expansion of responsibilities will include more frequent meetings, greater oversight of finance, facility and programs, and more effective staff-board communications. In addition, the agency's Advisory council will be revitalized to offer more professional advice and feedback from participating agencies on a regular basis.

COST MANAGEMENT

Grants will be sought to provide more unrestricted dollars to support the agency's ability to deliver seven million pounds of food to more than 130 non-profits and churches next year. All current programs will be analyzed for their actual cost of service and no new programs adopted without a dedicated funding source that covers all acquisition, quality control, delivery and administration costs.

LOAN REPAYMENT

This community must retain the leadership, volunteer opportunities, and food servicing of a capital city and county Florida food bank. The requested funds fully represent an investment in the future of a dependable food supply for thousands of children, seniors and families in need. As the Development Plan reflects, repayment of any loan can begin by the end of 2016, if not sooner.

AgencyName	Contact	email	Phone	Address	City	County		Pantry/Soup Kitchen	Afterschool Supper Program	Backpack Program	Senior Grocery Prog	Summer Food Prog
Blountstown Community Church	Jeanie Rogers	jeanierogers57@yahoo.com	(850)674-7023	P.O. Box 246	Blountstown	Calhoun	1	x				
Calhoun-Liberty Ministry Center	Bulah Moran	moranwb@aol.com	(850)674-1818	21754 State Road	Blountstown	Calhoun	1	x				
Chipola Community Church	Patricia Godwin	jpgodwin05@aol.com	(850)674-1230	16555 NE Jim Go	Altha	Calhoun	1	x				
							3					
Carrabelle Food Pantry	Mark Collins	mark@carrabellechristian.org	(850)508-5348	PO Box 215	Carrabelle	Franklin	1	x				
First Baptist Church Eastpoint	Charlie Crosby	pendletonpa@yahoo.com	(850)670-1322	P.O. Box 284	Eastpoint	Franklin	1	x				
Franklins Promise Coalition	Lori Switzer	lswitzer1275@fairpoint.net	(850)653-3930	192 14th Street, S	Apalachicola	Franklin	1	x				
							3					
Agape Christian Fellow Center	Derotha Jones	derothaj@yahoo.com	(850)363-0579	9 South Jackson S	Quincy	Gadsden	1	x				
Bell Road Human Service, Inc.	Eunice Pease	chersinca@aol.com	(850)539-8510	182 Bell Road	Havana	Gadsden	1	x				
Christtown Ministries Inc	Mary Johnson	maryjohnson@christtown.org	(850)627-7181	P.O. Box 417	Quincy	Gadsden	1	x				
Community Cares Outreach	Gary Freeman	yellowbluebus@embarqmail.com	(850)539-5349	118 SW Third Stre	Havana	Gadsden	1	x				
Fellowship @ Midway Church	Lisa Starling	lisa.starling@myfuelmaster.com	(850)491-5106	32319 Blue Star H	Midway	Gadsden	1	x				
Foundation for Dreams Development Center, Inc.	Cheraka Thomas	foundation4dreams@comcast.net	(850)627-9494	1222 Live Oak Str	Quincy	Gadsden	1		x			
God's Holy Temple Healing Deliverance & Outreach	Shirley A. Fisher	Shirley4403@comcast.net	(850)743-7629	219 South Malcol	Quincy	Gadsden	1	x				
Golden Hands CDC	Quantara Clarke	gaps1230@msn.com	(850)627-7533	215 W. Jefferson	Quincy	Gadsden	1	x				
Havana Learning Center	Lillian Johnson	havanalearningctr@yahoo.com	(850)539-1315	305 S. Main St.	Havana	Gadsden	1	x				x
Holy Community Church	Pastor Neather S	neathershaw@yahoo.com	(850)459-9239	944 Strong Road,	Quincy	Gadsden	1	x				
Mt. Calvary P.B. Church	Elder Antonia Bush		(850)627-9916	7095 Bainbridge H	Quincy	Gadsden	1					x
Mt. Moriah M.B. Church	Pastor Melvin E.	pastormelvin64@gmail.com	(850)627-7244	302 S. 10th Stree	Quincy	Gadsden	1	x				
N.F.E.D.C. Project Hope	Donna Graham	bossnfedc@gmail.com	(850)856-5025	PO BOX 550	Gretna	Gadsden	1	x				
St. James AME Church	Maggie Brown	stjamesame@tds.net	(850)627-6382	514 S. 11th Street	Quincy	Gadsden	1	x				
Stewart Street Elementary School	Shalinda McGriff	mcgriffs@gcpsmail.com	(850)627-3145	749 South Stewar	Quincy	Gadsden	1			x		
The Body of Christ	Jerome Showers	jtshowers@bellsouth.net	(850)539-5736	6909 Havana High	Havana	Gadsden	1	x				
The Church of Jesus Christ Holy Mission	Luretha Rush	ljrush6553@yahoo.com	(850)408-3061	4067 Attapulgu	Havana	Gadsden	1	x				
The Liberty Center	Marjorie Hall	marjie50@aol.com	(850)933-2571	613 Chattahooche	Chattahoochee	Gadsden	1	x				
							18					
Amazing Grace Apostolic Church/ Hope 4 Hunger	Jeanette Best	hope4hunger4ever@gmail.com	(850)541-3668	106 Robbins Aven	Port St. Joe	Gulf	1	x				
CareerSource Gulf Coast	Melvin Martin	mmartin@4careersourcegc.com	(850)229-1641	401 Peters Street	Port Saint Joe	Gulf	1	x				
Taunton Family Children's Home, Inc.	Abigail Taunton	tauntonabigail@aol.com	(850)639-5031	200 Taunton Fam	Wewahitchka	Gulf	1	x				
Wewahitchka Search and Rescue	Donald Minchew	citywewa@fairpoint.net	(850)639-2605	P.O. Box 555	Wewahitchka	Gulf	1	x				
							4					
Elder Care Services	Merita Stanley		(850)482-3220	PO Box 6376	Marianna	Jackson	1				x	
First Presbyterian Church	Melissa Krebeck	fpccpantry@earthlink.net	(850)372-4913	4437 Clinton Stree	Marianna	Jackson	1	x				
Innovative Charities of NW FL	Robert Arnold	joy@innovativecharities.org	(850)573-3233	1994 Hwy 71 Sou	Marianna	Jackson	1	x				
Jackson County BackPack Program	Michael Kilts	mng@embarqmail.com	(850)544-0857	2701 Technology	Marianna	Jackson	1			x		
Malone United Methodist Church	Ruth Hodges		(850)569-2225	4802 Logan Loop	Malone	Jackson	1	x				
St. Luke's Episcopal Church	Melissa Krebeck	parishoffice@stlukemarianna.org	(850)482-2431	4362 Lafayette St	Marianna	Jackson	1	x				
St. Paul AME Church	Dorothy Britt	evelyn_mcnealy@yahoo.com	(850)577-9746	P.O. Box 40	Campbellton	Jackson	1	x				
							7					
Casa Bianca MB Church	Eliza Jones	joynhope7@aol.com	(850)997-2264	806 Rabon Road	Monticello	Jefferson	1	x				
Christ Episcopal Church	Susan Craig	susanrcrg@yahoo.com	(850)841-0842	425 N. Cherry Str	Monticello	Jefferson	1	x				
Eagles Wings (Food Pantry)	Jo-Ann Arnold	cats61@embarqmail.com	(850)997-1084	290 E. Dogwood S	Monticello	Jefferson	1	x				
Jefferson Senior Citizen's Center, Inc.	Angela Wiewel	oaajefferson@aaanfleads.org	(850)342-0242	1155 N. Jefferson	Monticello	Jefferson	1				x	
Mount Ararat AME Church	Sharon McLin	sharon@patientsfirst.com	(850)559-4287	167 Floyd Allen R	Monticello	Jefferson	1	x				
New Bethel AME Church	Ruth Ann Scurry	ruthann997@hotmail.com	(850)933-4861	243 Brock Road	Monticello	Jefferson	1	x				
							6					
A Life Recovery Center	Emma Hill	alrc1@msn.com	(850)224-9991	449 W. Georgia S	Tallahassee	Leon	1	x				
A New Day Initiative	Cynthia Douglas	cynthiapdouglas@comcast.net	(850)562-8422	3780 Peddie Drive	Tallahassee	Leon	1	x				
A. L. Post 13 / Tallahassee Veterans Village	Bob James	snoles@voa-fla.org	(850)222-3382	229 Lake Ella Dr.	Tallahassee	Leon	1	x				
ALARM Community Development Center, Inc	Heidi Otway	alarmfood@gmail.com	(850)597-2771	P.O. Box 5318	Tallahassee	Leon	1	x				
American Red Cross			(850)878-6080	1115 Eastwood D	Tallahassee	Leon	1	x				
Anderson Chapel AME Church	Patricia Screen	patscreenms@yahoo.com	(850)322-6386	1307 Harlem St.	Tallahassee	Leon	1	x				
Big Bend Cares	Melissa Walton	MWalton@bigbendcares.org	(850)656-2437	2201 South Monr	Tallahassee	Leon	1	x				
Big Bend Homeless Coalition	Luraine Williams	lwilliams@bigbendhc.org	(850)576-5566	2729 W Pensacol	Tallahassee	Leon	1	x				
Bond Elementary School	Brenetta Lawrenc	Lawrenceb@leonschools.net	(850)488-7676	2204 Saxon Stree	Tallahassee	Leon	1			x		
Boys Town North Florida, Inc.	Natalie Morrow	natalie.morrow@boystown.org	(850)575-6422	3555 Commonwe	Tallahassee	Leon	1	x				
Bradfordville First Baptist Church	Brenda Garner	bgarner@electronet.net	(850)591-8164	6494 Thomasville	Tallahassee	Leon	1	x				

CARE - Tallahassee	Bob Rumbley	bobrumbley@caretallahassee.org	(850)597-8163	1224 Eppes Drive	Tallahassee	Leon	1	x			
Catholic Charities	Nancy Schiellerd	schiellerdN@cc.ptdiocese.org	(850)222-2180	1380 Blountstown	Tallahassee	Leon	1	x			
China Hill Primitive Baptist Church	Elder Willie Sande	sande439@embarqmail.com	(850)894-4978	458 Fairbanks Fe	Tallahassee	Leon	1	x			
Christians Temple Church of Faith and Works	Violet Speights	vspeights75@gmail.com	(850)528-6721	1972 Crowder Ro	Tallahassee	Leon	1	x			
Coalition for Hunger Relief	Doris Moss	Moss.Doris@gmail.com	(850)597-2742	8611 Roberts Roa	Tallahassee	Leon	1	x			
Conley School @ Southwood PTO	Kristin Sawicki	faithsforevermom247@gmail.com	(850)414-8163	2400 Orange Ave	Tallahassee	Leon	1		x		
Deliverance Temple Outreach Ministry	Beverly Metz	metzbeverly@yahoo.com	(850)590-5682	4560 Thomasville	Tallahassee	Leon	1	x			
DISC Village, Inc.	Linda Layton	llayton@discvillage.com	(850)421-4115	2967 Natural Brid	Tallahassee	Leon	1	x			
ECHO	Jon Hinkle	donations@echotally.org	(850)224-3246	702 West Madison	Tallahassee	Leon	1	x			
Faith, Hope & Love Ministries	Judianna Freema	judianna7@gmail.com	(850)322-1029	P.O. Box 13794	Tallahassee	Leon	1	x			
Families Restoring the Home Front Inc.	Shelia Clark	sheliac Clark2009@yahoo.com	(850)590-8470	912 Miles Street	Tallahassee	Leon	1	x			
Flipper Chapel AME Church	Willie Merrick	flipper.chapel@yahoo.com	(850)576-2343	708 Osceola St.	Tallahassee	Leon	1	x			
Food Outreach Ministry, Inc.	Barbara Henry	hbjoy24@yahoo.com	(850)556-9157	506 Dupont Drive	Tallahassee	Leon	1	x			
Fort Braden Elementary School	Jennifer Benton	bentonj@mail.leon.k12.fl.us	(850)488-9374	15100 Blountstow	Tallahassee	Leon	1		x		
Freedom Church (FAOG)	Linda Salis	receptionist@freedomplace.org	(850)386-4924	2801 Thomasville	Tallahassee	Leon	1	x			
Georgia Bell Dickenson (Westminster Gardens)	Robin Trapane	rtrapane@wservices.org	(850)224-8021	301 E. Carolina S	Tallahassee	Leon	1			x	
Good News Outreach	Brenda Popp	steves@goodnewsoutreach.org	(850)412-0016	347 Office Plaza	Tallahassee	Leon	1	x			
Grace Mission Church	Donna Jo Gyurics	Donnajo.grace@nettally.com	(850)224-3817	303 West. Brevard	Tallahassee	Leon	1	x			
Greater Love COGIC	Janice Stanley-Thomas		(850)443-9730	524 East Orange	Tallahassee	Leon	1	x			
Greater Mt. Zion Prim. Baptist	Hattie Dennis	hruth1@comcast.net	(850)576-9536	P.O. Box 5314	Tallahassee	Leon	1	x			x
Holy Comforter Episcopal	Wayne Makin	holyccomforterchurch@comcast.net	(850)559-1588	2015 Fleischman	Tallahassee	Leon	1	x			
Imitators of God	Cheryl Williams	iogmfirstlady@outlook.com	(850)294-8439	4750 Capital Circl	Tallahassee	Leon	1	x			
Inspire Group	Avery Curry	acurry@inspiregrouponline.org	(850)339-3910	2720 Blairstone R	Tallahassee	Leon	1	x			
Jacob Chapel Baptist Church	Melinda Harris	HarrisMelinda@rocketmail.com	(850)574-3150	2333 Lake Bradfo	Tallahassee	Leon	1	x			
Jake Gaiher Community Center	Yolando Westberry	yolando.westberry@talgov.com	(850)891-3940	801 Tanner Drive	Tallahassee	Leon	1		x		
John G. Riley Elementary School	Stephanie Williams	williams5@leonschools.net	(850)488-5840	1400 Indiana Stre	Tallahassee	Leon	1			x	
Killearn U. Methodist Church	Gingir & Marvin A	info@kumconline.org	(850)893-1116	2800 Shamrock S	Tallahassee	Leon	1	x			
Kingdom Life Tabernacle	Michelle Young	kingdomlmt@yahoo.com	(850)459-6649	2532 W. Tharpe	Tallahassee	Leon	1	x			
King's Alliance Food Pantry	Rose King	KACDC2009@YAHOO.COM	(321)960-8894	2849 Apalachee F	Tallahassee	Leon	1	x			
Lake Jackson UMC	Kim Clayton	clayton01@comcast.net	(850)212-3930	4423 N. Monroe S	Tallahassee	Leon	1	x			
LeVerne Payne Community Center	Akita Heatly	akitaheatly@talgov.com	(850)891-3930	450 West 4th Ave	Tallahassee	Leon	1		x		
Life Changers COGIC	Marvis Bailey	ms.marvis1@gmail.com	(850)656-3940	601 Miccosukee F	Tallahassee	Leon	1	x			
Life Deliverance Ministries	Lisa Duncan	Lisa.4evermorecreations@yahoo.com	(850)510-9636	3377 Jim Lee Roa	Tallahassee	Leon	1			x	
Lighthouse Childrens Home	Bob Galloway	office@lighthousechildrenshome.com	(850)877-3778	7771 Mahan Drive	Tallahassee	Leon	1	x			
Maranatha S.D.A. Church	Teresa Hall	t007hall@gmail.com	(850)562-1160	3121 Jim Lee Roa	Tallahassee	Leon	1	x			
Miracle Hill Nursing Home	Trelinda Gilmore	Dietary@miraclehillhealthcare.com	(850)224-8486	1329 Abraham St	Tallahassee	Leon	1	x			
Mount Pisgah AME Church	Harriett Griff	hgrifftown@comcast.net	(850)509-6010	2009 Tram Road	Tallahassee	Leon	1	x			
Operation Provision/Capital City Christian Church	Trish Rice	trish@capitalcitychristianchurch.org	(850)877-7315	6115 Mahan Drive	Tallahassee	Leon	1	x			
Palmer Monroe Community Center	Aurora Hansen	aurora.hansen@talgov.com	(850)891-2569	1900 Jackson Blu	Tallahassee	Leon	1			x	
Refuge House	Dina Franklin	dfranklin@refugehouse.com	(850)922-6062	2315 Hartsfield Rd	Tallahassee	Leon	1	x			
Restoration Life Church & Outreach Center	Margaret A. Neal	SNO785@gmail.com	(850)656-1219	2302 Jim Lee Rd.	Tallahassee	Leon	1	x			
Revival Center	Jackie Money	grannymoney@embarqmail.com	(850)421-1566	PO Box 1530	Woodville	Leon	1	x			
Rock Hill	Lois A. Williams	gargery@embarqmail.com	(850)294-8159	6127 Proctor Roa	Tallahassee	Leon	1			x	
Ruediger Elementary School	Sabrina Stewart	stewart1@leonschools.net	(850)488-1074	526 W. 10th Stree	Tallahassee	Leon	1		x		
Sail High School	Olivia Hallinan	hallinano@leonschools.net	(850)488-2468	2006 Jackson Blu	Tallahassee	Leon	1			x	
Saints In Unity/Mt. Moriah COGIU	Margia Solomon	Dustvns@aol.com	(850)661-3955	2719 Lake Mary S	Tallahassee	Leon	1	x			
Salvation Army - Tallahassee	Captain Julio Das	julio_dasilva@uss.salvationarmy.com	(850)222-0304	PO Box 10289	Tallahassee	Leon	1				x
Serve Tallahassee / Element 3 Church	Kristin Aguirre	servetallahassee@element3.org	(850)309-0980	1184 Capital Circl	Tallahassee	Leon	1	x			
SHISA Inc.	Lorene Hauser	david@shisa.org	(850)222-4859	418 W. Virginia St	Tallahassee	Leon	1	x			
St. Mary & George Coptic Orthodox Church	Malak Kolta	Mgkg43@gmail.com	(850)339-8481	4279 Bradfordville	Tallahassee	Leon	1	x			
Tabernacle Missionary Baptist Church	Antia Derrick	anitapd59@gmail.com	(850)575-2739	615 Tuskege St.	Tallahassee	Leon	1	x			
Tabernacle of Praise	Elouise Jones	punkbug96@aol.com	(850)210-2515	6315 Blountstown	Tallahassee	Leon	1	x			
Tallahassee Housing Economic Corporation	Andrea Wilson	andrea@talha.org	(850)385-6126	2940 Grady Road	Tallahassee	Leon	1	x			
Teen Challenge	David Adcock	david.adcock@teenchallenge.cc	(850)385-8336	4141 Apalachee F	Tallahassee	Leon	1	x			
The Shelter	Donna Gyuricsko	Tallahasseeleonselter@comcast.net	(850)224-9055	P.O. Box 4049	Tallahassee	Leon	1	x			
United Church in Tallahassee	Laura Dunaway	uctoffice@gmail.com	(850)878-7385	1834 Mahan Drive	Tallahassee	Leon	1	x			
Woodlands New Life Center	Larry Scoma	larryscoma@embarqmail.com	(850)574-2267	4501 Crooked Ro	Tallahassee	Leon	1	x			
											68
First Baptist Church of Bristol	Roger Phillips	fbcbristol@fairpoint.net	(850)643-5400	P.O. Box 416	Bristol	Liberty	1	x			
Healing Ministries	Garrett Maneth	upctruth@hotmail.com	(850)524-6204	10734 NW SR 20	Bristol	Liberty	1	x			

Mt. Zion United Pentecostal	Virginia Elkins	elkinsav@hotmail.com	(850)570-9770	P.O. Box 136	Hosford	Liberty	1	x				
							3					
Consolidated Christian Min	Ray Cooley	cmmadison@embarqmail.com	(850)973-6208	799 SW Pinckney	Madison	Madison	1	x				
Greenville United Methodist Church	Louretta Mugge	dimgause@embarqmail.com	(850)929-4010	174 SW Church A	Greenville	Madison	1	x				
Madison Co. Recreation Assoc., Inc.	Phyllis Brinson	phyllisbrinson@yahoo.com	(850)973-4633	Hwy. 360 #A	Madison	Madison	1					x
New Hope Missionary Baptist Church	Pounce McLeroy	bromal_2003@yahoo.com	(850)592-9715	3996 Wintergreen	Greenwood	Madison	1	x				
Senior Citizens Council Madison	Rosa Richardson	richardsonr@elderaffairs.org	(850)973-4241	PO Box 204	Madison	Madison	1	x				
							5					
Community Church of Perry	Dennis Howell	dhow@fairpoint.net	(850)578-2110	2317 Dennis How	Perry	Taylor	1	x				
Fellowship Baptist Church	Roberta Rideout	bobbie123@bellsouth.net	(352)498-3884	P.O. Box 113	Steinhatchee	Taylor	1	x				x
First Baptist Church Perry	Janie Massey	janiemassey@fairpoint.net	(850)584-9736	139 East Center S	Perry	Taylor	1	x				
New Brooklyn M.B. Church	Rev. D.L. McBride		(850)509-5657	817 Hampton Spr	Perry	Taylor	1					x
Taylor County 4H Weekend Food Program	Corrie Willis	cwillis@ufi.edu	(850)838-3508	203 Forest Park D	Perry	Taylor	1			x		
Taylor County Leadership Council	Linda Davis	oh.yadoula@yahoo.com	(850)843-4818	PO Box 1915	Perry	Taylor	1	x				x
							6					
COAST Charter School	Shelli Payne	Shelli.CPayne@WCSB.US	(850)925-6344	48 Shell Island Rd	St. Marks	Wakulla	1			x		
Crawfordville United Methodist Church	Lemuel Cooksey	cookseyg@comcast.net	(850)926-1942	176 Ochlockonee	Crawfordville	Wakulla	1	x				
Faith Holiness House of Prayer	Charles Shaw	medartmom75@yahoo.com	(850)510-8892	726 Woodville Hig	Crawfordville	Wakulla	1	x				
First Baptist of Crawfordville	Bonnie Sikes	sikesb18@embarqmail.com	(850)926-7896	P.O. Box 312	Crawfordville	Wakulla	1	x				
Promise Land Ministries-WATCH	Rick Hollister	rickhollister@yahoo.com	(850)251-4302	20 Church Rd	Crawfordville	Wakulla	1	x				
Shady Sea Missionary Baptist Church	James Hodges	pastorpatm@yahoo.com	(850)508-8477	47 Shady Sea St	Crawfordville	Wakulla	1	x				
Spirit Life Church / Ochlockonee Christian Center	Dawn McClendon	jdunn57883@embarqmail.com	(850)962-9000	P.O. Box 298	Sopchoppy	Wakulla	1	x				
Wakulla County Senior Center	Wendy Harley		(850)926-7145	33 Michael Dr.	Crawfordville	Wakulla	1	x				
							8					

Second Harvest Capital Improvements	Estimated Costs for Entrepot Blvd.
Roll up door replacement and repairs	\$10,000
Freezer and cooler doors replacement and repairs	5,000
Exclusion exterior repairs	2,000
Refrigeration replacement and repairs	80,000
A/C replacement and repairs	5,000
Plumbing replacement and repairs	2,000
Phone and data system installation	1,000
Lighting and electrical replacement and upgrades	4,000
Interior paint and repair	3,000
Alarm system installation/activation	1,000
Pest Control set up	1,500
Pressure wash and sanitize interior/coolers	7,000

Leon County, Florida, Code of Ordinances >> - CODE OF LAWS >> Chapter 2 - ADMINISTRATION >>
ARTICLE XI. DISCRETIONARY FUNDING GUIDELINES >>

ARTICLE XI. DISCRETIONARY FUNDING GUIDELINES

[Sec. 2-600. Application of article.](#)

[Sec. 2-601. Annual appropriation.](#)

[Sec. 2-602. Definitions.](#)

[Sec. 2-603. Application process.](#)

[Sec. 2-604. Funding category guidelines.](#)

[Secs. 2-605—2-699. Reserved.](#)

Sec. 2-600. Application of article.

This article shall govern the allocation of discretionary funds and provide the board a maximum amount of annual funding available in each of the following fund categories:

- (a) Community human services partnership fund;
- (b) Community human services partnership—Emergency fund;
- (c) Commissioner district budget fund;
- (d) Midyear fund;
- (e) Non-departmental fund; and
- (f) Youth sports teams fund.

(Ord. No. 06-34, § 1, 11-14-06)

Sec. 2-601. Annual appropriation.

Funding for the purposes set forth in this article shall be subject to an annual appropriation by the board in accordance with this article.

(Ord. No. 06-34, § 1, 11-14-06)

Sec. 2-602. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Community human services partnership fund shall mean funds eligible for allocation to social service programs.

Community human services partnership—Emergency fund shall mean funds eligible for allocation for one time funding to meet an emergency situation.

Commissioner district budget fund shall mean funds eligible for allocation to each commissioner for activities relating to his or her district or the county at large.

Emergency situation shall mean those exigent circumstances that would prohibit or severely impact the ability of a currently funded community human services partnership (CHSP) agency to provide services.

Midyear fund shall mean funds eligible for allocation for requests that occur outside of the regular budget process.

Non-departmental fund shall mean funds eligible for allocation for non-profit entities that are included, by direction of the board, as part of the regular adopted budget.

Non-profit shall mean an entity that has been designated as a 501(c)(3) eligible by the U.S. Internal Revenue Services and/or registered as a non-profit entity with the Florida Department of State.

Youth sports teams fund shall mean funds eligible for allocation for temporary and nonrecurring youth sporting events such as tournaments and playoffs, and events recognizing their accomplishments.

(Ord. No. 06-34, § 1, 11-14-06)

Sec. 2-603. Application process.

- (a) The county administrator or his designee is authorized to develop forms and procedures to be used by a non-profit, group or individual when submitting a request for funding consistent with the provisions herein.
- (b) The county administrator or his designee shall establish a process for evaluating requests for funding made pursuant to this article.

(Ord. No. 06-34, § 1, 11-14-06)

Sec. 2-604. Funding category guidelines.

- (a) *Community human services partnership program fund.*
 - (1) Non-profits eligible for community human service partnership (CHSP) funding are eligible to apply for funding for other programs or specific event categories as long as the organization does not receive multiple county awards for the same program or event, or when requesting funding for an activity that is not CHSP eligible, such as capital improvements.
 - (2) Annually, as part of the budget process, the board shall confirm the allocation of funding set aside for the community human services program.
- (b) *Community human services partnership program—Emergency fund.*
 - (1) Non-profits that are funded through the CHSP process are eligible to apply for emergency, one-time funding through the community human services partnership program—Emergency fund.
 - (2) Annually, as part of the budget process, the board shall confirm the allocation of funding set aside for the community human services partnership program—Emergency fund.
 - (3) These funds are available to any agency that is currently funded through the CHSP process.
 - (4) The request for emergency funding shall be made at a regular meeting of the board. If deemed appropriate, the request for emergency funding shall then go before a CHSP

sub-committee consisting of members from the CHSP review boards of each of the partners (Leon County, the City of Tallahassee, and the United Way of the Big Bend). The sub-committee shall determine if the situation would qualify as an emergency situation and what amount of financial support would be appropriate. The CHSP shall then make a recommendation to the county administrator, who is authorized to approve the recommendation for funding.

- (5) In the event the board does not meet in a timely manner, as it relates to an agency's request, the county administrator shall have the authority to appropriate expenditures from this account.
- (c) *Commissioner district budget fund.*
- (1) Annually, as part of the budget process, the board shall determine the allocation of funding set aside for the commissioner district budget fund.
 - (2) Expenditures shall only be authorized from this account for approved travel, and office expenses.
- (d) *Midyear fund.*
- (1) Non-profits, groups or individuals that do not fit into any of the other categories of discretionary funding as outlined in this article are eligible to apply for midyear funding.
 - (2) Annually, as part of the budget process, the board shall determine the allocation of funding set aside for the midyear fund.
 - (3) In the event the board does not meet in a timely manner, as it relates to a funding request, the county administrator shall have the authority to appropriate expenditures from this account. Such action is thereafter required to be ratified by the board.
- (e) *Non-departmental fund.*
- (1) Non-profits eligible for non-departmental funding are eligible to apply for funding in any other program or specific event categories as long as the organization does not receive multiple county awards for the same program or event. Eligible funding activities in this category are festivals and events and outside service agencies.
 - (2) Annually, as part of the budget process, the board shall determine the allocation of funding set aside for the non-departmental fund.
 - (3) Non-profits eligible for funding through the cultural resources commission (CRC) Leon County Grant Program (funded through the non-departmental process) are eligible for funding in other program or specific event categories as long as the organization does not receive multiple county awards for the same program or event.
- (f) *Youth sports teams fund.*
- (1) Non-profits or athletic teams of the Leon County School System that are eligible for the county's youth athletic scholarship program are not eligible for funding pursuant to this article.
 - (2) Annually, as part of the budget process, the board shall determine the amount of funding pursuant to this article.
 - (3) The award for youth sports teams shall not exceed \$500.00 per team.
 - (4) Youth sports teams requesting funding from the board shall first submit their requests in writing to the county administrator or his or her designee for review and evaluation. The request must include certified documentation establishing the legitimacy of the organization.
 - (5) Funding will be allocated on a first-come, first-served basis. In the event that more than one request is received concurrently when the fund's balance is reduced to

\$500.00, the remaining \$500.00 will be divided equally among the applicants meeting the evaluation criteria.

- (6) Applicants must have participated in a city, county, or school athletic program during the year in which funding is sought.
 - (7) Team participants must be 19 years of age or younger.
 - (8) The requested funding shall support post-season activity, e.g., tournaments, playoffs, or awards banquets associated with extraordinary performance.
 - (9) After the youth sports team funding level is established by the board during the budget process, the county administrator shall have the authority to appropriate expenditures from this account.
- (g) *Appropriation process.* Annually, prior to March 31, the board shall:
- (1) Determine the amount of funding set aside for each funding category identified in this article;
 - (2) Determine the list of permanent line item funded entities that can submit applications for funding during the current budget cycle; and
 - (3) Provide direction to staff on additional appropriation requests that should be considered as part of the tentative budget development process.

(Ord. No. 06-34, § 1, 11-14-06; Ord. No. 11-04, § 1, 2-8-11; Ord. No. 11-08, § 1, 5-24-11; Ord. No. 13-08, § 1, 3-12-13)

Secs. 2-605—2-699. Reserved.

America's Second Harvest of the Big Bend
Development Plan 2015-2016
Updated 4/28/15

4446 Entrepot Blvd, Tallahassee, FL 32310

I. Fundraising

- Individual giving:
 - Analyze previous three years of direct mail campaigns so that we can choose future campaigns and companies strategically. (June 30, 2015)
 - Begin “call time” for corporate and individual donors > \$1000 with the goal of touching each donor once per quarter. For donors \$250-\$999, goal of touching them twice per year. Establish relationships with the goal of increasing these contributions by 10% each year.
 - Create a comprehensive outreach plan – mail, phone, and email – to reach lapsed donors. Find out why they have lapsed, update contact information if necessary, and find out what we can do to secure their support again. (June 30, 2015)
 - Contract with online fundraising company/digital marketer to build an email fundraising program similar to our direct mail efforts. Work with that company to establish communications calendar so that our efforts are synchronized across all platforms. (Begin contract January 1, 2016.)
 - Promote planned giving program across all media – direct mail, website, newsletters, event programs – to publicize and encourage folks to take advantage of it. (Ongoing)
- Corporate giving
 - Extend call time to corporate donors. Identify Second Harvest programs that are a natural fit for each company to “adopt.” (June 30, 2015)
 - Work with Volunteer Coordinator to foster volunteer relationships with corporate donors to increase their sense of engagement with us. (Ongoing)
 - Include report of all \$1000+ corporate and individual donors in quarterly board meeting packet. (Ongoing)
- Special event fundraising
 - Develop, plan and execute signature event. Work with existing sponsors to ensure they feel represented and recognized without “poaching” from our corporate giving. (Event to take place April 2016; planning commences October 2015.)
 - Evaluate existing special events to improve their visibility through improved email/social media marketing. (Ongoing; calendar established by online marketer.)
- Grant Income
 - Work closely across departments to ensure high-quality CHSP application. (February 2016.)
 - Identify and apply for other high-reward grants throughout the year, working with all departments to identify funding needs. (Ongoing; track on grant spreadsheet; weekly management team review.)
 - Hire full-time grant writer dedicated to seeking out and applying for more difficult or obscure grant opportunities. (On board employee by January 1, 2017.)
 - Current Grants:
 - Wal-Mart State Giving – Received April 27, 2015 - \$75,000
 - CHSP – Award letter anticipated June 1, 2015 - \$180,000
 - United Way Neighboring Counties – June 2015 application/presentation; award letter anticipated August 2015 - \$20,000
 - Charles A. Frueauff Foundation – Award letter/funds anticipated December 2015 - \$81,000 applied for; previous awards were \$30,000
 - United Way of Northwest Florida – received award letter April 2015 - \$900 (failed to apply in 2014)

- Bi-Lo Holdings (Winn-Dixie) – due June 30th, 2015
- Capital City Bank Foundation – applied April 2015 - \$5,000 requested; also eligible for matching grant
- Wal-Mart Community Giving – 10 stores @ \$2500 each = \$25,000 – rolling deadline
- Bank of America – application period is July 20 – August 7

II. Volunteer Program

- Bring Volunteer Coordinator position to full-time status to manage volunteers. (January 1, 2016.)
- Establish specific goals for numbers of volunteers, hours, and outreach events attended. (June 30, 2015)
- Re-design volunteer intake form to help assess skills and interests. (June 30, 2015)
- Establish internal procedures for coordinating with staff on volunteer needs. (June 30, 2015)
- Establish annual volunteer recognition event and quarterly thank yous. (Full time staff person to plan February 2016 thank you for CY 2015.)

III. Marketing/Outreach

- Hire full time Marketing/Outreach staff person. (On board full time staff by January 1, 2017.)
- Establish communications calendar in conjunction with email program. (January 1, 2016; pending contract with digital marketer.)
- Establish social media goals for “Likes/Shares” and “Favorites/Retweets.” Use best practices to increase followers/friends and engagement. (March 31, 2016)
- Streamline newsletters. (January 31, 2016; pending contract with digital marketer.) Purchase Adobe Suite graphic design software to improve newsletters and allow us to produce more marketing materials in house. (December 31, 2016)
- Schedule regular media hits with radio/TV/newspaper to coincide with communications calendar and themes. (Ongoing)

IV. Donor Relations

- Replace data management system (July 1, 2016)
- Improve and streamline donor recognition process (ongoing)

Task	Deadline	Goal
United Way Neighboring Counties Application	June 2015	\$20,000
Bi-Lo Holdings grant application due	June 30, 2015	\$50,000
Analyze direct mail and contract for FY 15-16	June 30, 2015	
Lapsed donor plan and outreach	June 30.2015	
Establish best practices and SOP for volunteer dept	June 30, 2015	
Bank of America grant application	August 7, 2015	?
Begin planning for signature event	October 2015	
Frueauff grant award letter anticipated	December 2015	\$30,000
Contract with online marketing firm	January 1, 2016	
Bring Volunteer Coordinator position full time	January 1, 2016	
Establish communications calendar for all platforms	January 31, 2016	
Wal-Mart State Giving Grant Application	January 2016	\$75,000
CHSP application for FY 16-17	February 2016	\$180,000
Volunteer recognition event	February 2016	
United Way of Northwest Florida grant application	March 2016	
Capital City Bank Foundation grant application	April 2016	\$5,000
Signature Event	April 2016	\$10,000
New donor management system	July 1, 2016	
Hire full-time grant writer	January 2017	
Hire full-time Marketing/Outreach staff person	January 2017	
Wal-Mart Community Giving applications	Ongoing – rolling deadline	\$25,000
Call time for individual and corporate donors	Ongoing	
Promote planned giving options	Ongoing	
Volunteer Coordinator to work with corporate partners	Ongoing	
Schedule regular media appearances	Ongoing	
Report to BoD on all \$1000+ donors at each meeting	Ongoing	
Improve visibility of existing special events through increased online presence	Ongoing; in conjunction with online marketing	

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

No: BAB15018
Date: 4/29/2015

Agenda Item No: _____
Agenda Item Date: 5/12/2015

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					
Subtotal:								-

Expenditures

Account Information				Title	Current Budget	Change	Adjusted Budget	
Fund	Org	Acct	Prog					
001	990	59900	599	General Fund Contingency Reserves	157,500	(50,000)	107,500	
001	820	58200	519	Second Harvest - Warehouse Improv.	67,750	50,000	117,750	
Subtotal:								-

Purpose of Request:

This budget amendment appropriates \$50,000 from general fund contingency to provide funding support for capital improvements associated with America's Second Harvest of the Big Bend's new warehouse location.

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 2014/15)				
		GENERAL FUND 001-990-59900-599		Beginning Balance: \$200,000.00
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1		28-Oct-14	\$30,000 for Whole Child Leon	\$30,000
2		10-Feb-15	\$10,000 for Operation Homeless Veterans Stand Down	\$10,000
3		10-Mar-15	\$2,500 for 25th Celebration of Americans With Disabilities	\$2,500
4		12-May-15	\$50,000 for America's Second Harvest Food Bank - Big Bend	\$50,000
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>\$92,500.00</u></u>
ENDING BALANCE				107,500.00
END BALANCE AS % OF BEGIN BALANCE				54%
USAGE BALANCE AS % OF BEGIN BALANCE				46%

**Leon County
Board of County Commissioners**


Notes for Agenda Item #17

Leon County Board of County Commissioners

Cover Sheet for Agenda #17

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of the STAGE Committee's Comprehensive Report and Recommendations on the Capital City Amphitheater Concert Series' First Year of Operations

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator
Lead Staff/ Project Team:	Lee Daniel, Director of Tourism Development Ryan Aamodt, Management Intern

Fiscal Impact:

The Board allocates and invests tourism funds in support of the Capital City Amphitheater Concert Series as part of its annual budget. This item presents a comprehensive report and recommendations by the STAGE Committee on the first year of operations for Concert Series (Attachment #1). However, the report includes information and recommendations that contemplate the number of future concerts, the types of promotion models used to attract performers, capital improvements to the Amphitheater and cost saving strategies for the production of these concerts; all of which can affect the future return on investment, or fiscal impact, of the Concert Series.

Staff Recommendation:

- Option #1: Accept the STAGE Committee's Report on the first year of operations at the Capital City Amphitheater Concert Series.
- Option #2: Approve the STAGE Committee's recommendations, with the revisions proposed by staff, for the Capital City Amphitheater Concert Series, and authorize the County Administrator to execute the changes to the Interlocal Agreement and Enabling Resolution, in a form to be approved by the County Attorney.

Report and Discussion

Background:

During a County Commission workshop on November 15, 2011, the Board requested the reallocation of up to \$1.2 million of Tourist Development Taxes (TDT) previously set aside for the proposed performing arts center to be used for improvements to the amphitheater planned at Cascades Park in order to host concerts and large community events. In 2012, the Knight Creative Communities Initiative's (KCCI) Cultivate Cascades Team canvassed the community and found that 80 percent of respondents would be willing to pay for admission to attend a special event within Cascades Park. Based on that finding, KCCI concluded that an exemplary model for the Cascades Park Amphitheater was the St. Augustine Amphitheatre located in Anastasia State Park due to its similar size and climate (Attachment #1, Appendix 1 in the STAGE Report).

The City of Tallahassee and Community Redevelopment Agency concurred on the reallocation of the TDT funds, which led to the execution of an Interlocal Agreement between Leon County and the City authorizing up to 10 regional ticketed events during the first 18 months of operation, from April 12, 2014 until November 12, 2015, at the Capital City Amphitheater at Cascades Park (Attachment #1, Appendix 2 in the STAGE Report). In conjunction with the approval of the Interlocal Agreement with the City, the Board adopted an Enabling Resolution that established the Strategic Team for Amphitheater Grand Entertainment (STAGE) Committee on July 9, 2013. This seven-member Committee serves as a focus group to receive public input concerning program entertainment for the concerts held at the Amphitheater. The Committee is comprised of representatives from the County, City, Florida State University Opening Nights, Florida A&M University Lyceum Series, KCCI, and two neighborhoods. One of the STAGE Committee's responsibilities is to develop a comprehensive report on the Concert Series after 12 months of operations that offers guidance on future concert operations to the County and City.

The Amphitheater has become an important community asset to a wide range of organizations and is being utilized throughout the year for much more than Concert Series events (Attachment #2). For example, several churches utilize the venue to offer religious services at the park. Many local non-profits and cultural organizations hold community events at the Amphitheater to help raise funds and/or showcase local cultural assets. Cascades Park was officially dedicated on March 14, 2014 and held its first concert less than a month later. A status report on the Amphitheater concerts and the first three concerts was accepted by the Board on July 8, 2014 (Attachment #1, Appendix 3 in the STAGE Report). Following the most recent concert on April 26, 2015, the STAGE Committee finalized its comprehensive report and recommendations on the first year of operations for the Capital City Amphitheater Concert Series. This agenda item provides the Board an overview of the Committee's report and recommendations, together with staff analyses on the Amphitheater operations.

Analysis:

The STAGE Committee held its first meeting on December 17, 2013, and was essential in establishing event logistics for the Concert Series as the finishing touches were being made to Cascades Park. The Committee represents a diverse cross-section of Amphitheater stakeholders dedicated to ensuring the success of the Amphitheater as a performance venue while addressing all neighborhood concerns and formulating plans to mitigate those concerns. The Committee met regularly for the past 12 months, and remains committed to ensuring all meetings continue to be publicly noticed, recorded, and summarized in a timely fashion.

The Committee recognizes the difficulty associated with managing a new venue and the various issues that arose in the first year of operation. However, the Committee acknowledges the willingness of all parties to cohesively resolve such challenges that arise in an effort to continuously enhance the performance venue. The STAGE Committee's report highlights some of the successes, shortcomings, and lessons learned from the first year of operations as well as recommendations for future improvements to the Concert Series. The report contains the following sections:

- A. STAGE Committee History
- B. Scott Carswell Presents Contract
- C. Overview of Business Models
- D. Overview of 2014 and 2015 Concert Series
- E. Addressing Neighborhood Concerns
- F. Market Driven versus Limited Number of Concerts
- G. Options for Ticket Surcharges
- H. Options for County and City Profit Sharing
- I. Venue Capital Improvements
- J. Conclusions and Recommendations
- K. Appendix

Overview of the Capital City Amphitheater and Concert Series

The Capital City Amphitheater (Amphitheater) was partially constructed using County Tourism Development Tax (TDT) funds, which are earmarked to promote and enhance visitation within the area. In order to achieve a return on investment from the construction of the Amphitheater, the County entered into an Interlocal Agreement with the City to host up to 10 County-sponsored ticketed events over the Amphitheater's first 18 months of operations. As enumerated in the Interlocal Agreement, the City is responsible for the day-to-day maintenance and operation of Cascades Park and the Amphitheater, while the County hosts regional events to attract visitors and enhance economic development through tourism.

Staff previously provided the Board a status report on July 8, 2014 on the first three Concert Series events at the Amphitheater. As such, the Board directed staff to proceed with the production of the remaining seven Concert Series events utilizing a variety of business models, including those with less financial investment, but no more than two self-promote models in a given fiscal year. It is important to note that the first three concerts were critical in creating new opportunities for future events. Positive venue reviews quickly spread across the industry, which then led to various entertainment organizations and community organizations reaching out to the County for co-promote and co-sponsored opportunities.

Due to missed opportunities and the challenges of scheduling events during football season, there were no concerts in fall 2014. The 2015 Spring Concert series began with a co-promote event, the Pink Floyd Experience, where the concert promoters assumed the entire cost of providing the entertainment, while the County was responsible for staffing the event. The fifth concert, the Avett Brothers, held at the Amphitheater was a co-sponsored event with the Word of South Festival of Literature and Music. The festival made a financial commitment to cover 50% of the band fee up front. The County then recovered its investment from ticket revenue, including the balance owed to the band. Once the County's investment was recovered, ticket proceeds went to offset the festival's contribution. Word of South recovered its entire investment, as this concert was a sellout and resulted in a small net profit to the County.

Sublime with Rome was scheduled to perform the following night after the Avett Brothers as part of the Word of South Festival and the County's Concert Series. Due to inclement weather, the concert was successfully relocated to The Moon; however, it is no longer considered one of the County's 10 authorized concerts because it did not take place at the Capital City Amphitheater. In the event that concerts need to be cancelled, the County purchases cancellation insurance policies for all shows and is required to mitigate the loss of the insurer by relocating the concert if possible. This allows the County investment to be held harmless. Scott Carswell Presents and the Word of South Festival worked together to still produce the show at the Moon. Ticket holders were offered a full refund or were able to use their tickets for admission at The Moon.

The sixth concert, Wilco, was a co-sponsored in partnership with Florida State University Student Activities which provided 750 FSU students with free general admission. Following the announcement for this concert, ticket sales consistently grew until the final week before the show. The week leading up to a concert is typically when there is the greatest demand for tickets but staff believes that this did not occur for the Wilco concert due to the number of severe thunderstorms which produced heavy winds, rains, a tornado, and a number of tornado watches/warning throughout the week. Although this event was relatively well-attended (1,912 people), staff anticipated a sell-out or near sell-out was not reached due to the weather conditions in the days prior to the event.

There are numerous performers and bands representing various musical genres that can be successfully accommodated at the Amphitheater. A key component of finding shows that fit a break-even or profitable financial pro forma includes contracting with performers that are routed through or near Florida. Band agents and managers are more willing to negotiate a reduced appearance fee if distance between performances is limited and availability exists in a performer's schedule. With the relocation of the Sublime with Rome concert, the County has four remaining shows to fulfill the original 10-concert allocation identified in the Interlocal Agreement. This includes the upcoming Beach Boys concert scheduled for May 15, 2015.

Report Recommendations

The Committee's report on the first year of operations offers several recommendations for consideration by both the County and City Commissions. This section of the agenda item provides a brief issue summary and analysis for each of the Committee recommendations, together with recommendations by County staff.

STAGE Recommendation A: Expansion of the STAGE Committee

Summary: The Committee is currently comprised of representatives from the County, City, adjacent neighborhoods, KCCI, FSU Opening Nights, and FAMU Lyceum Series.

Due to recent and successful partnerships with Tallahassee Community College (TCC) and FSU Student Activities Departments producing several concerts, the Committee discussed the opportunity to expand the membership of the STAGE Committee to include the director of student activities, or their designee, from FSU, FAMU, and TCC. By including these representatives at the table, more partnership opportunities may be available for future events, potentially limiting the financial investment of the County. Additionally, these representatives may act as a spokesperson of their respective students and provide insight on desired genres, performers, and event schedules that a large population of the community may wish to see.

In reviewing the Interlocal Agreement and Enabling Resolution, staff observed the unique manner in which KCCI is represented on the Committee, compared to the other volunteers. Currently, the KCCI representative has a two-year term which will be replaced with a person from the community at-large, appointed by the Board then the City Commission, respectively, on a rotating basis for a two-year term. This provision was originally included in the Interlocal Agreement and Enabling Resolution due to the anticipated dissolution of KCCI. Since that time, KCCI has received additional funding and hired a new executive director to facilitate its civic initiatives. While this matter was not formally considered by the STAGE Committee, staff is recommending that KCCI have 'permanent' membership on the Committee similar to the other partner organizations.

Any modifications to the STAGE Committee membership will require an amendment to the Interlocal Agreement and Enabling Resolution.

STAGE Recommendation: Expand the STAGE Committee to include the director of FSU, FAMU, and TCC's Student Activities Departments, or their designee.

Staff Recommendation: Concur with the Committee's recommendation and modify KCCI's membership as a permanent position similar to the other partner organizations.

STAGE Recommendation B: Continue to Utilize All Three Business Models

Summary: On July 8, 2014, the Board directed staff to continue to utilize all three business models for future concerts, with self-promotes being limited to two per year. Due to the increased awareness of the venue across the industry and the community, several opportunities for all three types of business models have been presented for performances at the Amphitheater. Since each business model has its advantages and disadvantages, it would not be advised to further limit the type of business model used to attract high quality performers. The Board's guidance on July 8, 2014, limiting the Concert Series to two self-promotes in a given year, provided sensible limits on the County's investment in the concerts, while recognizing the value and opportunity this promotional model affords the community of high quality entertainment.

Due to the financial investment required by the County to self-promote concerts, the Committee concurs with the previous action taken by the Board and recommends the continued utilization of all three business models with no more than two self-promotions in a given year. Additionally, the Committee suggests that the Board may wish to allocate a specific budget amount for self-promotions. It is important to note that none of the 2015 Spring Concert Series utilized a self-promote model.

STAGE Recommendation: Continue to utilize all three business models for future concert development with self-promote concerts limited to either two per year, or to a certain budget amount as determined through the County's annual budget process.

Staff Recommendation: Concur with the Committee's recommendation.

(The remainder of this page is intentionally left blank)

STAGE Recommendation C: Utilize Market Driven Approach to Determine the Number of Concerts at the Amphitheater

Summary: The Committee spent a significant amount of time, with input from several residents from Myers Park and Woodland Drives, debating the appropriate number of concerts to be hosted at the Amphitheater. One of the overarching goals of the Amphitheater is to enhance economic development through tourism by drawing regional visitors and regenerating TDT revenue. It has been a priority of the Board, City, and the Committee to balance the economic benefit of the Amphitheater with the legitimate concerns of the nearby neighborhoods. Restricting the number of Concert Series events at the Amphitheater per year would mitigate much of the increased sound and traffic concerns raised by the neighborhoods. As such, residents from the Myers Park and Woodland Drives neighborhood associations provided input to the STAGE Committee and recommended limiting the number of concerts to seven over a 12-month period. Another group of concerned residents submitted a number of recommendations that included maintain the status quo on the number of concerts (10 over 18 months), accompanied with the lowering of sound and decibel levels.

A market driven approach entails allowing the demand for concerts and the industry supply of potential events at the Amphitheater to dictate the number of concerts held at the venue each year. However, with limited resources available from the Division of Tourism Development to produce these concerts, limits on discretionary income, and weather considerations, the Committee does not anticipate that the market will produce more than 12 ticketed shows during a 12-month period. Proponents of this approach stated that for the Amphitheater to be a legitimate venue within the music industry, a market driven approach is critical to attract high quality performers in the future.

All Committee members contributed to the discussion and residents from Myers Park and Woodland Drives spoke to express their desire for a limited number of concerts, especially considering that they are impacted by not just the ticketed events but by many other activities taking place in Cascades Park. There were strong feelings from Committee members on limiting the number of shows and equally strong feelings to make the Amphitheater market driven. All of the Committee members agreed that quality performances are more important than the quantity of shows. Proponents of limiting the number of shows primarily wanted to provide the neighborhoods with assurance that the number of concerts would not exceed a specific number. Limits of seven and eight concerts over the next 12 months were discussed but the Committee struggled to find a consensus. Following a 4-3 vote against a motion to limit the Concert Series to eight concerts in a given year, the Committee recommended, by a 4-3 vote, that the number of concerts to occur at the Amphitheater for the remainder of the initial term of the Interlocal Agreement (through August 2018) be market driven.

Committee Recommendation: Following the first 18 months of operation, the Concert Series should utilize a market driven approach to determine the appropriate number and frequency of concerts for the remainder of the initial term of the Interlocal Agreement (through August 2018).

Staff Recommendation: Concur with the Committee's recommendation.

STAGE Recommendation D: Do Not Levy a Ticket Surcharge

Summary: The Committee is charged with providing recommendations for ticket surcharges payable to the City to offset maintenance and future capital costs of the Amphitheater. Currently, the City is responsible for maintenance and repairs to the Amphitheater, which is funded through the City's operating budget. After input from the local non-for-profits interested in utilizing the Amphitheater and a review of for-profit concerts, the Committee unanimously agreed to defer a ticket surcharge for the next 12 months at which time the Committee will once again review the issue.

***Committee Recommendation:* Defer a ticket surcharge for non-profit and for-profit concerts for the next 12 months, at which time the Committee will review the issue.**

***Staff Recommendation:* Concur with the Committee's recommendation.**

STAGE Recommendation E: Do Not Create Profit Sharing Percentage at This Time

Summary: The Committee is also charged with providing recommendations for County and City profit sharing percentages, if any. It is important to note that only one of the six concerts held at the Amphitheater has generated a direct return on investment. However, this measurement does not take in to consideration the net economic impact of the local concert patrons and out of town guests converging downtown for an evening of entertainment.

The Committee considered all of the costs associated with establishing the Amphitheater as a high quality venue, including marketing efforts, maintenance and capital costs, and recommended deferring a recommendation on a profit sharing split between the County and City at this time.

***Committee Recommendation:* Defer a recommendation on a profit sharing percentage between the County and City for the next 12 months, at which time the Committee will review the issue.**

***Staff Recommendation:* Concur with the Committee's recommendation.**

(The remainder of this page is intentionally left blank)

STAGE Recommendation F: Venue Capital Improvements

Summary: All stakeholders recognize the current infrastructure needs of the Amphitheater, such as weather and sound mitigation improvements, the lack of permanent restrooms, and a need for more storage. Currently, the venue cannot hold a Concert Series event or some local events even in the slightest of rain, due to the tendency of the roof to drip rain onto the stage and electrical area. Fortunately, there are several funding sources and redevelopment opportunities available to support some capital improvements at the Amphitheater.

The Community Redevelopment Agency is formulating plans to redevelop the Firestone and Bonham Annex properties adjacent to Cascades Park. The Interlocal Agreement between the County and City states that, if feasible, the City would incorporate into the design of any proposed redevelopment of the Meridian Point building (also known as the Firestone building) items such as a dressing room, production office, box office and catering space in support of Amphitheater events. In addition, the County and City recently agreed to utilize the \$508,425 of Tourist Development Tax funds owed to the County for the Johns Building demolition to make improvements to the Amphitheater and/or Meridian Building within five years. In addition, there exists \$250,000 of Tourist Development Tax funds previously approved by the County, City, and CRA to be spent to construct another permanent restroom facility near the Amphitheater. In response to the feedback received following the initial six concerts, the Committee advised that a permanent standalone restroom is not necessary and that the Concert Series should continue to utilize Portalets for large crowds.

Assuming the redevelopment of the Meridian Point Building includes the necessary Amphitheater production needs and permanent standalone restrooms are not constructed, the amount available for capital improvements to the Amphitheater is \$758,425 (the \$250,000 plus the \$508,425). The Committee recommends redirecting the \$250,000 of Tourist Development Tax funds set aside for the construction of the permanent restroom facilities and combine with the \$508,425 (reimbursement of the Tourist Development Tax funds used for the demolition of the Johns Building) to enhance the weatherproofing of the stage and protection of electrical systems from front to back. If funds remain, the Committee recommends utilizing them to research the cost and design options for covering the reserved seating sections.

***Committee Recommendation:* Redirect the \$250,000 of Tourist Development Tax funds set aside for the construction of the permanent restroom facilities and combine with the \$508,425 (reimbursement of the Tourist Development Tax funds used for the demolition of the Johns Building) to enhance the weatherproofing of the stage and protection of electrical systems from front to back. If funds remain, utilize them to research the cost and design options for covering the reserved seating sections.**

***Staff Recommendation:* Staff concurs with the Committee and recommends a caveat that said improvements contemplate sound mitigation elements in their design and construction in order to further alleviate neighborhood concerns.**

Event Production Costs and Cost Saving Opportunities

Each of the first six concerts at the Amphitheater helped to establish and reinforce the venue as a premier facility among concert patrons, local residents, and industry professionals. From an operational and programmatic standpoint, each concert presented its own unique set of challenges and learning opportunities that have led to continuous administrative improvements and cost savings in the production of these concerts. One matter of concern going forward is the feedback received from industry giants noting the high production costs associated with putting on a show at the Amphitheater. This further compelled the Committee and staff to review opportunities that would reduce production costs in order to attract the highest caliber of entertainers to the Amphitheater.

Staff has coordinated with Volunteer Leon to replace some of the paid concert staff with volunteers. A volunteer sign-up portal for the Concert Series was created to find interested residents to volunteer as ushers and ticket scanners. By replacing a significant portion of paid staff with volunteers, the cost savings is anticipated to be approximately \$3,292 per event. Staff will continue to market this opportunity across all media platforms to increase volunteer participation.

The Committee and Scott Carswell Presents have requested clarification regarding the ongoing costs of the Tallahassee Police Department (TPD) staffing levels at the various concerts. All parties recognize the role of TPD in determining the appropriate number of law enforcement officers needed to ensure public safety. Given the costs associated with the presence of law enforcement officers, all parties have inquired about the consistent application of law enforcement staffing levels for similar events held at the Amphitheater and throughout the community. The ratio of police officers to attendees for Concert Series events has ranged from 1:53 to 1:161, and can account for approximately \$6,000 - \$7,000 of production costs.

One avenue to explore may be the City's official co-sponsorship of the Concert Series by waiving the full cost, or a portion of the cost, for law enforcement personnel, similar to other community events such as the New Year's Eve Celebration, the Lemoyne Chain of Parks Art Festival, and the Red Hills Horse Trials. The Committee wishes to continue exploring all facets of the concert operation to see if other cost savings could be identified. By collaboratively resolving this issue, the Committee seeks to mitigate some of the growing costs of the overall production expenses in order to appeal to large promotional organizations in the concert industry.

In addition to the administrative improvements and cost savings strategies identified during the first year of operation to reduce production costs, the ability to establish partnerships with local community organizations has played a pivotal role in reducing the County's overall financial investment in the concerts. All of the 2015 Spring Concert events have been either a co-promote business model or co-sponsorship model, as local organizations have demonstrated their growing support for the venue and the Concert Series. The Committee, Scott Carswell Presents, and staff will continue to develop and foster these relationships with community organizations for co-sponsorship opportunities.

Concert Subsidies

During the County Commission's Annual Retreat on December 8, 2014, the Board directed staff to prepare an agenda item, which identifies options for evaluating the success of the Capital City Amphitheater at Cascades Park Concert Series, and considers providing supplemental funding through TDC revenue for high caliber concerts. Some of the overarching goals in the creation of the Amphitheater include serving as a centralized cultural and performance venue for local artists and to enhance economic development through tourism by drawing regional visitors and regenerating TDT revenue. Both of these goals emphasize the public purpose of the Amphitheater as a community asset and take precedent over the net return on investment or 'profit' earned from individual concerts.

To measure the success of the Amphitheater, the Division of Tourism Development plans to conduct an economic impact study through *Kerr & Downs Research* on one or more concerts in FY 16. To date, the Division has only collected data relating to the Concert Series as part of the overall weekend impact from April 10 – 12, 2015, which included large community events such as the Word of South Festival, the Avett Brothers and Sublime concerts, FSU and FAMU Spring Football Games, and a large southeastern youth soccer tournament. There are a number of elements that should be considered in determining the success of the Amphitheater, such as:

- Concert attendance: This should help determine the value that people place on the performances at a reasonable ticket price.
- Number of visitors attending the concert: This should determine the Amphitheater's ability to attract people from other markets and help regenerate the TDT.
- Patron surveys: It is always important to get direct feedback and qualitative data from concertgoers.
- Sponsorships and partnerships: This will demonstrate the growing financial support from local businesses and organizations, as well as the number of organizations that wish to utilize the Amphitheater for concerts in partnership with the Concert Series (i.e. the Word of South Festival).
- Economic impact to local businesses: This will examine direct and indirect spending associated with the concerts to determine the financial benefit to the local economy.

The County allocates \$80,000 of TDT annually to attract performers to the Amphitheater and support the production costs. The majority of the groups booked to date can command a range of \$40,000 to \$75,000 in performance fees depending on the structure of the contract and the promotional model. With a capacity of 3,250 spectators, staff is careful to abide by a conservative pro-forma to attract entertainers that can provide a small return on the County's investment. Booking a performer with exorbitant fees at the Amphitheater would require a ticket price well above the market rate or a subsidy by the County to cover the difference. Underwriting an occasional top tier performance would allow the Concert Series to attract a greater variety of performers with the recognition that the size of the venue simply does not allow for the County to fully recover its investment in the particular concert. Given the number of recommendations put forward by the STAGE Committee and the actions required of both the County and City Commissions to proceed with concerts in FY 16, staff recommends that the Board not take any action on this matter until the number of concerts going forward is determined and modifications are made to the Interlocal Agreement.

Conclusion

The Amphitheater has become an important asset to the Tallahassee-Leon County community. Not only has it established itself as a unique venue for high quality performances across the entertainment industry, but it has also established itself as an important community venue to hold a variety of cultural and civic events. As evident from the 2015 Spring Concert Series, the Amphitheater is attracting bigger name artists, with the ability to attract large audiences and capture the interest of sponsors. A number of challenges persist with the production of these concerts and their impact on the adjacent neighborhoods. The County, City, and STAGE Committee remain steadfast in their dedication to mitigating these issues while also trying to balance the economic and cultural benefits the venue offers the community. Staff will continue to work with the City and the Committee to develop innovative ways to reduce the County's financial investment, while maintaining partnerships with local businesses and organizations to provide high quality entertainment to Leon County residents and regional visitors.

Options:

1. Accept the STAGE Committee's Report on the first year of operations at the Capital City Amphitheater Concert Series.
2. Approve the STAGE Committee's recommendations, with the revisions proposed by staff, for the Capital City Amphitheater Concert Series, and authorize the County Administrator to execute the changes to the Interlocal Agreement and Enabling Resolution in a form to be approved by the County Attorney.
3. Approve the STAGE Committee's recommendations for the Capital City Amphitheater Concert Series and authorize the County Administrator to execute the changes to the Interlocal Agreement and Enabling Resolution in a form to be approved by the County Attorney.
4. Do not accept the STAGE Committee's Report.
5. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. STAGE Committee Report
2. Calendar of Permitted Events at the Amphitheater (March 2014 – May 2015)



STRATEGIC TEAM FOR AMPHITHEATER GRAND ENTERTAINMENT (STAGE) COMMITTEE

A COMPREHENSIVE REPORT REGARDING THE FIRST YEAR
OF OPERATIONS FOR THE CAPITAL CITY AMPHITHEATER
MAY 2015



**CAPITAL CITY
AMPHITHEATER**
TALLAHASSEE, FL



Introduction

Prior to developing the Capital City Amphitheater at Cascades Park, the Knight Creative Communities Initiative's (KCCI) Cultivate Cascades Team canvassed the community and asked businesses, community leaders and future park patrons what they wanted to experience in the new park. A report produced by KCCI identified several themes that prevailed from survey interviews such as having diverse programming in the park, including music concerts (small and large), festivals and more (Appendix #1). Approximately 80 percent of respondents stated they would be willing to pay admissions to attend a special event in the park (i.e. a high profile musical performance).

During a County Commission workshop on November 15, 2011, the Board requested the reallocation of up to \$1.2 million of Tourist Development Taxes previously set aside for the proposed performing arts center to be used for improvements to the amphitheater planned at Cascades Park in order to host concerts and large community events. These tourism funds were necessary to construct the amenities needed to make the venue more suitable for high quality concerts and performances which included dressing rooms and production equipment enhancements for lighting and sound. The City of Tallahassee and Community Redevelopment Agency concurred on the reallocation of these funds which led to the execution of an Interlocal Agreement between Leon County and the City authorizing up to 10 regional ticketed events during the first 18 months of operation, from April 12, 2014 until November 12, 2015, at the Capital City Amphitheater at Cascades Park (Appendix #2).

In conjunction with the approval of the Interlocal Agreement with the City, the Board also adopted a resolution that established the Strategic Team for Amphitheater Grand Entertainment (STAGE) Committee on July 9, 2013. This seven-member Committee serves a focus group to receive public input concerning program entertainment for the concerts held at the Amphitheater. The Committee is comprised of representatives from the County, City, Florida State University Opening Nights, Florida A&M Lyceum Series, KCCI, and two neighborhoods. Cascades Park was officially dedicated on March 14, 2014 and held its first concert less than a month later. A status report on the Amphitheater and the first three concerts was accepted by the Board on July 8, 2014 (Appendix #3). One of the STAGE Committee's responsibilities is to develop a comprehensive report on the Concert Series after 12 months of operations that offers guidance on future concert operations to the County and City.

This document serves as the STAGE Committee's comprehensive report and contains the following sections:

- A. STAGE Committee History
- B. Scott Carswell Presents Contract
- C. Overview of Business Models
- D. Overview of 2014 and 2015 Concert Series
- E. Addressing Neighborhood Concerns
- F. Market Driven versus Limited Number of Concerts
- G. Options for Ticket Surcharges
- H. Options for County and City Profit Sharing
- I. Venue Capital Improvements
- J. Conclusions and Recommendations
- K. Appendices

A. STAGE Committee History

On July 9, 2013, the Leon County Board of County Commissioners, hereafter Board, adopted the enacting resolution establishing the STAGE Committee, hereafter Committee. This seven-member Committee serves as a focus group to provide the Board with public input concerning program entertainment for the concerts held at the Amphitheater. Additionally, the Committee is responsible for addressing any neighborhood issues caused by the Concert Series. The mission of the Committee is to support and maximize the positive economic impact of the County's investment of Tourist Development Tax (TDT); ensure accountability in the operation of the Amphitheater; and support and encourage private sector fundraising and sponsorships to meet future operational and capital improvement needs of the Amphitheater.

The Committee consists of the Director of Leon County Tourism Development and the Director of the City of Tallahassee Parks, Recreation and Neighborhood Affairs Department as well as five volunteer members representing local neighborhood associations, Florida State University, Florida A&M University, and the Knight Creative Communities Institute. As with many Board appointed workgroups, these volunteers dedicate their personal time to serve the public and offer guidance to elected officials. It is important to note that the Committee publicly notices each meeting, invites the public to attend, and records meeting minutes. The Committee is comprised of the following representatives:

- Lee Daniel, Director of Leon County Tourism Development
- Ashley Edwards, Director of the City of Tallahassee Parks, Recreation, and Neighborhood Affairs Department
- Susan Lorch, Representative of the Myers Park Neighborhood Association
- Rebecca Sager, Representative of the Woodland Drives Neighborhood Association
- Christopher Heacox, Representative of Opening Nights at Florida State University
- Luther Wells, Representative of Lyceum Series at Florida A&M University
- Julz Graham, Knight Creative Communities Institute*

*Note: Upon the expiration of the first two-year term the KCCI membership will be replaced with a member representing the community-at-large appointed by the Board of County Commissioners and then the City Commission, respectively, on a rotating basis for a two-year term.

The Interlocal Agreement enumerates the duties and responsibilities of the Committee, which include the following:

- Developing a booking policy that reserves certain priority dates for a maximum of ten Capital Cascades Stage and Concert Series events to occur within the first 18 months of Amphitheater operation;
- Coordinating a master calendar for the Capital Cascades Stage and Concert Series;
- Exploring various musical and performance genres;
- Developing community-oriented and other cultural programming, reflective of the diversity of the Tallahassee-Leon County community;
- Developing a plan for concert and event times for the Capital Cascades Stage and Concert Series consistent with the Amphitheater's hours of operation and this Agreement;
- Developing a plan and procedure for special exception to Amphitheater hours of operation for federal, state, or locally recognized holidays, which special exceptions shall be submitted to and approved by the City Manager and County Administrator, acting jointly, in writing prior to the first event of the Capital Cascades Stage and Concert Series;
- Developing a plan to address concerns, if any, of adjacent neighborhoods related to the Capital Cascades Stage and Concert Series;

- Recommending the number of permissible Capital Cascades Stage and Concert Series events to occur annually after the first 18 months of operation;
- Reviewing on a monthly basis for the first 12 months of Amphitheater operation all activity related to the Capital Cascades Stage and Concert Series. After the first 12 months of Amphitheater operation, conduct such reviews on a quarterly basis;
- Recommending whether earned profits from the Capital Cascades Stage and Concert Series, if any, should be expended for Amphitheater capital improvements and costs related to marketing the Amphitheater to attract performers and visitors to Leon County and the City of Tallahassee for the Capital Cascades Stage and Concert Series.

In addition to the requirements enumerated in the Interlocal Agreement, the enabling resolution adopted by the County Commission charges the Committee with the responsibility of giving input to the Division of Tourism Development on the following matters:

- Hiring an Amphitheater Program Manager or private management company with expertise in the music entertainment/concert business, who shall actively market the Amphitheater concert and event promoters and manage other concert related matters;
- Developing options for ticket surcharges, which shall be payable to the City, and which are intended to offset future Amphitheater capital maintenance/improvement costs and increased general maintenance costs due to ticketed and community events.

The Committee held its first meeting on December 17, 2013 and was essential in establishing event logistics for the Concert Series as the finishing touches were being made to Cascades Park. These logistics included location for ingress and egress, load in issues, parking, the type of seating allowed in the general admission area, concessions and concession locations, vendors, rest room areas and types of items either allowed or not allowed into the Amphitheater; the group also actively discussed ADA compliance issues. It recommended guidelines, based on similar venues' best practices, for consideration by the City to help with due diligence for events other than of the County's regional ticketed concerts. The Committee also recommended that all ticketed events at the Amphitheater should use the same ticketing system being used for the ten concert series events and be featured on the Amphitheater website to ensure consistency of the venue and its entertainment brand.

As stated previously, the Committee is charged with being a focus group to the Leon County Board of County Commissioners and receiving public input relating to events at the Amphitheater concerning both City and County matters. As such, the Committee respects its relationships with the community stakeholders and, in order to increase community participation and continue to foster great working relationships, the Committee recommends expanding its membership to include the director of FSU, FAMU, and TCC Student Activities Departments, or their designee.

B. Scott Carswell Presents

In order to effectively attract, promote, and produce the highest quality of performances, the County sought to procure an experienced concert and live entertainment promoter to serve as the Amphitheater program manager for the Capital Cascades Stage and Concert Series. At the recommendation of the Board, the County entered into a professional management services agreement with Scott Carswell Presents on October 15, 2013 (Appendix #4). This contract remains effective until September 30, 2015 with the option to extend for three additional one-year terms provided the same is agreed to by both parties.

As expressed in the contract, Scott Carswell Presents' responsibilities include:

- Developing and submitting a financial management plan and profit sharing plan, in consultation with the Committee, for the County's approval.
- Remaining responsible for all financial obligations and financial matters related to each of the events at the venue, and providing the County with settlement statements within 48 hours of the close of each event.
- Budgeting for and imposing a ticket surcharge in each event as designated by the City and/or County in an amount to be determined, for potential use in capital projects and maintenance of the venue.
- Developing and implementing all marketing and public relations activities designated to attract potential civic and entertainment industry users of the venue.
- Providing services reasonably necessary and associated with soliciting event series and event sponsors, sales of VIP seating blocks, VIP and corporate entertainment, and advertising sales at the venue.
- Providing all services reasonably necessary and associated with event staffing, box office operating, online ticketing management, concessions, event liability insurance, and other services necessary during the event.
- Ensuring compliance with City of Tallahassee noise policy and event time restrictions.
- Ensuring the venue is a drug free workplace.
- Providing all services reasonably necessary and associated with booking professional entertainers.

For Scott Carswell Presents professional services mentioned above, the County agreed to compensate Scott Carswell Presents a base amount of \$5,000 a month, a commission equal to 10% of the gross professional entertainment booking fee paid for professional entertainment at each event that is contracted through Scott Carswell Presents, and a commission equal to 15% of the net profits of each event. Scott Carswell provides the Committee with professional insight into the concert industry and has been an important resource for the launch of the first concert series. The Committee recognizes the difficulty associated with managing a new venue and the various issues that arose in the first year of operation including high staffing costs, determining marketing parity between the County and Scott Carswell Presents, and permitting punctuality. However, the Committee and staff are committed to cohesively resolving such challenges that arise in an effort to continuously enhance the performance venue.

C. Overview of Business Models

In order to attract a variety of performances, standalone venues such as the Amphitheater can utilize various approaches, or a combination thereof, to secure performers and stage concerts based on organizational priorities and preferences. Community stakeholder support and interest may also impact the choice of business models used for producing a show. The Committee supports utilizing a variety of business models to attract top performers and ensure the success of the Amphitheater as an entertainment venue. Following a status report to the Board on the Concert Series on July 8, 2014, the County Commission affirmed the utilization of a variety of business models for concerts at the Amphitheater but directed staff to limit the number of Self-Promote concerts to no more than two in a given fiscal year. The following section offers a description of these business models being used at the Amphitheater along with some of the advantages and disadvantages for each type.

Self-Promote Model:

The Self-Promote Model is when an organization or business undertakes all the financial and operational responsibilities in order to produce a concert in exchange for retaining all revenue from ticket sales, concessions and a negotiated percentage of entertainer merchandise sales. Some venues also generate parking revenues. This was the model utilized by the County for the first three concerts as the County advance funded the entertainment and was responsible for all other concert expenses such as marketing, production, staffing, and the venue coordination. This model was necessary for the first three concerts as the performance dates were specifically selected by the Committee and staff to follow the opening of Cascades Park and allow for greater flexibility in booking performers. From a financial perspective, this model offers the most to gain and/or lose depending on the concert sales which is why the Board took action limiting the investment on an annual basis while recognizing its value to the community.

Co-Promote Model:

Under this structure, an outside promoter (not the Amphitheater Program Manager – Scott Carswell Presents) pays the performers' expenses and seeks support for promotional, production, and venue expenses in return for a percentage of the concert revenues. This model is a credible option now that the Amphitheater and the County's contract Manager, Scott Carswell Presents, have demonstrated the production value and capacity of the venue. Booking a performance under the Co-Promote model is a two-way street. At times, outside promoters will contact County representatives to book the Amphitheater while other times will require Scott Carswell Presents to initiate contact and negotiations with performers and their representatives.

There are some disadvantages to consider associated with this model. First, it limits the amount of input from the Committee on the selection of performances, and it can create potential schedule conflicts with other community events. These conflicts have the potential to stretch city resources for essential event services. While staff may still pursue certain preferred dates, the County's reduced financial role alters its negotiation position, as promoters seeking to use the Amphitheater will tend to have their own preferred dates. In searching for Florida locations, promoters usually seek out the major Florida venues in Tampa, St. Augustine and South Florida first. Tallahassee will be selected after the primary markets. The Pink Floyd Experience was an example of a Co-Promote business model. The County was approached by a promoter to have this event on the first night of the legislative session (Tuesday, March 3rd, 2015). The County had very little investment into this event; however it also did not have the ability to choose the event date.

Co-Promote with Sponsorship Model:

As the Amphitheater continues to gain regional and national attention, the County has begun to see an increase in sponsorship opportunities with local organizations. This model provides that an organization will give the County varying cash sponsorships in return for an agreed upon number of tickets and promotional rights. For example, the Avett Brothers and Sublime with Rome concerts received a significant sponsorship through the Word of South Festival. The partnership between the County and Word of South to leverage significant sponsorships has provided the Amphitheater opportunities to attract well known artistes with significantly less financial investment on the part of the County. Interest for the venue has spread across the industry and community leading to new opportunities to Co-Promote a concert with a significant sponsorship from businesses and non-profit organizations. The success of the 2015 Spring Concert series is a testament to the relationships created and fostered by the sponsors, the Committee and the Division of Tourism Development.

Facility Rental Model:

The Facility Rental Model is the most conservative option to operate concerts at the Amphitheater, as it virtually eliminates the County's financial support for these events. Under this model, the County's role in the Concert Series is limited to marketing the Amphitheater as an available concert venue and, when needed, serving in a support capacity to put on the concerts at a cost to the outside promoter. Based on negotiations with the promoter, the County would be able to earn a small amount of revenue from concessions and merchandise but it would be unlikely to get a portion of the ticket sales. A disadvantage to the facility rental model is scheduling conflicts with other community events. Similar to the Co-Promote model, the County would have little authority to pick the event date.

The County was approached last summer by representatives from a well-known R&B performer for a facility rental to coincide with Florida A&M Homecoming. Following a tour of the Amphitheater and discussions with the representatives of the R&B performer, they decided to hold the event at the Civic Center but expressed interest in returning to the Amphitheater for future performances.

In harmony with the previous direction by the Board, the Committee recommends the County continue to utilize all three business models as outlined in this section. Additionally, it is recommended self-promote concerts continue to be limited to no more than two per fiscal year unless additional funds become available to allow for more self-promotions or the Board wishes to set aside a specific amount of funds for self-promotions through the County's annual budget process.

D. Overview of 2014 and 2015 Concert Series

The Capital City Amphitheater is a unique venue offering an intimate concert experience for a variety of musical genres. As directed in the Committee's objectives, the 2014 and 2015 Concert Series provided guests with a variety of acts that showcased the venues capabilities. This section of the comprehensive report provides a detailed overview of the previous six concerts scheduled for the Amphitheater, one of which had to be relocated to The Moon due to inclement weather.

In January 2014, the Committee was notified by Blueprint staff that Cascades Park would be open on March 14, 2014, while the construction of the Amphitheater and Meridian Point Building would be completed by early April 2014. Due to the limited amount of time afforded to the Committee and Scott Carswell Presents to seek co-promotional opportunities, a self-promote model was utilized. Self-promoting the first three concerts afforded the County control of the music genres, entertainers, and most importantly, the performance dates. The goal of the Committee was to secure the first two shows before the March Grand Opening Ceremony for Cascades Park in order to leverage media attention and the thousands of patrons that were anticipated to explore the Park during the opening weekend. The dates for the first two concerts (Tracy Lawrence and Charlie Wilson) were strategically selected to coincide with the FSU Spring Football Game weekend. The 2014 Capital Cuisine Restaurant Week was also identified as a desirable time to hold a concert in conjunction with the restaurant week event due to the associated increase in visitors. Rodney Atkins, the 2006 County Music Association Top New Male Vocalist, was selected to perform May 16, 2014, the same week as the Capital Cuisine Restaurant Week.

Marketing and advertising for the Tracy Lawrence, Charlie Wilson and Rodney Atkins concerts included radio announcements through Clear Channel, television ads on WCTV and BET, posters, flyers, outdoor billboards, social media, Facebook ads, Twitter, and Icontact (an email marketing program). In addition, Scott Carswell Presents led a street team to help promote both opening weekend concerts. Additional marketing efforts were utilized for the third concert such as corporate and group ticket packages and a change in beverage providers to enhance outreach. The Rodney Atkins concert offered the largest number of promotional tickets, making up more than half of the total attendance. These promotional tickets included radio and T.V. contests and a great level of support from local sponsors to offset costs and further enhance local marketing efforts.

Table #1 provides an overview of ticket sales, attendance, revenue, the net County investment, the business model used, and the sponsors for the first three concerts held at the Amphitheater. Additional information on the first three concerts can be found in the July 8, 2014 agenda item or in Appendix A.

Table #1: 2014 Concert Overviews

	Saturday, April 12, 2014	Sunday, April 13, 2014	Friday, May 16, 2014
	Tracy Lawrence	Charlie Wilson	Rodney Atkins
Ticket Sales	\$23,035	\$65,045	\$16,219
Attendance	1,275	1,437	2,574
Other Revenue	\$4,059	\$2,558	\$9,867
Total Revenue	\$27,094	\$67,603	\$26,086
Net ROI	(\$44,847)	(\$92,673)	(\$37,451)
Business Model	Self-Promote	Self-Promote	Self-Promote
Sponsors	Tallahassee Dodge Chrysler Jeep, Jim and Milts BBQ, and Cone Distributing	Tallahassee Dodge Chrysler Jeep and Cone Distributing	Tallahassee Dodge Chrysler, Tri-Eagle Distributors, Super Lube, FSU, and various Corporate Sponsors

The results of the first three concerts immediately translated into new opportunities for future event bookings. As word of the Amphitheater's unique venue spread across the industry and more time was afforded to plan for the 2015 Spring Concert Series, the Committee was given an opportunity to strategically pick dates and foster sponsorship relationships. Months prior to the first 2015 concert, new marketing efforts were implemented to target regional and local residents and create excitement around the concert series. These grassroots marketing efforts included; distributing rack cards and flyers to a variety of community events, providing posters for storefronts and community boards, radio and television interviews, and a comprehensive social media campaign. These marketing efforts were in coordination with Scott Carswell's own strategies, including a collaborative advertisement with Blue Ribbon dry cleaning, radio advertisements, billboards, and group ticket promotions.

Table #2 provides an overview of ticket sales, attendance, revenue, the net County investment, the business model used, and the sponsors for the first three of four concerts of the 2015 Spring Concert Series. It is important note that the Avett Brothers concert, a popular folk rock band, was the first event to sell out at the Capital City Amphitheater. The Avett Brothers and Sublime were produced in conjunction with the Word of South Festival. Sublime with Rome was able to relocate to The Moon due to weather conditions, and therefore is not

included in the table or designated as a Spring Concert Series event. In the event that concerts need to be cancelled, the County purchases cancellation insurance policies for all shows and is required to mitigate the loss of the insurer by relocating the concert if possible. This allows the County investment to be held harmless. Scott Carswell Presents and the Word of South Festival worked together to still produce the show at the Moon. Ticket holders were offered a full refund or were able to use their tickets for admission at The Moon.

Table #2: 2015 Concert Overviews

	Tuesday, March 03, 2015	Friday, April 10, 2015	Sunday, April 26, 2015
	The Pink Floyd Experience	The Avett Brothers	Wilco
Ticket Sales	\$20,175	\$121,285	<u>\$70,003</u>
Attendance	1,084	3,243	<u>1,912</u>
Other Revenue	\$2,035	\$34,900	<u>\$2,288</u>
Total Revenue	\$22,210*	\$156,185	<u>\$72,291</u>
Net ROI	(\$13,894)	\$8,290	<u>(\$20,559)</u>
Business Model	Co-Promote	Co-Sponsor	Co-Sponsor
Sponsors	WCTV, 103.5 Radio, Tri-Eagles Sales	Word of South, WCTV, Tallahassee Democrat, Tri-Eagle Sales	FSU Student Activities, WTXL TV, Tallahassee Democrat, Tri-Eagle Sales

*As a co-promoted concert, the County received 50% of ticket sales and 100% of concession revenue.

As the Amphitheater becomes more established, industry leaders such as Live Nation and AEG Live have been discussing co-promotional opportunities, and local partners such as the Word of South Festival, FSU Student Activities Department and various Tallahassee auto dealers are expected to continue for future shows. Florida A&M University Student Activities has also been contacted regarding possible involvement. These co-promote and facility rental opportunities will allow the County to minimize its financial investment, as explained in Section C, and to hopefully operate concerts from either a break-even or revenue generating position. Doing so will allow for the production of additional shows that have the ability to increase economic development through tourism.

Further demonstrating future opportunities, The Pink Floyd Experience on March 3rd was a co-promotion agreement where the concert promoters assumed the entire risk of providing the entertainment and the County was only responsible for staffing the venue. Ticket sales were split 50/50.

The Avett Brothers concert was in partnership with the Word of South Festival. The festival made a financial commitment to cover 50% of the band fee up front. The County then recovered its investment from ticket revenue including the balance owed to the band. Once the County's investment was recovered, ticket proceeds went to offset the festival's contribution. Word of South recovered its entire investment as this concert was a sellout and resulted in a profit as illustrated in Table 2. This model of producing concerts allows the County to mitigate the risk of loss but also diminishes the opportunity for any substantial profit.

Wilco was a partnership with FSU Student Activities, which paid a sponsorship fee so that 750 FSU students could attend the show in the general admission section at no cost. FSU also advertised the concert through student newspaper ads, posters, flyers, and social media.

There are numerous performers and bands representing various musical genres that can be successfully accommodated at the Amphitheater. A key component of finding shows that fit a break-even or profitable financial pro forma includes contracting with performers that are being through or near Florida. Band agents and managers are more willing to negotiate a reduced appearance fee if distance between performances is limited and availability exists in a performer's schedule.

As evident from the first six concerts, the Committee recognizes concerns relating to the significant costs of producing Concert Series events at the venue. The County, City, and Scott Carswell Presents have continually worked to identify cost savings opportunities after each show in order mitigate the County's investment in these performances. Scott Carswell Presents has also received feedback from national promoters Live Nation and AEG Live to bring down the production costs at the Amphitheater to attract more performances. To reduce these production costs, the County and Scott Carswell Presents have begun coordinating with Volunteer Leon to replace some of the paid concert employees with volunteers for positions such as ushers and ticket scanners. County staff has estimated a potential \$3,292 cost savings per show if volunteers are fully utilized.

Scott Carswell Presents and the Committee seek clarification regarding the ongoing cost of the Tallahassee Police Department (TPD) staffing levels at various concerts. The Committee, County staff, and Scott Carswell recognize the role of the TPD in determining the appropriate number of law enforcement officers needed to ensure public safety. Given the costs associated with the presence of law enforcement officers, all parties have inquired about the consistent application of law enforcement staffing levels for similar events held at the Amphitheater. The Committee seeks to explore opportunities to mitigate law enforcement staffing costs in order to reduce the overall concert production expenses. One avenue to explore may be the City's official co-sponsorship of the Concert Series by waiving the full cost, or a portion of the cost, for law enforcement personnel similar to other community events such as the New Year's Eve Celebration, the LeMoyne Chain of Parks Art Festival, and the Red Hills Horse Trials. The Committee also recommends continuing to explore all facets of the concert operation, including the selection of vendors, to see if other cost savings can be identified.

The early success of the Capital City Amphitheater demonstrates that nationally recognized performers will continue to show interest in performing at this venue, and opportunities for co-promotion sponsorships are significantly increasing. The Avett Brothers, Sublime with Rome, Wilco and The Beach Boys are all nationally and internationally recognized artistes. The Committee continues to place significant emphasis on musical genre diversity and inclusiveness for future concerts. As such, the Committee has previously requested Scott Carswell Presents to actively seek opportunities for Family, Jazz, and Christian Rock events to be held at the Amphitheater. The Committee will continue to strive towards a wide variety of musical genres performing at the Concert Series.

With the relocation of the Sublime with Rome concert, the County has four remaining shows to fulfill the original 10 concerts allocation identified in the Interlocal Agreement. This includes The Beach Boys concert scheduled for May 15, 2015. For more detailed information relating to the past six concerts, please find a concert-by-concert flyer in Appendix #5.

E. Addressing Neighborhood Concerns

As directed in the Interlocal Agreement and establishing resolution, the Committee is responsible for developing a comprehensive plan to address any concerns of adjacent neighborhoods. The Committee is comprised of two neighborhood representatives in order to effectively and efficiently address concerns that arise from neighborhood residents. The Committee works with County and City staff to voice and potentially address any concerns.

City staff has worked closely with representatives from the surrounding neighborhoods through the Cascades Park Working Group to identify and address any concerns expressed as a result of activities and programs held at Cascades Park, including the County's Concert Series. City staff worked closely with County representatives to design and implement concert set up and logistics in a way that would minimize impacts on other park users and the neighborhood, which has proven to be successful thus far. According to City staff, anticipated impacts from parking, trash and loitering have not been a problem during the first four concerts. While staff receives complaints about access to certain areas of the park being limited during concerts, an early issue of pedestrian access through the Meridian Plaza due to the placement of barricades to limit entry to only ticket holders was resolved after the first concert. Residents on Myers Park Drive have also expressed concerns about increased thru traffic along that street coming from Apalachee Parkway. While it is not clear whether this is a result of the concerts or from scheduled activities in Myers Park or both, City staff continues to monitor the situation and has worked to improve signage at the intersection of Lafayette Street and Myers Park Drive during concerts.

The major concern related to the Concert Series has been sound levels. According to the City Sound Policy for the Amphitheater, sound levels generated by Concert Series events shall not exceed 96 dBA and 104 dBC (Appendix #6). On February 24, 2014 the Blueprint 2000 Intergovernmental Agency (IA) approved several recommendations relating to mitigating sound impact to the Myers Park and Woodland Drives Neighborhoods after receiving an acoustical study of the Amphitheater. More specifically, the IA approved setting a preliminarily sound level limit at the mix position, establishing a trial period for adopted sound limits in order to further refine based on feedback received during that period, and conduct an analysis of the audio system to identify any changes to the system that could reduce future impacts to the neighborhoods (Appendix #7).

Since that meeting, the IA staff has purchased two portable sound monitors which were used in the neighborhoods and at the mix locations in order to alert the operator at the mix station when a specific sound level limit has been approached or exceeded. These sound monitors were utilized during the four ticketed event / six local events trial period, which has subsequently expired, and will continue to be used by City staff to monitor sound levels. A study is also being conducted to determine the feasibility of constructing a sound barrier at targeted locations; however costs are yet to be determined. In a letter received April 20, 2015, the Cascades Park Working Group urged the City and County to move forward with Option 4, previously approved by the IA on February 24, 2014, to further mitigate sound impacts (Appendix #8).

Complaints have been received from residents on the following streets: East College Avenue, Golf Terrace, Carlton, Governors, Broome, Fairway, Merritt, Hart, Oakland, Myers Park and Van Buren. On occasions, staff has received reports of sound from the concerts being audible as far away as Lafayette Park and Tallahassee Memorial Hospital. However, there are two areas that consistently report significant sound impact – Myers Park Drive from Lafayette to Circle Drive and the Oakland Avenue/Broome/Fairway/Van Buren area. In general, higher dBC levels seem to be of more concern in areas east of the Amphitheater while both higher dBC and dBA levels affect those areas closer to the park south of the Amphitheater. Staff with the City, County, and Blueprint 2000 have actively monitored sound levels throughout the park and neighborhoods during concerts. The Committee shall continue to provide input to the City and County regarding all potential neighborhood issues that result from the County's concert series, including sound.

F. Market Driven versus Limited Number of Concerts

One of the underlying goals of the Amphitheater is to increase business for hotels, restaurants and retail establishments by attracting regional visitors to enjoy the concerts given that TDT funds are being utilized for both capital improvements and concert programming/production. If successful, these concerts have the potential to regenerate TDT revenue. That being said, the Committee is committed to establishing an equitable balance between the economic benefit of the events and potential impact on adjacent neighborhoods. As mentioned previously, an underlying mission of the Committee is to address legitimate concerns of the nearby neighborhoods generated from the Concert Series much of which has focused on the sound levels and the number of concerts held at the Amphitheater.

Under the Interlocal Agreement, the County is authorized to put on up to 10 regional ticketed events during the first 18 months of operation, from April 12, 2014 until November 12, 2015, and the STAGE Committee is tasked with providing a recommendation on the number of concerts going forward. The Committee has devoted much of its recent meetings to this issue, deliberating the advantages and disadvantages, and acknowledging the concerns raised by local residents. Options ranged from maintaining the status quo, to setting a specified annual limit of concerts, and/or allowing the market to determine the appropriate number of concerts. Representatives from the Myers Park and Woodland Drives neighborhood associations suggested limiting the number of concerts to seven in a 12 month period. Another group of concerned Myers Park and Woodland Drives residents submitted a number of recommendations that included maintaining the status quo on the number of concerts (10 over 18 months) accompanied with the lowering of sound and decibel levels).

By reducing or limiting the amount of concerts per year, the County and City could mitigate most of the neighborhoods' concerns but that would also limit the economic impact of the Concert Series along with the opportunity to regenerate TDT revenues. A market driven approach entails allowing the demand for concerts and the industry supply of potential events at the Amphitheater to dictate the number of concerts held at the venue each year. However, with limited resources available from the Division of Tourism Development to produce these concerts, limits on discretionary income, and weather considerations the Committee does not anticipate that the market will produce more than 12 ticketed shows during a 12-month period. While one of the goals of producing concerts is to draw out of town visitors, the economic reality is that residents also need to support the concerts in order to be successful. The amount of discretionary money within our community will limit the number of shows, especially since other venues such as the Civic Center, Ruby Diamond Concert Hall, and the proposed new amphitheater at the Tallahassee Mall will compete with the Capital City Amphitheater—

not for shows but for discretionary dollars within our community. The small population base within a two-hour drive of Tallahassee is also a deterring factor in booking numerous concerts. While the plan is to emulate the St. Augustine Amphitheater as much as possible, the reality is that St. Augustine has a much larger population base that lives within a two-hour drive of the venue. This allows St. Augustine to book a large number of shows that may not be as feasible for Tallahassee.

Weather considerations will also limit the number of shows. Due to unpredictable heavy rains and lightning during the summer months, concerts are inherently limited primarily to the months of March, April, May, June, September, October and November. Routing of acts into and out of Florida that fit the Amphitheater pro forma is also a major factor in how many concerts are feasible in a single year. As demonstrated, the County does not have the financial capacity to continually produce shows that are not being routed through or near Tallahassee, which is why the Board limited the number of self-promoted events. Available weekend concert dates in April are limited due to the Word of South Festival, and the Southern Shakespeare Festival is planning to request permitting for two weekends of performances in 2016. Other community organizations, such as Springtime Tallahassee or the New Year's Eve planning group, may wish to replicate the success enjoyed by the concerts held during the Word of South Festival.

The Committee spent significant time debating this issue. All Committee members contributed to the discussion and residents from Myers Park and Woodland Drives spoke to express their desire for a limited number of concerts, especially considering that they are impacted by not just the ticketed events but by many other activities taking place in Cascades Park. These activities range from Sunday morning worship services to numerous community events, some of which use amplified sound and others that do not.

There were strong feelings from Committee members on limiting the number of shows and equally strong feelings to make the Amphitheater market driven. All of the Committee members agreed that quality performances are more important than the quantity of shows. Proponents of limiting the number of shows primarily wanted to provide the neighborhoods with assurance that the number of concerts would not exceed a specific number. Limits of seven and eight concerts over the next 12 months were discussed. However, proponents of the market driven approach expressed that 'market driven' does not necessarily mean more shows than what is currently allowed and for the Amphitheater to be considered a legitimate venue in the music entertainment world, a market driven approach is very important.

Consensus could not be reached by Committee members. Following a 4-3 vote against a motion to limit the Concert Series to eight concerts in a given year, the Committee recommended by a 4-3 vote that the number of concerts to occur at the Amphitheater for the remainder of the initial term of the Interlocal Agreement (through August 2018) be market driven.

G. Options for Ticket Surcharges

The enabling resolution charges the Committee with developing options for ticket surcharges, payable to the City, to offset future Amphitheater capital maintenance and improvement costs as well as general maintenance costs. After input from local not-for-profits and a review of the for-profit concerts, the Committee recommends that no ticket surcharge be added for either not-for-profit organizations or for-profit organizations for the next 12 months. Currently, the City is responsible for maintenance and repairs of the Amphitheater, which is funded by the City in the Parks, Recreation & Neighborhood Affairs Department operating budget. The Committee plans to continue reviewing this matter and will provide further input at a later date.

H. Options for County and City Profit Sharing

The enabling resolution also charges the Committee with developing options for County and City profit sharing percentages, if any, taking into consideration the ongoing maintenance and capital improvement responsibilities and costs, as well as marketing costs associated with attracting visitors from the region. After reviewing the initial investments needed from the County for the first three concerts and having the first profitable concert held in April, the Committee recommends that no profit sharing percentages be established for the next 12 months. The Committee will review any profits with previous investments to determine a recommendation on profit sharing percentages moving forward following another year of operation.

I. Venue Capital Improvements

The CRA is currently considering a redevelopment strategy for the Firestone and Bloxham Annex properties adjacent to Cascades Park and the Amphitheater. Specifically, the Firestone Annex (also known as the Meridian Point Building) is currently being used as a dressing room and staging area for major concerts, as directed by the Interlocal Agreement. This Interlocal Agreement also stipulates that, if feasible, the City would incorporate into the design of any proposed redevelopment of the Meridian Point Building items such as dressing rooms, restrooms, production office, box office, and catering space in support of the Amphitheater. The CRA will continue to coordinate redevelopment strategies with community stakeholders to ensure the highest and best use of both properties. Additionally, the County and City recently agreed to utilize the \$508,425 owed to the County for the Johns Building demolition to make improvements to the Amphitheater and/or Meridian Building within the next five years. Any balance not utilized during this period of time will be reimbursed to the County's Tourism Development Trust Fund. There also exists \$250,000 of TDT previously approved by the CRA, Board of County Commissioners and the City Commission to be spent to construct another permanent restroom facility near the Amphitheater. Following feedback from the initial six concerts, the Committee advised that a permanent standalone restroom is not necessary and that the Concert Series should continue to utilize Portalets for large crowds. Assuming the redevelopment of the Meridian Point Building includes the necessary Amphitheater production needs, the amount available for capital improvements is \$758,425 (the \$250,000 plus the \$508,425).

The Committee recognizes current infrastructure concerns facing the Amphitheater, such as; weather and sound mitigation needs, limited number of restrooms, and a need for increased storage. Possible improvements that were discussed include:

- Renovations to the Meridian Point Building and construction of bathrooms.
- Renovations to make the stage more weather resistant. Currently, the Amphitheater roof structure allows for rain to drip onto the stage making concerts unlikely even in the event of a light rain.
- Cover the reserved seat sections of the Amphitheater to allow for events to proceed in rain and to potentially make events more feasible in the summer months.
- Construct skyboxes at the rear of the general admission seating area that would (1) generate corporate revenue for individual concerts and ultimately season tickets; and (2) potentially act as a sound buffer for the Myers Park neighborhood. These skyboxes could also include a permanent restroom in the rear of the structure that could be available to all concert attendees. To be considered, this option should be dependent on seeing increased demand for both concerts and attendance.

The Committee recommends utilizing the available funds for immediate capital improvements to the roof structure making the stage more weather resistant and adding protection to the electrical system from back to front. If funds remain, it is recommended that those funds be used to research design elements and costs for covering the reserved seating sections.

J. Conclusions and Recommendations

The Capital City Amphitheater has demonstrated the capacity to host concerts with substantial lighting and sound requirements. It has also demonstrated that it is an attractive venue that provides a quality visitor and performer experience. As evident from the 2015 Spring Concert Series successes, the Amphitheater is attracting bigger name artistes with the ability to sell a larger number of tickets. Sponsorship and partnership opportunities continue to increase as the success of the venue spreads across the industry. These partnerships and sponsorships allow the County to attract well-known artistes while limiting its financial investment per show.

To continue the success of the Capital City Amphitheater with respect to all stakeholders, the Committee recommends:

- Expanding the STAGE Committee to include the director of FSU, FAMU, and TCC's Student Activities Departments, or their designee.
- Continue to utilize all three business models for future concert development with self-promote concerts limited to either two per year, or to a specified budget amount as determined through the County's annual budget process.
- Following the first 18 months of operation, the Concert Series should utilize a market driven approach to determine the appropriate number and frequency of concerts for the remainder of the initial term of the Interlocal Agreement (through August 2018).
- Defer a ticket surcharge for non-profit and for-profit concerts for the next 12 months, at which time the Committee will review the issue.
- Defer a recommendation on a profit sharing percentage between the County and City for the next 12 months, at which time the Committee will review the issue. Redirect the \$250,000 of Tourist Development Tax funds set aside for the construction of permanent restroom facilities and combine with the \$508,425 (reimbursement of Tourist Development Tax funds used for the demolition of the Johns Building) to enhance the weatherproofing of the stage and protection of electrical systems from front to back.
 - ❖ If funds remain, utilize them to research the cost and design options for covering the reserved seating sections.

K. Appendices

- Appendix 1 - KCCI Cultivate Cascades Report
- Appendix 2 - Interlocal Agreement Establishing Concert Series
- Appendix 3 - July 8, 2014 Board Agenda Item
- Appendix 4 - Scott Carswell Presents Contract
- Appendix 5 - Individual Concert Summaries
- Appendix 6 - City of Tallahassee Sound Policy
- Appendix 7 - IA February 24, 2014 Agenda Item
- Appendix 8 - Cascades Park Working Group Letter

APPENDIX #1



Cultivate Cascades Park

Park Programming Assessment
Prepared by the Cultivate Cascades Initiative Team
of the Knight Creative Communities Institute

February 2012

Research for this report was conducted by members of the Cultivate Cascades Initiative team of the Knight Creative Communities Institute (KCCI). Catalyst members of the KCCI Cultivate Cascades team are:

Melanie Weaver Carr
Betsy Couch
Berneice Cox
LaKendra Cunningham
Rick Frazier
Julz Graham
Bill Gwaltney
Debbie Huey
Joshua Newman
Paul Rutkovsky
Carly Sinnadurai
Robin Smith
Carlos Torregrosa
John Van Gieson
Andrew Wilcox
Brian Zettle



The Cultivate Cascades Initiative team would like to thank Mike Pate, KCCI Advisory Board member and former program director of the John S. and James L. Knight Foundation, who created KCCI in Tallahassee; KCCI Executive Director Laurie Hartsfield and Kelsey Primiano, KCCI program coordinator, for their unwavering support.

The Cultivate Cascades Initiative team would also like to thank members of The Florida State University Department of Sport Management, and in particular Jordan Bass and Marlon McPhatter, for their contributions in analyzing data from the study and helping to prepare this report.



THE FLORIDA STATE UNIVERSITY
COLLEGE OF EDUCATION
Department of Sport Management

Table of Contents

Table of Contents.....	2
1. About Cultivate Cascades	3
2. Key Findings	4
3. Stakeholder Priorities.....	6
4. Community Programming Preferences	11
5. Lessons Learned from Other Parks	18
6. Programming and Long-Term Sustainability Recommendations	23
Appendix I: Sample Events Calendar	29

1. About Cultivate Cascades

Cultivate Cascades is one of three KCCI (Knight Creative Community Institute) Initiatives for 2011-2012. Our team has chosen the task of branding Cascades Park as a Tallahassee landmark by ensuring that visitors are drawn into the park through a variety of diverse activities held throughout the first year.

The group's primary goals are to:

- ✓ Produce a comprehensive evaluation based on research with key stakeholders and community members. The evaluation will showcase the range of potential activities to occur in the Park during year one, and will make recommendations on how to best provide for long-term programming support.
- ✓ Coordinate and implement a "Community Planting Day" in Fall 2012 to engage citizens early;
- ✓ Elevate and promote the value of Cascades Park to potential corporate sponsors, philanthropic organizations, government agencies, and to the public at large; and
- ✓ Identify health-related, educational, historical, recreational, and cultural launch activities and events for the Grand Opening of Cascades Park.

This report represents the Cultivate Cascades Initiative Team's first key achievement - a comprehensive study which details:

- 1) priorities of key stakeholders (government, community, arts, business, and other groups);
- 2) programming preferences from area residents;
- 3) best practices and potential pitfalls as identified by comparable venues and park spaces; and
- 4) programming and operational options.

2. Key Findings

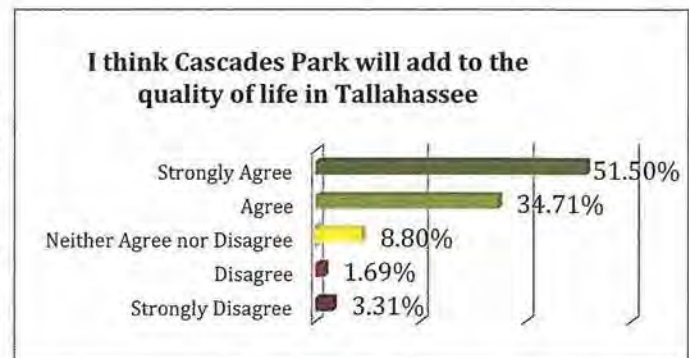
Drawing upon a multi-method approach, Cultivate Cascades Initiative Team members canvassed the community to ask what business and community leaders and future park patrons want to see and do at Cascades Park. Based on this research, the group identified key issues and identified numerous ideas about how to best develop programming for Cascades Park in the coming year (and beyond). The key findings of this extensive study can be summarized as follows:

Stakeholder Interviews stressed the importance of:

- Having diverse programming in the park, including educational and health activities, musical concerts (small and large), art exhibits, festivals, historical activities, and more;
- Holding repetitive events and provided examples of successful repetitive events (examples ranging from the First Friday Gallery Hop in Tallahassee to Nightfall Series in Chattanooga);
- Responding to families who want to bring kids to the park during the day by creating facilities (community play area) and programs that meet their needs;
- Marketing the park and establishing a brand for the park by having its own website or dedicated web pages;
- Way finding and directing visitors to parking areas for easy accessibility;
- Safety and security;
- Management of the park, and finding the right staff to proactively plan and coordinate programming in the park with an open mind, while understanding how government and private businesses operate.

Community Survey Findings:

- Members of the community overwhelmingly believe Cascades Park will enhance quality of life within the region;
- Preference was shown for programs and events held in Spring and Fall more so than those held in Summer or Winter;
- Respondents prefer events and programs held on the weekends; although many parents also sought programs held on weekdays (during the day);
- Parking and transportation logistics issues were identified, especially for major park events;
- Respondents across various demographic groupings (race/ethnicity, gender, age, and household income) placed a high priority on holding concerts at Cascades Park.



Study of Comparable Venues with Amphitheaters identified the importance of:

- Promoting activities in the park via a specific website and media partnerships;
- Having basic amenities for amphitheater performers such as sound and lighting hook-ups and dressing rooms;
- Integrating management of professional and community events to ensure that the entire park is in constant use;
- Hiring experienced staff to plan coordinated programming throughout the park (not just at the amphitheater) to balance the activities;
- Using a booking company to schedule concerts and/or work with consultants on issues such as back stage, seating, sound and lighting if needed;
- Create a management structure staffed by people with extensive experience in working with entertainers, fundraising, event sponsorships, corporate partnerships, food service and other important issues.

Looking Forward:

- Staffing for Programming
- Setting up regularly scheduled programming
- Grand Opening Activities
- Community Planting/Work Day for Fall 2012
- Cascades Park Advisory Committee
- Park Sustainability

3. Stakeholder Priorities

From October to December 2011, members of the Cultivate Cascades Initiative Team spent 1500+ hours conducting research. This included interviewing more than 50 individuals from various public and private organizations across Leon County.

Our intent was to:

- 1) attain a better understanding of the various issues, opportunities, and dynamics related to the park's development
- 2) seek input regarding the development of our community survey instrument.

The Cultivate Cascades team purposefully sought input from groups that might have a vested interest in the success of Cascades Park. These interviews were informally structured and were intended to allow the interviewees to help Cultivate Cascades members identify key issues, dynamics, and aspirations for the park and its various constituencies.

During the interviews, respondents were typically asked open-ended questions such as:

"What types of events do you envision being held at the park?"

"What will your role be in making these events successful?"

"What information do you need from the community to most effectively do your part in making the park a great place for the community?"

"What needs to be done to maximize the effectiveness of your group's investment in the park?"

Based on these interviews, the following themes emerged as those most important to these stakeholders:

Marketing/Branding the Park

Many of the key stakeholders discussed how Cascades Park's brand identity would be important to maximizing the effectiveness and benefits made available through the park. They argued that area residents should be able to immediately recognize the park's benefits to the community. Thus, it will be important to not only articulate a clear vision for the park moving forward, but also to be mindful of how citizens perceive the roles of existing parks/public spaces and how Cascades Park can offer different events and opportunities.

"Tallahassee's Cascades Park adds a gorgeous haven of greenspace directly south of the Capitol. I'm looking forward to enjoying this new park and its amenities. It's a great asset to the Capital City."

- Mary Frederick, President, Woodland Drives Neighborhood Association

"It would be a good idea to identify which events would be better to hold at Chain of Parks or Kleman Plaza, and which would be better for Cascades Park. In other words, we need to give the park an identity (based on size, type of events, etc.)"

- Mike Pate, Executive Director of TAG

Getting Active

Many interviewees pointed out that Cascades Park could be the focal point for increased physical and health-related activities for the Tallahassee community. While most respondents were not intimately familiar with the configuration of the park, the overall layout, or the length of its trails, many still saw great potential in utilizing the park to hold activities such as Pilates or yoga sessions and 5k races.

"Cascades Park can be used for outdoor activities including charitable walks, various health fairs, and with other groups like the League of Women Voters who can coordinate their events around political elections in the capital."

- Tom Glennon, Capital Health Plan

"Cascades Park would be a perfect location for the finish line of the Springtime Tallahassee 10K race. We also have five other races a year that could be scheduled there, not including our non-profit fundraising walks for events like breast cancer research."

- Mary Jean Von, Gulf Winds Track Club

Educational Potential

Cascades Park has the potential to offer an explorative learning environment in Tallahassee when considering assets such as the Wall of Florida History, a Prime Meridian Marker, and the tribute to the Smokey Hollow neighborhood. Recognizing the beautiful park setting and walking trail could be a *living classroom* for school children. Gardens and play areas could serve as outdoor classrooms while promoting active living. Respondents also expressed an interest in an ongoing speakers series by having free educational speakers to offer the community.

"Leon County Schools looks forward to being an active consumer and supporter of Cascades Park. The amphitheater could serve as a great outdoor meeting place and learning center. All of us at Leon County Schools really see ourselves as vested partners in this community."

- Barbara Wills, Assistant Superintendent of Leon County Schools

"The Park can provide historical walking tours that highlight the history of the area. Working with local expertise, including former residents of Smokey Hollow and other interested residents as well as professional cultural development planners, would add significantly to this model project developing in the Capital city and county."

- Althemese Barnes, Riley House Museum

An Outdoor Arts Venue

Tallahasseeans are craving an outdoor arts venue. Many of the groups interviewed discussed how small and large events hosted in the Park could be tied to other organizations in Tallahassee, thus helping to increase their success. Interviewees reminded us that park program planners need to consider the effects of relocating existing events and performances to Cascades Park (i.e. what impact would it have on current venues such as universities, other parks, Southwood, etc.).

"Tallahassee Symphony Orchestra (TSO) would like to be part of Cascades Park regular programming with a fall event and a spring event. TSO is here because of, and for, the community, and we look forward to reaching as many people as possible through our concerts in Cascades Park."

- Amanda Sauer, Tallahassee Symphony Orchestra

Potential Economic Impact

Most interviewees agreed that Cascades Park should be a place that involves our large college population hand-in-hand with the greater Tallahassee community to ensure the park's success. Moreover, with a coordinated planning and infrastructure in place, Cascades Park can have long-term sustainability and even become a catalyst for Tallahassee's economic recovery. By sponsoring popular local events and bringing professional acts to the region, the Park could enhance Tallahassee's profile as a viable tourist destination and also draw residents to the park that may not attend on a regular basis due to the distance they live from the park.

"Large ticketed events can be hosted in Cascades Park during much of the year that potentially would bring people to our community from surrounding areas."

- Lee Daniel, Executive Director, Visit Tallahassee

"Cascades Park will become an economic development anchor for our community. Its transformation is a key element to the overall redevelopment focus and effort in that entire corridor. From construction jobs to tourism dollars, our community will reap a significant economic impact in the coming years."

- Karen Moore, Chair, Economic Development Council

"Cascades Park will enhance the quality of life in Tallahassee by adding an arrow to the economic development quiver. However, it takes on a whole new economic multiplier if the amphitheater has the appropriate facilities and resources to attract regionally and nationally known entertainment acts for ticketed events. Performance acts of that level will generate interest from the regional drive market who will shop in our stores, eat and drink in our restaurants and bars and stay overnight in our hotel rooms."

- Marc Bauer, Hotel Duval

Logistical Concerns

Although almost every constituent group whom we interviewed expressed concerns over park logistics; ranging from safety and parking to the amphitheater's configuration, they also agreed that many of these logistical concerns could be resolved. Respondents suggested multiple ways Cascades Park events and activities could be scheduled and coordinated and stressed the importance of repetitive events. Many stakeholders recommended programming staffing structures—everything from a semi-government organization to a non-profit foundation. Many suggested that operational plans should be coordinated through organizations such as Tallahassee Police, Parks and Recreation, StarMetro, the universities, and other public agencies.

"Cascades Park is a tremendous asset for the community and also for the Myers Park Neighborhood. At the same time, Cascades Park has the potential to bring more traffic, parking and litter control issues to our area. Infrastructure into and surrounding our neighborhood—including that associated with the FAMU Way extension—should be carefully coordinated and upgraded where necessary to preserve and maintain Myers Park's historic character and quality of life."

- Vivian Young, Myers Park Resident

Key stakeholder groups that were interviewed for this study include:

Capital Health Plan	Gulf Winds Track Club
City of Tallahassee Parks and Recreation	Hotel Duval
City of Tallahassee Board of Commissioners	Keep Tallahassee-Leon County Beautiful
COCA - Council on Culture & Arts	Lafayette Park Merchants Association
Downtown Improvement Authority	Leon County Board of Commissioners
FAMU Marching 100	Leon County Schools
FAMU Music Department	Mary Brogan Museum of Arts & Science
FAMU College of Agriculture	Master Craftsman Studio
Food Truck Vendors	Residents of Myers Park
FSU Center for Leadership and Civic Education	Riley House Museum
FSU Fine Arts	Seven Days of Opening Nights
FSU Seminole Boosters and College Town	Shakespeare in the Park
From the Ground Up	Springtime Tallahassee

- | | |
|---|--|
| StarMetro | Tallahassee Symphony Orchestra |
| Sustainable Florida | The Man in Overalls |
| Sustainable Tallahassee | Tours in Tallahassee |
| TAG Tallahassee | Urban Disturbance |
| Tallahassee Ballet | University of Florida Institute of Food and
Agricultural Sciences |
| Tallahassee Community College (Fine Arts) | Visit Tallahassee/Tourist Development Council |
| Tallahassee Film Festival | Woodlands Drive Neighborhood Association |
| Tallahassee Memorial HealthCare | |



4. Community Programming Preferences

Throughout December 2011, the Cultivate Cascades Initiative Team conducted an online survey of Leon County community members' programming preferences for Cascades Park. The survey was administered through The Florida State University College of Education's *Qualtrics* program, a popular online protocol for conducting research of this nature. This medium was selected (over phone or in-person interviews) due to its affordability and accessibility. Since KCCI groups such as Cultivate Cascades operate without funding, the online instrument was the only fiscally feasible medium for collecting this data.

Participants were primarily invited to take part in the survey through e-mail requests. Cultivate Cascades members forwarded thousands of survey invitations to members of numerous listserves. These lists were acquired with the approval of dozens of agencies and organizations ranging from civic and community groups, to business, governmental and commerce agencies, to faith-based and neighborhood associations, arts councils and educational institutions, and various other entities.

Beyond the thousands of personal invitations distributed through various listserves, a link to the survey was also added to the KCCI web and Facebook pages, the Leon County government site, and was featured in a December 26, 2012, story in the Tallahassee *Democrat*.

To prevent multiple responses from any one individual, a 'ballot box stuffing' feature on the *Qualtrics* mechanism was enabled.

Based on previous surveying methodology research, the Cultivate Cascades team realized that the online mechanism held the potential to deliver an over-representation of responses from higher socio-economic groups. In our attempts to avoid this, Cultivate Cascades members—with the help of Leon County Administrator Vincent Long and Leon County Library Director Cay Hohmeister—conducted surveys at three different Leon County libraries. This endeavor was an attempt to hear from those community members who might not have Internet access at home; and thus was an effort to bolster the socio-economic diversity of the respondent population.

Our original goal was to secure 800 responses from Leon County community members. Due to our recruiting efforts online and at the libraries we were able to gather **more than 1600 responses (n= 1605)**, more than 100% beyond our original goal.

After the survey period closed, the data was cross-tabulated and extrapolated to create a sample representative of the overall demographic make-up of Leon County. In other words, in instances where there were significant disparities between the number of responses (particularly with regard to race/ethnicity and socio-economic grouping), the preferences of each group were weighted to the 2010

United States Census data for Leon County. This was done to prevent skewing of the results toward the interests of those groups (higher socio-economic, white/Caucasian) that had a disproportionately high response rate to the survey.

Heat-mapping techniques were used to determine the geographic distribution of survey responses. Based on the data, the survey sample was closely distributed with the overall population distribution of Leon County. The highest concentration of respondents came from just east of the downtown Tallahassee area, particularly in the areas of Lafayette Park and Myers Park (and down through South Monroe and up through Betton Hills). This was to be expected since: 1) these are some of the most populated neighborhoods in Leon County, and 2) these communities likely have high interest in park programming due to their proximity to the Park.

Survey Demographics

Most demographic categories were similar to the Census profile of Leon County:

- > 56% of respondents identified themselves as females (compared to 52.4% in the 2010 U.S. Census);
- > 10.3% of respondents were college students;
- > Response by age was consistent with the general population of the county, once under 18 residents are filtered out of the population (as this only sought adult participation)

As described above, research methods were adapted and data extrapolation techniques were used to prevent skewing the results toward groups who had significantly higher participation rates in the survey. In particular, respondents to this study were more likely to identify themselves as "White/Caucasian" and as higher income earners than the general Census average for Leon County.

- The median household income for survey respondents was just over \$75,000, which is considerably higher than the census average of \$41,000;
- 1,271 (79.2%) respondents identified their "ethnic or racial group" as "White/Caucasian"; 142 (8.8%) identified "African American"; 89 (5.5%) offered "No response"; 36 (2.2%) selected "Latino/Latina"; 24 (1.5%) chose "Multi-racial"; 20 (1.2%) selected "Asian/Pacific Islander"; 10 (0.6%) chose "American Indian/Native Alaskan"; 9 (0.6%) selected "Other"; and 4 (0.3%) selected "Middle Eastern".

Programming Preferences

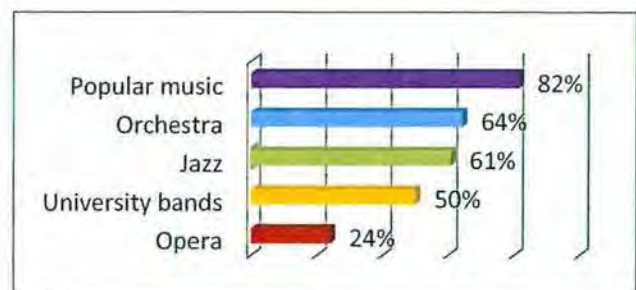
Concerts were the most popular type of event identified across every demographic group (race, gender, income, and age). As the table to the right illustrates, survey respondents believe musical performances should comprise a significant portion of Cascades Park programming.

Following concerts, community members prioritized festival and performance events. Data showed that art and cultural festivals, theater, outdoor movies, and holiday celebrations were each in high demand. Again, these rankings were fairly consistent across various demographic groupings.

To generate these results, respondents were asked to place each of the events listed in the following categories: "Would not miss it!"; "Would probably be there"; "Might attend"; and "Not interested." Respondents were then asked to rank the events within each category. Based on these responses, the event types were then weighted and scaled, with the most popular response ("Concert") weighted as the benchmark of 1.00.

Some events that were not top priorities among the total population were ranked very high by those respondents who were likely to participate. For example, while "Run/Walk event" was not identified by many respondents as a "can't miss" event, for those who did categorize it near the top made it a top priority (mean = 2.47). Conversely, "International fair" events were generally supported by the total population, and yet not seen to be a top priority amongst most respondents (mean = 4.28).

Type of Event	Weighted Popularity
Concert	1.00
Art Festival	0.85
Cultural Festival	0.76
Theater Performance	0.75
Holiday Celebration	0.72
Outdoor Movie	0.72
Dance Performance	0.51
International Fair	0.51
Charity Event	0.31
Run/Walk Event	0.30
Educational Event	0.29
University Event	0.27
Environmental Awareness Event	0.27
Public Lecture	0.25
Health Event	0.22
School Program	0.21
Corporate Function	0.16
Religious Service	0.15



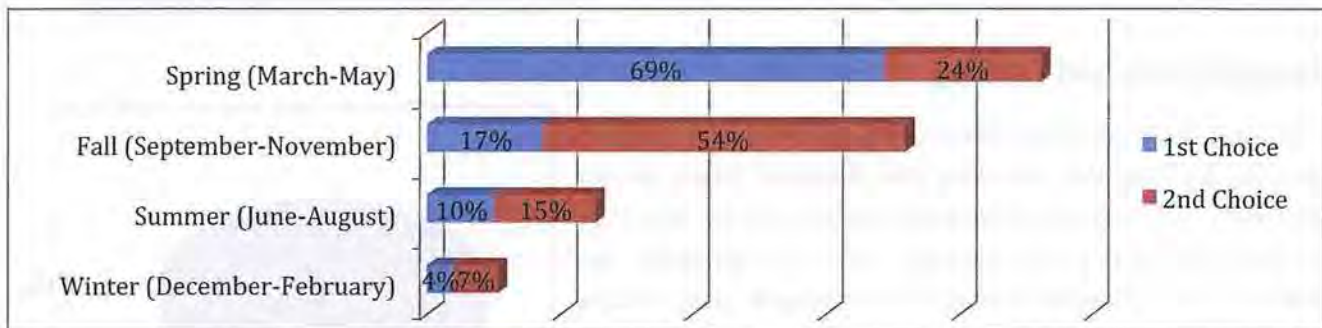
Respondents who listed "Concert" as a programming priority were also asked what type of musical performance they would like to attend. Popular music forms such as R & B, Country, Rock, and Hip Hop were most popular, followed by orchestra/symphony, jazz, university band performances, and opera.

Realizing that there may be other types of events the community would like to bring to Cascades Park (than offered in the list above), we asked respondents in an open-ended question to identify "What other types of events would you like to see held in Cascades Park?" We received almost 1000, often very specific, responses, the most popular of which are listed below (listed alphabetically):

- Beer/Wine Festival
- Bicycle races
- Book Fair
- Charity events
- Chili cook offs
- Circus events
- Climbing events
- Comedy
- Craft Fairs
- Culinary shows
- Disc golf
- Entertainment for kids
- Family fun day
- Farmers Market
- Fashion shows
- Fine art shows
- Fitness classes
- Flea Market
- Food Festival
- Food truck roundups
- Market days
- Obstacle courses
- Pet activities
- Picnics
- Playgroups for kids
- Poetry Reading
- Political events (debates, rallies, etc.)
- Talent shows
- Weekly park runs
- Workshops for kids
- Yoga

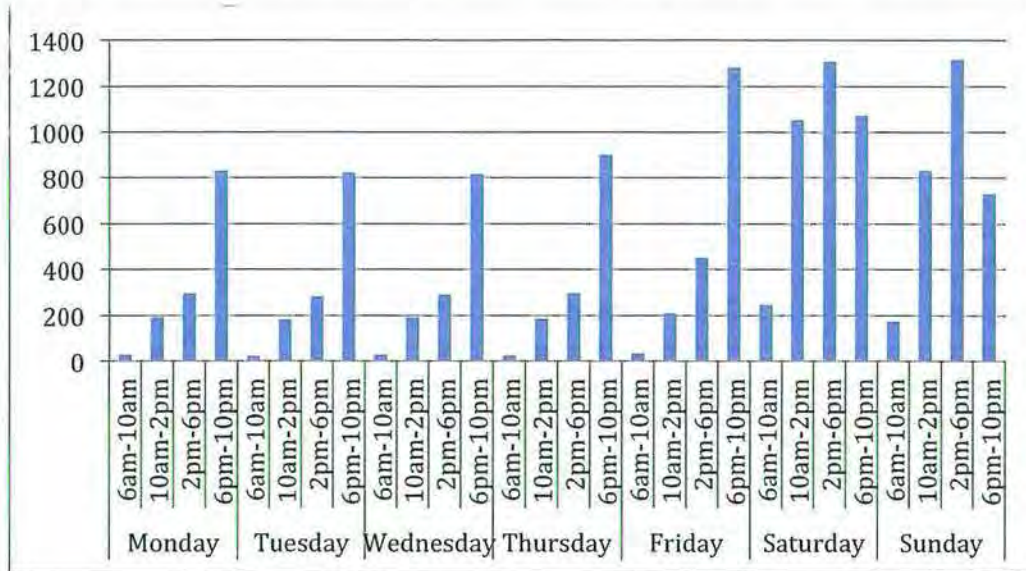
Scheduling Preferences

Not only were we interested in determining what types of events residents want to see take place at Cascades Park, but we were also interested in which seasons residents would be most likely to attend an event in the Park. As the graphic below illustrates, **respondents overwhelming favored the spring and the fall, with spring being the first choice** (of the four seasons) by more than two-thirds of participants. Fall was the most popular second choice, meaning that it was much preferred to summer and winter despite not being as popular as spring. These finding suggests that Park planners should be cognizant of the outdoor conditions (heat in the summer, rain and cold temperatures in the winter) when planning events for this outdoor venue.



Park planners should also consider the time of day and day of the week most likely to appeal to the broadest population when developing both one-time, annual and recurring programs. Regarding the time of day/week, participants in our study predictably identified **Friday nights, Saturdays, and Sundays as those time periods when they would most likely attend an event or program.** As the chart below

illustrates, the vast majority of respondents chose the Friday 6pm-10pm, Saturday 2pm-6pm, and Sunday 2pm-6pm time slots as the most preferable to hold an event in the Park.

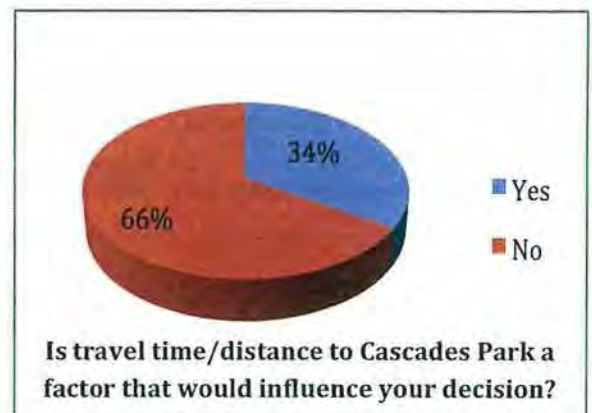


However, it is important to note that when the results were filtered by the variable “number of children under the age of 18 living in your household,” those respondents with children were significantly more likely to identify mid-day (10am-2pm) and early afternoon (2pm-6pm) within the week (Monday through Friday) as viable time periods for holding events. These respondents were also much more likely to prioritize children’s programming.

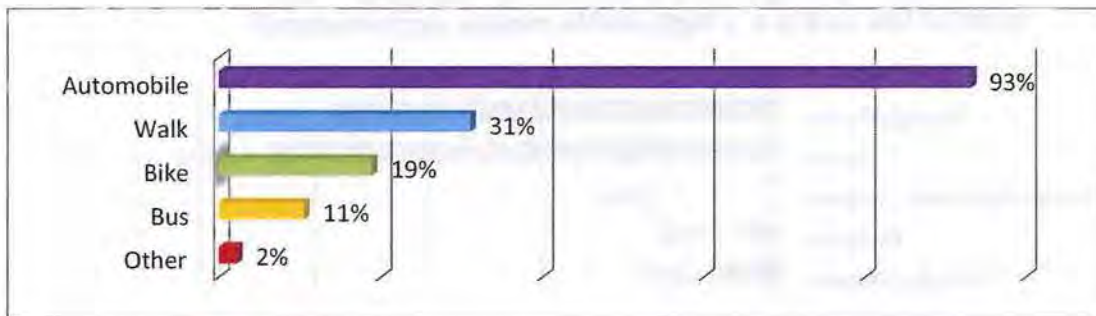
The data suggests that in order to maximize participation, major events should take place on the weekends. It should be noted, however, that families with children living at home seem interested in attending mid-week events held in the park.

Transportation and Parking

In the survey, participants were asked a series of questions regarding parking and transportation logistics. Based on our interviews with various stakeholder groups, it was clear that for the park to be a success, those responsible for programming and event management will need to effectively manage traffic flow, avail a significant number of parking spaces in and around the park, and communicate transportation logistics to park patrons in advance of major events.



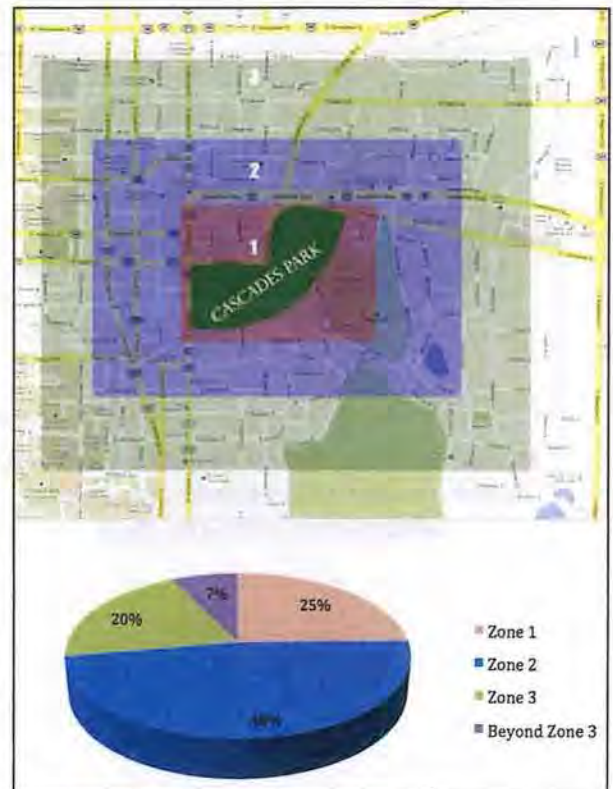
For nearly two-thirds of respondents, the location of Cascades Park is not something that would deter them from attending an event being held there. This is likely due to the park's central downtown location. When asked "What mode(s) of transportation would you and/or your family use to get to Cascades Park (select all that you are likely to use)?", an overwhelming majority (93%) of respondents selected the automobile as the primary or sole mode of transportation. It is important to recognize that a major event held in the Park could potentially bring 2,000 or more automobiles into the streets and lots surrounding the Park.



It should also be noted that 31% of respondents chose "walk" and 19% selected "bike," meaning that many park patrons intend on biking or walking from their work or homes to the park, or driving into the downtown area, parking their cars, and then walking or biking to an event.

When asked "How far away from Cascades Park would you be willing to park for a major event?" respondents overwhelmingly chose the combination of Zones 1 and 2 as illustrated in the graphic to the right (approximately 73%). Asked to select the outermost zone from which they would be willing to walk to the park, survey participants chose the area comprised of roughly a two-block radius surrounding the park.

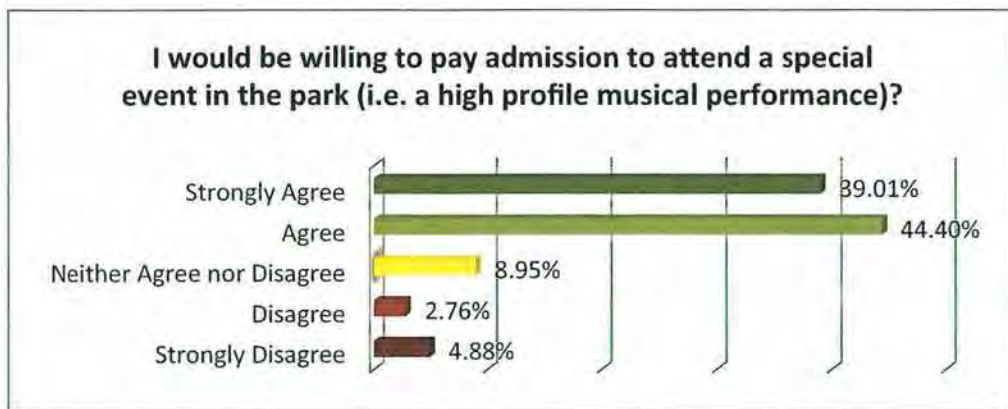
Parking availability for Cascades Park is as follows; there will be 1,514 parking lot spaces around the park and an additional 4,866 spaces in parking garage structures within a few blocks of the Park, with a total parking capacity of 6,380 spaces. Furthermore, StarMetro is already making preparations to accommodate park patrons. "Accessibility to Cascades Park will be one of the keys to its success," said Ron Garrison, executive director of StarMetro. "StarMetro will serve the new park with the Tall Timbers route—making the park accessible to the entire community with just a bus ride."



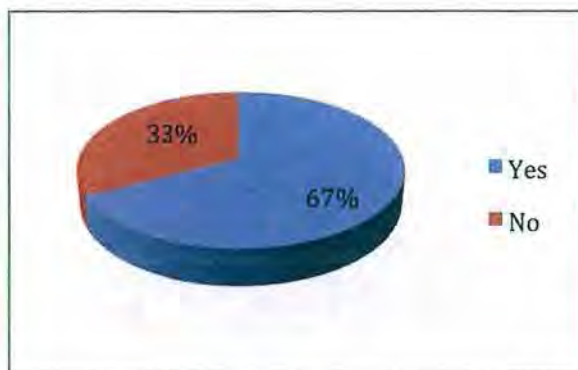
Ticketed Events and Alcohol

Two other key issues related to park programming were charging admission to attend select events and the consumption of alcohol at specific park events.

As the chart below demonstrates, the community overwhelmingly supports charging admission fees for certain events.



Of course, these types of fee-based events will necessitate extensive logistical coordination, from parking to organizing space (partitions, gates, etc.), to partnerships with ticketing agencies, to the acquisition and storage of seats and barricades.



In your opinion, should alcohol be allowed in the park for select events (e.g. holiday celebrations, concerts, etc.)?

Through our interviews with City and County leaders, as well as managers of comparable venues, we broached the subject of allowing alcohol in the park. **The community members who responded to our survey favored allowing alcohol in the park for select events such as major concerts, celebrations, or festivals.** In the various forms of feedback we received (through the survey and interviews with key stakeholders to our discussions with managers at comparable venues), the consensus was that **events where alcohol is allowed should be limited to a few select dates throughout the year and that alcohol should not be allowed in the park during regularly scheduled programs.**

5. Lessons Learned from Other Parks

Based on feedback from the survey that showed the high demand of concerts and activities involving a stage, we conducted on-site visits, phone interviews, and web-based research of nearly three-dozen existing parks with amphitheaters to identify best practices, and lessons learned, of comparable venues. Based on this research, we have concluded that a viable amphitheater offering the public a wide range of both professional and community programs may be an essential factor in the long-term success of Cascades Park. Community members overwhelmingly demonstrated their support for high-quality amphitheater programs by listing concerts, art festivals, theater, holiday celebrations, outdoor movies and dance performances as the events they would most like to attend at the Park. Nearly all of those events would work best in an amphitheater setting. Survey respondents proposed and supported a wide variety of other events at locations throughout the Park, and those will clearly attract enthusiastic supporters from throughout the community.

Best management practices and amenities crucial to the success of flourishing amphitheaters in cities across the country have been identified. Parks with similar amenities, goals, and specifications to those proposed at Cascades Park were identified. From our research, we concluded that an exemplary model for our amphitheater is the St. Augustine Amphitheater located in Anastasia State Park in Florida's oldest city. The St. Augustine Amphitheater has a rich history of success and is about the same size as Tallahassee's. It is worth noting that former President Bill Clinton is scheduled to speak at the St. Augustine Amphitheater in March. Imagine how a former president would be received as the speaker at an amphitheater event in our Capital city.

The summary of our research findings is as follows:

Programming

There are two primary ways in which amphitheaters book their acts: hiring staff who typically have extensive experience in the entertainment industry and/or contracting with promoters. St. Augustine (FL) and the Tuscaloosa Amphitheater (AL), which opened last year, both use promotion companies, but have internal paid staff to proactively plan and organize events. Both consider it essential to engage experienced professionals to navigate their programs through the treacherous shoals of the entertainment industry. The amphitheater at the North Carolina Museum of Art in Raleigh, however, uses a staff person who previously booked acts at music festivals to schedule performances.

There is a wide range in the cost of performers booked by the amphitheaters we researched. The Santa Barbara Bowl in California books leading acts, including the Eagles, Paul Simon and Janet Jackson, that charge approximately \$500,000 per performance. Tuscaloosa is a mid-range amphitheater, booking acts—Alabama, Lynyrd Skynyrd and Steely Dan—that charge about \$250,000 per performance. The North Carolina Museum of Art books acts in the \$25,000 range, including two scheduled to perform at 7 Days of Opening Nights in February and March—Bela Fleck and Trombone Shorty. The Levitt Pavilions in Los Angeles, Pasadena, Memphis, Arlington (TX), Bethlehem, Pennsylvania and Westport, Connecticut, book

acts in the \$2,500 to \$7,500 range. Among acts booked by the Levitt Shell in Memphis last fall were Enter the Haggis, Latin Heritage Celebration and Hubert Sumlin with the Kenny Brown Band.

Scheduling

Amphitheaters typically operate seasonal schedules, from late spring to early fall in colder climates and longer in warmer locations. The Gerald R. Ford Amphitheater in Vail, Colorado, operates a May-to-August season. The Santa Barbara Bowl stages about 25 concerts between April and October. St. Augustine operates year-round, although it focuses on community events rather than touring acts in the winter months. Given the similarities in climate of both places, St. Augustine is a good model for scheduling at our amphitheater. Our warmer weather locale could be an asset in booking acts during the off-season when venues in colder areas are closed.

Seating

Amphitheaters we researched ranged in size from 540 seats (Forest Theatre Amphitheater at Carmel-by-the-Sea, California) to 7,500 seats (Tuscaloosa). Larger amphitheaters, including St. Augustine and Tuscaloosa, tend to offer a mix of covered and uncovered seats. All of the seats at many other amphitheaters are open to the elements. None of the 4,500 seats at Santa Barbara are covered.

Amphitheaters typically charge premium prices for covered seating and the seats closest to the stage. Box seats at Tuscaloosa sell for \$30,000 and include up to eight season tickets and access to the Mercedes-Benz Club. Seating policies range from 100 percent reserved to completely open. All 1,400 seats at the Humphrey's-by-the-Bay Amphitheater in San Diego are reserved. Levitt Memphis, with a seating capacity 1,000, features open lawn seating: first come, first served. The 2,400-seat Iroquois Amphitheater in Louisville, Kentucky, offers permanent seating with a partial roof to protect against rainouts. In many cases ticket sales are final, rain or shine. Sugarland cancelled a concert at Tuscaloosa's amphitheater because of bad weather and required payment even though they did not perform.

Sponsorships

At the high end, global corporations have sponsorship agreements with fortunate amphitheaters. Such sponsors help cover costs, easing the financial burdens facing those amphitheaters. Mercedes-Benz, which makes SUVs nearby, is a major sponsor of the Tuscaloosa Amphitheater. Other major sponsors we identified are Coca-Cola and Budweiser. Beer and wine manufacturers and distributors appear to be the most prevalent sponsors of amphitheaters. Major sponsors at the Meyer Amphitheater in West Palm Beach and Vail include Budweiser, Jagermeister and Red Bull. Lexus sponsors Humphrey's-by-the-Bay. Without a significant industrial base, acquiring major corporate sponsors in Tallahassee is likely to require creativity and ingenuity. However, many of the facilities we researched have found ways to operate successfully without major corporate sponsors. The Cuthbert Amphitheater in Eugene, Oregon lists 17 sponsors, including the local newspaper, a television station and five craft breweries. St. Augustine's sponsors are local businesses.

Sound and lighting

We received a variety of opinions from the amphitheaters on the best way to handle the sound and lighting systems essential to the successful staging of concerts. A sound system that might work fine for a local performing arts group probably will not meet the needs of professional entertainers who are touring the country. St. Augustine and the Cuthbert Amphitheater in Eugene are equipped with top-quality sound and lighting systems. Managers of amphitheaters that feature their own sound and lighting systems cautioned that the roof and walls must be strong enough to support the weight of the equipment, which can be considerable.

Other amphitheaters advised against installing expensive sound and lighting equipment, saying it is a waste of money because most touring acts prefer to use their own equipment. They said it is better to either own less expensive equipment adequate for local performances or rent equipment as needed. Santa Barbara Bowl relies entirely on rented equipment to provide sound and lighting when the performers do not bring their own.

A number of the amphitheaters we surveyed are located next to residential neighborhoods and must deal with noise issues. The City requires Santa Barbara Bowl concerts to end by 10 p.m. and limits noise levels to 100 decibels at the soundboard. Tuscaloosa has a similar noise level restriction, but the executive director said it is not a problem because touring acts use technically sophisticated sound systems that contain most of the sound within the amphitheater.

Back stage

Model amphitheaters typically provide dressing rooms, green rooms, restrooms, kitchens and other back stage facilities to ensure the comfort and security of touring acts and their crews. These facilities are usually located adjacent to the stage. St. Augustine provides full back stage facilities including dressing rooms, green room, production office, lounge, storage and production facilities. Tuscaloosa has similar facilities located in five buildings immediately behind the stage. The executive director of Tuscaloosa said performers will not be happy and may shun amphitheaters where back stage facilities are not immediately adjacent to the stage. "Back stage is critical," she said. "It has to be completely separated from the general public."

Certain acts, especially theater companies, require walls behind and on the sides of the stage to facilitate their productions.

Catering

Catering in this case is a catch-all category for two distinct areas: 1) food and beverage service to the public and 2) feeding the performers and other workers. Food and beverage service is an important ingredient in the success of amphitheaters. Some amphitheater managers said it works best to serve simple foods such as hot dogs and French fries to patrons. They said most of the food and beverages are purchased and

consumed before or between shows, if there are two acts, and the lines should move quickly to accommodate everyone. Food trucks have their place, they said, but are too slow and do not work well as the source of food and drinks at performances.

Contracting food and beverage service and/or caterers is a common practice. St. Augustine and Tuscaloosa rely on outside contractors to provide food and drinks to patrons. At Tuscaloosa, the caterer's split is 55 percent of food and drink revenues. West Palm Beach recommended engaging several local restaurants to provide a variety of dining options to patrons.

The Santa Barbara Bowl relies on three part-time staffers to prepare food for patrons. The Levitt Pavilions contract with caterers. Another model is preparing food for patrons in house. State employees working in the cafeteria at the North Carolina Museum of Art handle food preparation there.

Amphitheater managers recommend that back stage facilities include kitchens to prepare meals for the performers, their crews and facility workers. The Tuscaloosa caterer prepares up to 100 back stage meals at a time. The facility has four kitchens. The cook who prepares back stage meals at Santa Barbara has worked there for 35 years and has a loyal following among entertainment industry stars.

Box Office

It is common for amphitheaters to contract with outside ticket sellers. St. Augustine and Tuscaloosa use Ticket Master. Even so, they need staff on site to handle ticket sales at the gate. Foundation managers said they typically rely on paid employees to sell tickets. Two of the 10 Santa Barbara employees are ticket sellers.

Ticket prices vary considerably depending on the size of the amphitheater and the cost of the act. Tickets for former President Bill Clinton's speech and an upcoming Tony Bennett concert at St. Augustine range from \$35 to \$85 each. The manager of the Santa Barbara Bowl, located in an affluent area in Southern California, said he could sell tickets to a Jimmy Buffett concert for \$200 each. Ticket prices for concerts at the Sun Bowl Amphitheater in Sun City, Arizona, a retirement community, range from \$12 to \$25 each.

Finances

Revenues and expenses at St. Augustine are basically "break even." By contrast, in its first year of operation Tuscaloosa reported a profit of about \$100,000, despite the tornado that devastated the area last year. Revenues for Tuscaloosa included \$226,000 from box seat sales and \$227,000 from sponsors. According to the Santa Barbara Bowl Executive Director, alcohol sales and ticket sales are the "crown jewels of revenue." Many of the other managers we spoke with agreed. Managers said profits on amphitheaters owned by local governments should be returned to the facility to pay for improvements and enhance programming.

Security

Government-owned amphitheaters either rely on local law enforcement agencies or hire private companies to provide security. The non-profit foundations typically rely on private security companies. The event coordinator at the city-owned West Palm Beach amphitheater recommended using the local police force to provide security.

Management

The most common options for managing amphitheaters are: 1) a local government agency under the direction of elected officials, or 2) a non-profit foundation headed by an appointed board of directors. Government-run facilities can be controlled by either a single agency or a joint agency comprised of some combination of city, county, state or university employees, similar, in effect, to the original Blueprint 2000 model. St. Johns County developed a new department to oversee the production, programming, ticketing and operation of the amphitheater. They have eight full-time cultural events staffers. Tuscaloosa is controlled by the city and was constructed as part of a downtown renewal project along the banks of the Black Warrior River. The executive director is a city department head. The city owns and runs the 3,500-seat Meyer Amphitheater in downtown West Palm Beach but contracts with promoters to provide services. State employees who work for the North Carolina Museum of Art manage the amphitheater there.

The Santa Barbara Bowl is managed by a foundation that leases the facility from the county. The foundation has 10 employees handling everything from programs to ticket sales to maintenance. The Levitt Pavilions Foundation is providing grants of \$1.2 million over five years to the six pavilions it supports. The executive director said Cascades Park could be eligible for a \$1.2 million grant if it meets the foundation's strict eligibility requirements. Levitt pavilions must be managed by a non-profit Friends of Levitt Pavilion foundation, book at least 50 free professional concerts a year and operate within a \$500,000 annual budget. Levitt Pavilions must be owned by local government but managed by the foundation. Local government is responsible for security and maintenance with the pavilions handling fund-raising, booking, promotions, food and beverage service.

Other issues

Marketing events at amphitheaters frequently involves a combination of promoters and staff. Maintenance is the responsibility of public employees at some of the government-owned amphitheaters but is usually contracted out. Several managers recommended engaging entertainment lawyers to review contracts, which can exceed 60 pages, with performers.

6. Programming and Long-Term Sustainability Recommendations

Tallahassee and Leon County have a rich history of operating outstanding public parks. Cascades Park is unique to Tallahassee as it will include historical displays, fountains, gardens, areas for playing with children and pets, activity trails, relaxation and nature viewing areas, and also an amphitheater. Residents and students who participated in the survey came up with a long list of activities and events they want to see incorporated into the Cascades Park programming plan. Their ideas are exciting!

What makes Cascades Park even more unique is the opportunity for growth at the amphitheater, a new park feature that comes with a set of responsibilities, risks and rewards. Drawing on the experience of successful amphitheaters, our community has an exciting opportunity to develop a facility that will be an attraction that offers local and nationally-recognized performances and events. The Tallahassee Symphony, other musical groups, and local dance and theater groups are interested in staging performances there. The facility could also serve local interests by hosting events such as graduations, religious services and community celebrations.

To draw in diverse audiences and activities, the goal should be to hold several community activities or events throughout the park, in addition to acts and activities taking place at the amphitheater. These events could include everything from free performances by University students to foot/adventure-races, festivals and fund-raisers, to identify but a few of the opportunities. Ensuring the park is widely used for successful community events is every bit as important as booking concerts at the amphitheater. We have identified and talked to dozens of community groups that are eager to use the park for their events. Businesses have expressed interest in relocating activities to the park, particularly Food Truck operators. Some organizations are already trying to schedule events for next fall when the park opens.

Regularly Scheduled Programs

Based on our research, we recommend that an emphasis be placed on regularly scheduled events so park users begin to identify particular days/dates with specific events. The Tallahassee community has already proven the success of regularly scheduled events, including 7 Days of Opening Nights, Springtime Tallahassee, Red Hills Horse Trials, Downtown Get Downs, First Friday Gallery Hop, Shop Locally and many others.

Based on key stakeholder meetings and consumer feedback from the survey, following are a few ideas for regularly scheduled activities.

Idea: Lunch on the Lawn. Every Wednesday and Friday between 11-1 p.m.

This serves as a draw for our university students, families and people working in the area. This would include a food truck presence coupled with free performances from FSU, FAMU, and TCC students. Each University would provide 52 weeks of free mini-performances varying from dance, musical or theater.

Idea: JAM Session. Every Thursday evening. With the guidance of professional artists, this would be a series of free 45-minute interactive sessions that encourage movement along with singing, dancing, playing music.

Idea: Movies on the Lawn. Held the first Saturday evening of the month. Work with the FSU film school and other organizations such as Keep Tallahassee-Leon County Beautiful to establish a calendar for free movies on the lawn.

Idea: Sunday Morning Sunrise Service. Sunday morning. Work with local faith-based groups to establish a sunrise service to take place in the park.

Idea: Farmers Market. Weekly farmers' market featuring locally grown products.

Idea: Speaker Series. Once per month, offer a speaker to present in the park. We recommend the majority of these be offered for free, but once or twice per year a ticketed event could be offered to offset the booking fee for a nationally-recognized speaker.

Idea: Yoga Rocks the Park. Weekly in the morning. A professional instructor would teach a yoga session in the park. This could also be expanded to a general exercise session in the park and also a parent-child oriented exercise session in the park.

Idea: Signature festivals, events and concerts that would be held annually in the park. Many opportunities exist to move certain annual events to the park. By changing venues, longstanding events have the opportunity to reinvent and/or revitalize their functions in a new setting. Opportunities lie with free and fee-based events with groups such as Springtime Tallahassee, 7 Days of Opening Nights, Shakespeare in the Park, Tallahassee Ballet's annual showcase, and many more.

Idea: Art in the Park. A free outdoor art exhibit provided by the Master Craftsman Studio that would rotate every quarter throughout the year. For example, exhibits would change on Jan. 1, April 1, July 1, October 1. Art could be displayed throughout the park or in specific areas.

Grand Opening Launch Activities

Based on key stakeholders' interest in providing free performances or activities during the Grand Opening celebration, we recommend that the Grand Opening take place over a series of two weeks.

Security, parking, emergency services, clean up and directional/way-finding signage should be considered and established in time for the Grand Opening celebration. Star Metro and Keep Tallahassee-Leon County Beautiful have already expressed an interest in being involved.

Additionally, promotion of the Grand Opening events should be done locally and regionally by garnering in-kind media sponsorships with print and electronic media outlets. The Cultivate Cascades team has already begun discussions with potential media partners. To better reach young professionals and students, an integrated social media campaign that includes everything from Facebook and Twitter to Pinterest and Instagram should be utilized to promote relevant launch activities. Securing in-kind support from a local public relations firm and social media firm would be beneficial.

The number one response to the question: "What types of events who you like to see included as part of the Cascades Park Grand Opening celebration?" was **concerts**.

Most respondents thought the Grand Opening event should feature a top performing artist or group. This could serve as a "showcase event" for the Grand Opening. The responses included Country music, Pop, R&B, Hip-Hop, and Classical music genre. Put simply, the Tallahassee community craves musical performances. Second to concerts was the desire to see local musicians and bands, local high school bands, bands from both FAMU and FSU, local jazz musicians and country artists, Community Drum Circle, Tallahassee Symphony Orchestra, The Boys Choir and other choirs in the community. In addition, the following events were highly ranked (listed in alphabetical order):

- Arts and Crafts Vendors
- Beer Garden
- Children's games and activities (art activities, scavenger hunt, hay rides, bouncy house, face painting, bean bag toss, magicians, etc.)
- Dance Performances
- Fireworks
- Food Festival
- Food Truck Vendors
- Historical Tours and Re-enactments
- Run/Walk Events
- Sporting Events
- Theater Performances
- Wine Festival

Research identified that either aspects of the following events or the entire events themselves could be relocated to take place in the park either to coincide with the Grand Opening festivities or to take place in the park for the long-term (listed in alphabetical order):

- Art in the Park
- Downtown Getdown
- Farmer's Market
- July 4th fireworks/celebration
- Pops In The Park
- Springtime Tallahassee (including run)
- Winter Festival (including Jingle Bell Run)

To garner greater diversity of Grand Opening featured events/activities, certain incentives should be offered for groups participating in the Grand Opening celebrations. For example, we recommend not charging vendors who are providing free activities or resources at the Grand Opening. This would include waiving the Food Truck location fee, waiving the alcohol registration fee and other fees. The overall goal of the Grand Opening festivities would be to involve as many relevant groups and audiences as possible so guests obtain a taste of what types of activities will occur in the park throughout the year.

An application process for participation in Grand Opening festivities should also be considered. Based on initial conversations, there are plenty of groups willing to offer free activities or performances.

Community Planting and Building Day

Preliminary plans are in place to implement a community work day in September or October 2012 that builds an interactive, educational-related children's play area with the aim of incorporating plants and landscaping representing Florida's diverse environment.

This area would not only help keep children active, but provide many health benefits garnered from outdoor play. The community build day will allow Tallahasseeans an opportunity to see the park before the grand opening while also giving them something to be part of, and in the end, take pride in the result.

A date and exact area in the park must be identified before planning can move forward. Potentially, this public-private partnership could serve as an example for other parks in the United States.

Partners already expressing an interest in the community build day include:

- FAMU College of Agriculture
- University of Florida Institute of Food and Agricultural Sciences
- From the Ground Up
- Esposito's
- Tall Timbers
- Get Outdoors Florida
- Master Craftsman Studio
- *Tallahassee Democrat*

Programming Management

Our team has focused on researching best practices at other community parks, including some with amphitheaters, to facilitate the development of a Cascades Park programming plan. The goal is to assist local government and community leaders as they develop a park that attracts a diverse group of Tallahassee citizens and also places Tallahassee on the regional and national outdoor cultural/entertainment facility map.

The management team should be skilled in planning and implementing ALL programming and scheduling of activities in the park. Ideally, the team should possess the qualifications to manage functions such as operations, marketing, food and beverage service, seating, fund-raising, sponsorships, corporate

partnerships, and if needed, ticket sales. The management team should have be able to work closely with booking agents, promoters and touring acts.

Successful management structures at other venues have included one or more staff member with the skills and knowledge to schedule events throughout the park. Staff needs to ensure that the park either owns or can quickly rent the facilities and equipment community organizations need to make their events successful.

Our research shows a variety of options for management of the park:

- A government employee(s) dedicated solely to the park
- A private contractor
- A combination of the above
- A Foundation/Non-profit

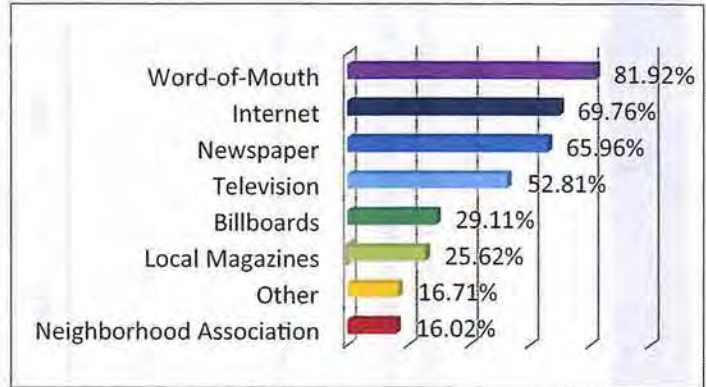
We recommend the creation of a Cascades Park Citizens Advisory Committee. This committee will serve in an advisory capacity to:

- Assist in the development of Cascades Park's mission and policies;
- Assist in the programming of Cascades Park;
- Review and recommend long range planning and budgeting for Cascades Park;
- Serve as liaisons to the community, increasing support and awareness of Cascades Park.

General Park Considerations

- Security, parking, emergency services, clean up and directional/way-finding signage should be established.
- Keep Tallahassee-Leon County Beautiful has already expressed interest in assisting with park beautification.
- Star Metro could be a resource for transportation needs for large community events. In addition, our team has spoken with Start Metro staff to ensure considerations are made for appropriate access to the park. Also, FAMU is working to ensure there is access for students through their transportation system.
- Landscape design, lighting, police presence and emergency phones will help ensure the safety of visitors while utilizing the park.
- Tools that market activities in the park should be established such as a comprehensive website and an e-newsletter, as well as links to/from local government sites.
- The goal should be to run a facility that makes enough money to sustain its operations. Excess revenues should be dedicated either largely or totally to ongoing operations and future improvements of the park.

Moving forward, the Park's management team should also work with groups using the park to help them market their events. Based on our research, it is clear that residents learn about various community events through a wide variety of mediums, ranging from word-of-mouth to the *Tallahassee Democrat* and other forms of print media. However, it seems quite clear, that while it is important to publicize events being held at the park, it will be equally critical to involve members of the community (and from various community groups) in the planning, development, and promotion of park programs.



Appendix I: Sample Events Calendar

The following sample calendar is meant only as an illustrative example; a hypothetical schedule of events for one full year's programming at Cascades Park. Each event described below, as well as the associated date and time, is only intended to show what a full slate of programs at the Park might look like. This should have no bearing on policies related to, or administration of, the park moving forward.

October 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12 Ribbon Cutting 10 AM	13 Kick Off Events 1 PM - 9 PM
14 <i>Arts in the Park</i> ☆☆☆ 7 PM - 5 PM ☆	15	16	17 Lunch on the Lawn	18 JAM Session	19 Lunch on the Lawn	20 Cascades 5k 7:30 AM
21 Sunday Morning Sunrise Service	22	23 Stories & Puppets 10 AM - 12 PM	24 Lunch on the Lawn	25 JAM Session	26 Lunch on the Lawn	27 * Fall Festival 2 PM - 6 PM
28 Sunday Morning Sunrise Service	29 Yoga Rocks the Park	30	31 Lunch on the Lawn			

November 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 JAM Session	2	3 Coffee Bark 7-9 AM TIM MCCRAW 7 PM
4 <i>Fun Afternoon with Shakespeare 3 PM</i>	5 Yoga Rocks the Park	6	7 Lunch on the Lawn	8 JAM Session	9 Lunch on the Lawn	10 Speaker Series
11 Sunday Morning Sunrise Service	12 Monday Matinee Park Plays 3:30 PM	13	14 Lunch on the Lawn	15 JAM Session	16 Lunch on the Lawn	17 Green Market at Cascades 8 AM - 2 PM
18 The Story of the 1st Thanksgiving 2 PM	19 Yoga Rocks the Park	20	21 Lunch on the Lawn	22 Thanksgiving Turkey Trot 9 AM	23 Lunch on the Lawn	24
25 Sunday Morning Sunrise Service	26 Yoga Rocks the Park	27 Stories & Puppets 10 AM - 12 PM	28 Lunch on the Lawn	29 JAM Session	30 <i>An Evening with Art & Wine 7 PM</i>	

December 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Coffee Bark 7-9 AM
2 Sunday Morning Sunrise Service	3 Yoga Rocks the Park	4	5 Lunch on the Lawn	6 JAM Session	7 Winter Festival of Lights 6 PM - 10 PM	8 FSU Art Exhibit & Tallahassee Symphony 3 PM
9 Winter Walk 5k 8 AM	10 Yoga Rocks the Park	11 Stories & Puppets 10 AM - 12 PM	12 Lunch on the Lawn	13 JAM Session	14 Darius Rucker 7 PM	15 Movies on the Lawn
16 Tallahassee Ballet Nutcracker 3 PM	17 Yoga Rocks the Park	18	19 Lunch on the Lawn	20 JAM Session	21	22 Jingle Bell Run 8 AM
23 30 Walk Through 6 PM - 10 PM	24 31 Bethlehem	25 <i>Christmas</i>	26	27	28	29

January 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	31 <i>Fireworks in the Park</i> 8 pm	1 Happy New Year	2	3	4	5 Coffee Bark 7-9 AM
6 Sunday Morning Sunrise Service		8	9 Lunch on the Lawn	10 JAM Session	11 Lunch on the Lawn	12
13 Sunday Morning Sunrise Service	14 Monday Matinee Park Plays 3:30 PM	15	16 Lunch on the Lawn	17 JAM Session	18 Lunch on the Lawn	19 Green Market at Cascades 8 AM - 2 PM
20 Sunday Morning Sunrise Service	21 Yoga Rocks the Park	22 Stories & Puppets 10 AM - 12 PM	23 Lunch on the Lawn	24 JAM Session	25 Blues & Brews Festival 3 PM - 11 PM	26
27 Sunday Morning Sunrise Service	28 Yoga Rocks the Park	29	30 Lunch on the Lawn	31 JAM Session		

February 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Coffee Bark 7-9 AM Movies on the Lawn ☆
3 Sunday Morning Sunrise Service	4 Yoga Rocks the Park	5	6 Lunch on the Lawn	7 JAM Session	8 ☆ <i>Arts under the Stars</i> ☆ <i>2 Day Exhibit</i> ☆ 7 PM - 11 PM ☆	9 ☆ <i>Arts under the Stars</i> ☆ ☆ ☆
10 Love to Run 5k 8 AM	11 Yoga Rocks the Park	12	13 Lunch on the Lawn	14 JAM Session	15 Lunch on the Lawn	16 Green Market at Cascades 8 AM - 2 PM
17 Sunday Morning Sunrise Service	18 Monday Matinee Park Plays 3:30 PM	19	20 Lunch on the Lawn	21 JAM Session	22 Lunch on the Lawn	23 Jerry Seinfeld LIVE - PM
24 Sunday Morning Sunrise Service	25 Yoga Rocks the Park	26 Stories & Puppets 10 AM - 12PM	27 Lunch on the Lawn	28 JAM Session	Lunch on the Lawn	

March 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Coffee Bark 7-9 AM Speaker Series
3 Sunday with Shakespeare 3:00 PM	4 Yoga Rocks the Park	5	6 Lunch on the Lawn	7 JAM Session	8 Lunch on the Lawn	9 Green Market at Cascades 8 AM - 2 PM
10 Sunday Morning Sunrise Service	11 Yoga Rocks the Park	12	13 Lunch on the Lawn	14 JAM Session	15 Irish Beer Bash 8 PM	16 Shamrock Run 5k 8 AM
17 Sunday Morning Sunrise Service	18 Monday Matinee Park Plays 3:30 PM	19	20 Lunch on the Lawn	21 JAM Session	22 Lunch on the Lawn	23 Community Service Day 9 AM - 3 PM
24 31 Sunday Morning Sunrise Service	25 Yoga Rocks the Park	26 Stories & Puppets 10 AM - 12 PM	27 Lunch on the Lawn	28 JAM Session	29 Lunch on the Lawn	30 Easter Egg Hunt 11 AM

April 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Yoga Rocks the Park	2	3 Brown Bag Lunch in the Park	4 JAM Session	5 Lunch on the Lawn	6 Coffee Bark 7-9 AM Movies on the Lawn
7 Sunday Morning Sunrise Service	8 Yoga Rocks the Park	9	10 Brown Bag Lunch in the Park	11 JAM Session	12 I LOVE the Beatles Music Festival	13
14 Sunday Morning Sunrise Service	15 Monday Matinee Park Plays 3:30 PM	16	17 Brown Bag Lunch in the Park	18 JAM Session	19 Lunch on the Lawn	20 Green Market at Cascades 8 AM - 2 PM
21 Community Service Day 3 PM - 6 PM	22 Yoga Rocks the Park	23	24 Lunch on the Lawn	25 JAM Session	26 Lunch on the Lawn	27 Hop into Spring 5k 8 AM
28 Sunday Morning Sunrise Service	29 Yoga Rocks the Park	30 Stories & Puppets 10 AM - 12PM				

May 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Lunch on the Lawn	2 JAM Session	3 Lunch on the Lawn	4 Coffee Bar & Movies on the Lawn
5 <i>Sunday Morning Sunrise Service</i>	6 Yoga Rocks the Park	7	8 Lunch on the Lawn	9 JAM Session	10 Lunch on the Lawn	11 Zac Brown Band 7 PM
12 <i>Sunday Morning Sunrise Service</i>	13 Monday Matinee Park Plays 3:30 PM	14	15 Lunch on the Lawn	16 JAM Session	17 FSU Symphony 7 PM	18 Brews & Crews Band Festival 4 PM - 10 PM
19 <i>Sunday Morning Sunrise Service</i>	20 Yoga Rocks the Park	21	22 Lunch on the Lawn	23 JAM Session	24 Lunch on the Lawn	25 <i>Fun in the Sun 5k 7:30 AM</i>
26 1 ST ANNUAL CHILI COOKOFF 2 PM - 6 PM	27 Yoga Rocks the Park	28 Stories & Puppets 10 AM - 12 PM	29 Lunch on the Lawn	30 JAM Session	31 Lunch on the Lawn	

June 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Coffee Bark (7-9 AM) Movies on the Lawn
2 Sunday Morning Sunrise Service	3 Yoga Rocks the Park	4	5 Lunch on the Lawn	6 JAM Session	7 Summer Nights Concert Series TBA	8 Kenny Chesney 7 PM
9 Sunday Morning Sunrise Service	10 Monday Matinee Park Plays 3:30 PM	11	12 Lunch on the Lawn	13 JAM Session	14 Lunch on the Lawn	15 Green Market at Cascades 8 AM - 2 PM
16 <i>Shakespeare Sundays 2 pm</i>	17 Yoga Rocks the Park	18	19 Lunch on the Lawn	20 JAM Session	21 Battle of the Bands Festival 7 PM - 10 PM	22 Bands Festival 2 PM - 10 PM
23 30 Sunday Morning Sunrise Service	24 Yoga Rocks the Park	25 Stories & Puppets 10 AM - 12 PM	26 Lunch on the Lawn	27 JAM Session	28 Summer Nights Concert Series TBA	29 Community Service Day 9 AM - 3 PM

July 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Yoga Rocks the Park	2	3 Lunch on the Lawn	4  4TH OF JULY CELEBRATION	5 Lunch on the Lawn	6 Coffee Bark 7-9 AM Big 4th 5k 8 AM
7 Sunday Morning Sunrise Service	8 Monday Matinee Park Plays 3:30 PM	9	10 Lunch on the Lawn	11 JAM Session	12 Summer Nights Concert Series TBA	13 Green Market at Cascades 8 AM - 2 PM
14 COMMUNITY PARK PICNIC	15 Yoga Rocks the Park	16	17 Lunch on the Lawn	18 JAM Session	19 Greek Festival 4 PM - 10 PM	20 Greek Festival 2 PM - 10 PM
21 Sunday Morning Sunrise Service	22 Yoga Rocks the Park	23 Kid Concert 10 AM	24 Lunch on the Lawn	25 JAM Session	26 Summer Nights Concert Series TBA	27 JAZZ-Y NIGHT 7 PM
28 Sunday Morning Sunrise Service	29 Yoga Rocks the Park	30 Stories & Puppets 10 AM - 12 PM	31 Lunch on the Lawn			

August 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 JAM Session	2 Summer Nights Concert Series TBA	3 Coffee Bark 7-9 AM Movies on the Lawn
4 Community Painting Day 2 PM	5 Yoga Rocks the Park	6	7 Lunch on the Lawn	8 JAM Session	9 Lunch on the Lawn	10 Community Service Day 9 AM - 3 PM
11 Sunday Morning Sunrise Service	12 Monday Matinee Park Plays 3:30 PM	13	14 Lunch on the Lawn	15 JAM Session	16 Summer Nights Concert Series TBA	17 Green Market at Cascades 8 AM - 2 PM
18 Afternoon Music in the Park 3-5 PM	19 Yoga Rocks the Park	20	21 Lunch on the Lawn	22 JAM Session	23 Lunch on the Lawn	24 Back to School 5k 7:30 AM
25 Sunday Morning Sunrise Service	26 Yoga Rocks the Park	27 Stories & Puppets 10 AM - 12 PM	28 Lunch on the Lawn	29 JAM Session	30 Lunch on the Lawn	31

September 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Sunday Morning Sunrise Service	2 Yoga Rocks the Park	3	4 Lunch on the Lawn	5 JAM Session	6 Lunch on the Lawn	7 Coffee Bark 9 AM Movies on the Lawn
8 Picnic in the Park	9 Yoga Rocks the Park	10	11 Lunch on the Lawn	12 JAM Session	13 <i>Shakespeare in the Park</i> 6 - 10 pm	14 <i>6 - 10 pm</i>
15 Sunday Morning Sunrise Service	16 Monday Matinee Park Plays 3:30 PM	17	18 Lunch on the Lawn	19 JAM Session	20 Lunch on the Lawn	21 Green Market at Cascades 8 AM - 2 PM
22 Sunday Morning Sunrise Service	23 Yoga Rocks the Park	24 Stories & Puppets 10 AM - 12 PM	25 Lunch on the Lawn	26 JAM Session	27 Sugarland 7 PM	28 Speaker Series
29 Sunday Morning Sunrise Service	30 Yoga Rocks the Park					

APPENDIX #2

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF TALLAHASSEE
AND LEON COUNTY REGARDING PROGRAMMING FOR THE CAPITAL CASCADES
STAGE AND CONCERT SERIES AT THE CAPITAL CITY AMPHITHEATER AT
CASCADES PARK**

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 11th day of July, 2013, pursuant to the authority of Section 163.01, Florida Statutes, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (the "City") and LEON COUNTY, Florida, a charter county and political subdivision of the State of Florida (the "County") for the purpose of developing operational guidelines for the Leon County Division of Tourism Development Sponsored Events at the Capital City Amphitheater at Cascades Park ("Amphitheater") to be known as the Capital Cascades Stage and Concert Series. The City and County may be referred to collectively as "Parties".

RECITALS

WHEREAS, the Amphitheater has been created as an amenity in Cascades Park, utilizing both Blueprint 2000 funds and Leon County Tourist Development Tax proceeds; and,

WHEREAS, programming of the Amphitheater will include local festivals and local events as well as regional ticketed concerts, the Capital Cascades Stage and Concert Series; and,

WHEREAS, the City and County agree that the Amphitheater has been constructed as a venue for large outdoor concerts drawing the caliber of entertainment suitable to be a regional attraction in an effort to drive economic development through tourism; and that up to a maximum of ten (10) ticketed events will be scheduled to occur within the first eighteen (18) months of operation of the Amphitheater, ("Capital Cascades Stage and Concert Series"); and,

WHEREAS, the Parties also agree that the Amphitheater is intended to attract events that are oriented to the entire community in all of its diversity; and

WHEREAS, the Parties recognize the benefits of hiring a management company to develop and manage the programming of the Capital Cascades Stage and Concert Series at the Amphitheater and of establishing a volunteer committee to be known as the Strategic Team for Amphitheater Grand Entertainment ("STAGE"); and,

WHEREAS, the Parties recognize the need to establish guidelines and responsibilities for STAGE, City staff and County staff related to the Capital Cascades Stage and Concert Series. This Agreement is intended to establish those guidelines, which are limited to the Capital Cascades Stage and Concert Series Events.

NOW, THEREFORE, in consideration of the following mutual promises, and representations set forth below, the sufficiency of which being acknowledged, the City and County do hereby agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The Recitals set forth above are hereby incorporated into this Agreement and made a part hereof as if set forth below.

SECTION 2. ESTABLISHMENT OF THE STRATEGIC TEAM FOR AMPHITHEATER GRAND ENTERTAINMENT (STAGE).

1. Purpose: There is hereby established a Strategic Team for Amphitheater Grand Entertainment, hereinafter "STAGE" or "STAGE Committee" to act as a "Focus Group" with regard to the Capital Cascades Stage and Concert Series held at the Capital City Amphitheater ("Amphitheater"). The STAGE Committee shall develop guidelines for the Capital Cascades Stage and Concert Series at the Amphitheater as set forth herein.

2. Membership: The STAGE Committee shall have seven (7) members. Membership of the STAGE Committee shall consist of the following:

- a. Director of the Leon County Division of Tourism Development.
- b. Director of the City's Department of Parks, Recreation, and Neighborhood Affairs ("PRNA").
- c. Representative from the Cultivate Cascades Initiative Team of the Knight Creative Communities Institute ("KCCI") who will be replaced by a rotating appointment, as outlined below.
- d. Representative appointed by the Myers Park Neighborhood Association.
- e. Representative appointed by the Woodland Drives Neighborhood Association.
- f. Representative from Seven Days of Opening Nights at Florida State University, appointed by Florida State University.
- g. Representative from the Lyceum Series at Florida A&M University, appointed by Florida A&M University.

3. Membership Terms. The Director of the Leon County Division of Tourism Development and PRNA Director shall be permanent members. The KCCI, Myers Park Association, Woodland Drives Neighborhood Association, Seven Days of Opening Nights and Lyceum Series members shall serve two-year terms. Upon the expiration of the first two-year term the KCCI membership shall cease, and be replaced with a seventh member who shall then become a member representing the community-at-large appointed by either the City Commission or the Board of County Commissioners on a rotating basis for a two-year term. The Board of County

Commissioners shall appoint the first community-at-large member. Upon the expiration of the first two-year term for the Myers Park Association, the Woodland Drives Neighborhood Association, Seven Days of Opening Nights, and Lyceum Series members, those organizations shall have an opportunity to select a new member to represent each organization, or may reappoint the current member representative to the STAGE Committee for another two-year term.

4. STAGE Operations: The STAGE Committee shall be and act as a “Focus Group” of the Board of County Commissioners, which shall comply with all policies applicable to such committees. All meetings of the STAGE Committee shall be advertised, open to the public, and minutes of the meetings shall be taken. Pursuant to Section 6 herein, the City Manager and County Administrator, acting jointly are authorized to revise the membership of the STAGE Committee and its duties and responsibilities.

SECTION 3. STAGE COMMITTEE RESPONSIBILITIES.

The STAGE Committee shall make reports to the City Manager and the County Administrator, related to the Capital Cascades Stage and Concert Series on:

1. Developing a booking policy that will reserve certain priority dates for a maximum of ten (10) Capital Cascades Stage and Concert Series events to occur within the first eighteen (18) months of Amphitheater operation.
2. Coordinating a master calendar for the Capital Cascades Stage and Concert Series events.
3. Exploring various musical and performance genres.
4. Developing community-oriented and other cultural programming, reflective of the diversity of the Tallahassee-Leon County community.
5. Developing a plan for concert and event times for the Capital Cascades Stage and Concert Series consistent with the Amphitheater’s hours of operation and this Agreement.
6. Developing a plan and procedure for special exceptions to Amphitheater hours of operation for federal, state, or locally recognized holidays, which special exceptions shall be submitted to and approved by the City Manager and County Administrator, acting jointly, in writing prior to the first event of the Capital Cascades Stage and Concert Series.
7. Developing a plan to address concerns, if any, of adjacent neighborhoods related to the Capital Cascades Stage and Concert Series.
8. Recommending the number of permissible Capital Cascades Stage and

Concert Series events to occur annually after the first eighteen (18) months of Amphitheater operation.

9. Reviewing on a monthly basis for the first twelve (12) months of Amphitheater operation all activity related to the Capital Cascades Stage and Concert Series. After the first twelve (12) months of Amphitheater operation, conducting such reviews on a quarterly basis.
10. Recommending whether earned profits from the Capital Cascades Stage and Concert Series, if any, should be expended for Amphitheater capital improvements and costs related to marketing the Amphitheater to attract performers and visitors to Leon County and the City of Tallahassee for the Capital Cascades Stage and Concert Series.

Pursuant to Section 6 herein, the City Manager and County Administrator are authorized to revise the duties and responsibilities of the STAGE Committee.

SECTION 4. CITY STAFF RESPONSIBILITIES.

City staff shall:

1. Conduct regular maintenance of the Amphitheater as part of routine Cascades Park operations.
2. Establish price lists for services provided by the City for the Capital Cascades Stage and Concert Series.
3. Allow the Capital Cascades Stage and Concert Series consisting of a maximum of ten (10) ticketed outdoor concerts to occur at the Amphitheater within the first eighteen (18) months of Amphitheater operation, provided all City permitting requirements are complied with.
4. Implement use agreements with owners of parking lots and facilities surrounding the park.
5. Create a traffic control plan which may include parking limitation signs in surrounding neighborhoods to limit ingress to adjacent neighborhoods during the Capital Cascades Stage and Concert Series events.
6. In the event that the Meridian Point Building is acquired by the City and becomes available for redevelopment within the initial five (5) year term of this Agreement or any subsequent two (2) year renewal term, it is recognized by the Parties that Amphitheater operations would benefit from dressing rooms, restrooms, production office, box office, catering space, which therefore shall be incorporated, if feasible, into the design of any proposed

redevelopment of the first level of the Meridian Point Building.

7. If the Meridian Point Building is acquired by the City, work with County staff to develop an agreement to share the costs of operating the building for the benefit of the Amphitheater.
8. Invoice the County, after completion of each Capital Cascades Stage and Concert Series event for the cost of City services, as specified in the City's Special Events Permit process.
9. Work with the Leon County Division of Tourism Development, the management company, if any, and the concert/event promoter(s) on all aspects of each Capital Cascades Stage and Concert Series event staging and production.
10. Provide services for the Capital Cascades Stage and Concert Series, as agreed upon in City's Special Events Permit process.
11. Work with the STAGE Committee and the Leon County Division of Tourism Development to address neighborhood concerns, if any.
12. Adjust neighborhood trash pickup schedules following a Capital Cascades Stage and Concert Series event, if necessary.
13. Work with County staff to assist the STAGE Committee in developing a plan, providing that profits from the Capital Cascades Stage and Concert Series are used for Amphitheater capital improvements and costs related to marketing the Amphitheater to attract performers and visitors to Leon County and the City of Tallahassee for the Capital Cascades Stage and Concert Series.

SECTION 5. COUNTY STAFF RESPONSIBILITIES.

County staff shall:

1. Provide for a private management company retained through a competitive selection process or budget for salary and benefits for a program manager, who shall be an employee of the County.
2. If the Meridian Point Building is acquired by the City, work with City staff to develop an agreement to share the costs of operating the building for the benefit of the Amphitheater.
3. Work with concert promoters to establish ticket prices and make all final

decisions on booking entertainment for each Capital Cascades Stage and Concert Series event.

4. After completion of each Capital Cascades Stage and Concert Series event and upon receipt of an invoice from the City, pay such approved costs to the City for services as agreed upon in City's Special Events Permit in accordance with the City's price list.
5. Provide any advance funding, where appropriate or necessary to book a Capital Cascades Stage and Concert Series event.
6. Provide funding, where appropriate, to enter into self-promotion or co-promotion agreements with concert promoters.
7. Maintain profit and loss records for each Capital Cascades Stage and Concert Series event. Revenues may consist of ticket revenues, sponsorships, concession fees, percentage of food and beverage sales, VIP hospitality area income, percentage of merchandise sales and other sources as identified. Costs may include, but are not limited to, fees due to the concert or event, promoter/entertainment, and related concert costs.
8. Work with City staff to develop a plan, which will provide that profits from the Capital Cascades Stage and Concert Series are used for Amphitheater capital improvements and costs related to marketing the Amphitheater to attract performers and visitors to Leon County and the City of Tallahassee for the Capital Cascades Stage and Concert Series.
9. Retain all profits earned, if any, from the Capital Cascades Stage and Concert Series events to be held within the first eighteen (18) months of operation of the Amphitheater, in an account to be managed by the County, specifically to use for Amphitheater capital improvements and costs related to marketing the Amphitheater to attract performers and visitors to Leon County and the City of Tallahassee. The County shall make available an annual statement of earned revenues from the Capital Cascades Stage and Concert Series for interested parties.
10. Issue a Request For Proposals, if necessary, and enter into an agreement for electronic ticketing.
11. Operate a box office and reconcile concert ticket sales and associated event costs with the concert promoter.
12. Through the Leon County Division of Tourism Development, market the Capital Cascades Stage and Concert Series events to regional audiences.

13. Develop and sell possible Capital Cascades Stage and Concert Series sponsorship opportunities, subject to PRNA approval, within the Amphitheater.
14. Unless a special exception for a holiday is submitted to and approved by the City Manager and County Administrator pursuant to this Agreement, require all entertainment provided at the Capital Cascades Stage and Concert Series to be completed not later than 11:00 p.m. on Fridays and Saturdays, and not later than 10:00 p.m. on Sundays through Thursdays. No Capital Cascades Stage and Concert Series event shall begin earlier than 7:00 a.m. on any day of the week.
15. Require the management company, if any, to comply with any noise ordinance enacted by the City or the County.
16. Obtain a City Special Events Permit for each Capital Cascades Stage and Concert Series event.

SECTION 6. CITY MANAGER AND COUNTY ADMINISTRATOR.

This Agreement authorizes the City Manager and the County Administrator to resolve all programming, policy, and governance matters that may arise during the planning, implementation, and operation of the Amphitheater for the Capital Cascades Stage and Concert Series. However, should the City Manager and County Administrator be unable to resolve such matters, then the provisions of Section 9B shall apply. The City Manager and County Administrator, acting jointly, are hereby authorized to enhance or revise the membership and responsibilities of the STAGE Committee as needed.

SECTION 7. EFFECTIVE DATE.

This Agreement shall be effective ("Effective Date") when filed with the Clerk of the Circuit Court pursuant to Section 163.01(11), Florida Statutes after approval and execution by both Parties.

SECTION 8. TERM, RENEWAL, TERMINATION, REVIEW.

The term of the Agreement shall be for a period of five (5) years commencing upon the Effective Date and shall be renewed automatically thereafter for two (2) year terms, unless either the City or County provides written notice to the other Party of its intent not to renew this Agreement, not later than sixty (60) days prior to the end of the then current term.

If either Party fails to comply with any of the material terms or conditions of this Agreement or otherwise defaults in any of its material obligations under this Agreement and shall fail, within sixty (60) calendar days after written notice from the other Party to correct such default or

noncompliance, the non-defaulting Party may, at its option, terminate this Agreement.

It is the intent of the Parties to conduct a joint City and County review of the contractual terms, conditions and performance of the Parties, to occur not less than eighteen (18) months after the Effective Date of this Agreement.

SECTION 9. MISCELLANEOUS.

A. Amendments.

The Parties hereby acknowledge that the terms hereof constitute the entire understanding and agreement of the Parties with respect to the subject matter hereof. No modification hereof shall be effective unless in writing, executed with the same formalities as this Agreement, in accordance with general law.

B. Conflict Resolution.

1. The Parties shall attempt to resolve all disputes that arise under this 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 Agreement, as an alternative dispute resolution process is hereby set forth in this section. The aggrieved Party shall give notice to the other Party in writing, setting forth the name of the Party involved in the dispute, the nature of the dispute, date of occurrence (if known), and proposed resolution, hereinafter referred to as the "Dispute Notice."

2. Should the Parties be unable to reconcile any dispute, the City Manager and County Administrator, or their designees, shall meet at the earliest opportunity, but in any event within ten (10) days from the date that the Dispute Notice is received, to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of the Parties, they shall report their decision, in writing, to the City Commission and Board of County Commissioners. If the City Manager and County Administrator, or their designees, are unable to reconcile the dispute, they shall report their impasse to the City Commission and Board of County Commissioners, who shall then convene a meeting at their earliest appropriate opportunity, but in any event within forty-five (45) days following receipt of a Dispute Notice, to attempt to reconcile the dispute.

3. If a dispute is not resolved by the foregoing steps within forty-five (45) 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. The mediator shall also have sufficient knowledge and experience in the subject of the dispute. 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.

4. 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, upon the agreement of both Parties, such dispute may be referred to binding arbitration; 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).

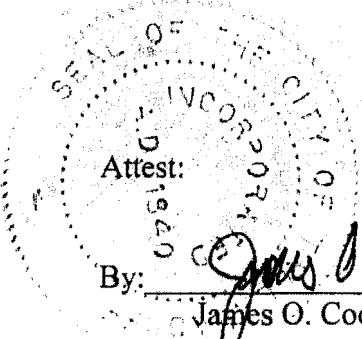
- a. Such arbitration shall be initiated by delivery, from one Party (the "Claimant") to the other Party (the "Respondent"), of a written demand therefore containing a statement of the nature of the dispute and the amount, if any, involved. The Respondent, within ten (10) days following its receipt of such demand, shall deliver an answering statement to the Claimant. After the delivery of such statements, either Party may make new or different claims by providing the other(s) with written notice thereof specifying the nature of such claims and the amount, if any, involved.
- b. Within ten (10) days following the delivery of such demand, 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 an additional arbitrator.
- c. The arbitration hearing shall be commenced in Leon County, Florida within sixty (60) days following selection of the additional 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.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives this 11th day of July, 2013.


Approved by the City Commission on July 10, 2013.

Approved by the Leon County Board of County Commissioners on July 9, 2013.

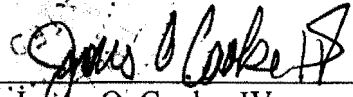
Filed with the Leon County Clerk of Court on August 14, 2013.



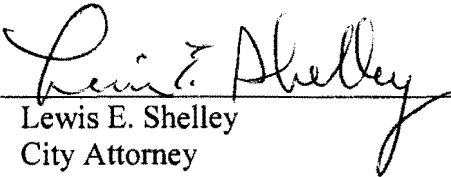
CITY OF TALLAHASSEE

By: 
John R. Marks, III
Mayor

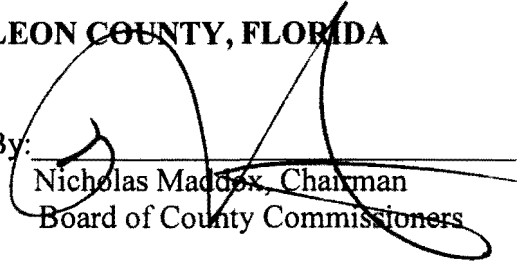
Attest:

By: 
James O. Cooke, IV
City Treasurer Clerk

Approved as to form:

By: 
Lewis E. Shelley
City Attorney

LEON COUNTY, FLORIDA

By: 
Nicholas Maddox, Chairman
Board of County Commissioners

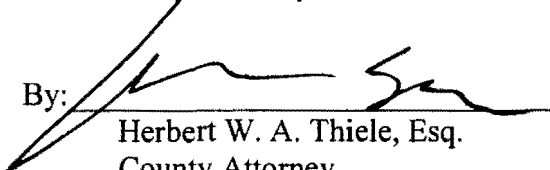
Attest:

Bob Inzer, Clerk of Court
Leon County, Florida

By: 

Approved as to form:

Leon County Attorney's Office

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

BOARD OF COUNTY COMMISSIONERS

INTER-OFFICE MEMORANDUM

TO: Dionte Gavin,
Finance Department, Clerk of the Circuit Court

FROM: Patrick T. Kinni, Esq.
Deputy County Attorney

DATE: August 14, 2013

SUBJECT: INTERLOCAL AGREEMENT BETWEEN THE CITY OF TALLAHASSEE AND
LEON COUNTY REGARDING PROGRAMMING FOR THE CAPITAL
CASCADES STAGE AND CONCERT SERIES AT THE CAPITAL CITY
AMPHITHEATER AT CASCADES PARK

Attached hereto for inclusion in the County's contract database please find the Interlocal Agreement Regarding Programming for the Capital Cascades Stage and Concert Series at the Capital City Amphitheater at Cascades Park dated July 13, 2013, by and between the Leon County and the City of Tallahassee.

Further, our office has retained a copy of the above-referenced document for our file, please retain this original Agreement for safekeeping along with other original County documents.

Please contact me with any questions or concerns you may have.

PTK/kam

Attachment

RECEIVED
13 AUG 14 PM 1:34
FINANCE DIVISION
BOB INZER
CLERK CIRCUIT COURT

APPENDIX #3

Leon County Board of County Commissioners

Cover Sheet for Agenda #20

July 8, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Acceptance of the Status Report on the Capital Cascades Stage and Concert Series and Consideration of Policy Options for the Remaining Seven Concerts

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Director of Economic Development and Business Partnerships
Lead Staff/ Project Team:	Lee Daniel, Director of Tourism Development Cristina L. Paredes, Intergovernmental Affairs and Special Projects Coordinator Ryan Aamodt, Management Intern

Fiscal Impact:

This item provides a status report to the Board on the Capital Cascades Stage and Concert Series with options for the County to support the remaining seven concerts anticipated through October 2015. The Board's tentative FY 15 budget includes \$160,000 for these concerts; \$60,000 for the Amphitheater Manager contract, \$20,000 for utility costs associated with the Amphitheater and Meridian Point Building, and \$80,000 for the promotion and production of concerts.

Staff Recommendation:

Option #1: Accept the status report on the Capital Cascades Stage and Concert Series.

Option #2: Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.

Report and Discussion

Background:

During the April 20, 2014 Board meeting, staff was directed to prepare a status report on the first three concerts held at the Capital City Amphitheater (Amphitheater) at Cascades Park. This item provides a status report on the Capital Cascades Stage and Concert Series events held between April 12th and May 16th 2014, with options for the Board's consideration to support the remaining seven concerts anticipated through October 2015.

Prior to the initial stages of developing the Amphitheater at Cascades Park, the Knight Creative Communities Initiative's (KCCI) Cultivate Cascades Team canvassed the community to ask businesses, community leaders and future park patrons what they wanted to experience in the new park. A report produced by KCCI identified several themes that prevailed from survey interviews such as having diverse programming in the park, including education and health activities, music concerts (small and large), art exhibits, festivals and more (Attachment #1). This report also noted that concerts were the most popular type of event identified across every demographic group (including race, gender, income, and age). Approximately 80 percent of respondents stated they would be willing to pay admissions to attend a special event in the park (i.e. a high profile musical performance). Based on its findings, KCCI concluded that an exemplary model for the Cascades Park Amphitheater was the St. Augustine Amphitheatre located in Anastasia State Park due to its similar size and climate. *(Since that time, staff has developed a strong working relationship with its counterparts in St. Augustine including mutual site visits and seeking industry and operational data.)*

Interlocal Agreement for the Concert Series

The Amphitheater at Cascades Park was partially constructed using County bed tax funds, which are typically used to promote and enhance visitation to the area. In order to realize a return on the bed tax investment in the construction of the Amphitheater, the County entered into an Interlocal Agreement with the City of Tallahassee to host up to 10 County-sponsored ticketed events over the Amphitheater's first 18 months of operation (Attachment #2). These concerts are commonly referred to as the Capital Cascades Stage and Concert Series. While the City is responsible for the day-to-day maintenance and operation of Cascades Park and the Amphitheater, the County entered into the Interlocal Agreement to ensure that there would be a strategic effort to utilize the Amphitheater to attract regional visitors and enhance economic development through tourism.

For several months, the County and City worked with the surrounding neighborhoods and various community stakeholders to address citizen concerns, specifically regarding sound levels associated with the Concert Series. Several meetings were held between the County, City, Blueprint 2000, and neighborhood associations before finalizing the Interlocal Agreement, which was approved by the County and City respectively on July 9th and 10th, 2013. The Interlocal Agreement outlines the roles and responsibilities of the County as follows:

- Authorizes the County to host and sponsor up to 10 regional ticketed events during the first 18 months of Amphitheater operation. A regional ticketed event is an event hosted by Leon County that will draw regional visitors to stimulate the local economy. Local events are considered smaller in nature that typically will not have a regional draw or produce overnight stays.

- Establishes curfews for the Capital Cascades Stage and Concert Series: 10:00 p.m. on Sundays through Thursdays and 11:00 p.m. on Fridays and Saturdays.
- Requires compliance with the City's sound limits policy that was established subsequent to this Interlocal Agreement (Attachment #3).
- Calls for the County's establishment of the Strategic Team for Amphitheater Grand Entertainment (STAGE) Committee to serve as Leon County Focus Group that will review and make recommendations on Amphitheater operations including all activities related to the Capital Cascades Stage and Concert Series. All meetings are noticed and open to the public.
 - Lee Daniel (Chair) – Leon County Tourism Development
 - Julz Graham – Knight Creative Communities Institute
 - Christopher Heacox – FSU Seven Days of Opening Nights
 - Susan Lorch – Myers Park Neighborhood Association
 - Rebecca Sager – Woodland Neighborhood Association
 - Luther Wells – FAMU Lyceum Series
 - Ashley Edwards – City of Tallahassee Parks, Recreation, and Neighborhood Affairs
- Clarifies that the STAGE Committee will advise staff and the Amphitheater Program Manager on entertainment to be booked but the final booking decision belongs to the Director of Leon County Tourism Development.

STAGE Committee

In conjunction with the approval of the Interlocal Agreement with the City, the Board also adopted the resolution to establish the STAGE Committee on July 9, 2013 (Attachment #4). This seven-member focus group provides input concerning program entertainment for the concerts held at the Amphitheater. STAGE's mission is to support and maximize the positive economic impact of the County's investment in the Concert Series and to ensure accountability in the operation of the Amphitheater. In addition to the responsibilities enumerated in the Interlocal Agreement, STAGE is charged with providing input to the Division of Tourism Development on the following:

- Developing a booking policy that will reserve certain priority dates for a maximum of ten regional ticketed concerts through the first 18 months of operation;
- Developing options for ticket surcharges which are intended to offset future Amphitheater capital maintenance/improvement costs and increased general maintenance costs due to ticketed and community events;
- Coordinating a master calendar of Amphitheater events;
- Seeking ticketed concerts covering various musical and performance genres;
- Developing community and other cultural programming;
- Developing a plan for concert and event times;
- Developing a plan to address concerns, if any, of adjacent neighborhoods;
- Recommending the number of permissible regional ticketed concerts to occur after the first year of Amphitheater operation; and,

- Developing options for County and City profit sharing percentages after the first two years of operation, taking into consideration the ongoing maintenance and capital improvement responsibilities and costs, as well as the marketing costs associated with attracting visitors from the region.

Following the first 12 months of operation, the STAGE Committee will gather the available concert data to prepare a comprehensive report on the Concert Series and offer guidance on future concert operations to the County and City.

Partnership with Scott Carswell Presents

In order to effectively attract, promote, and produce the highest quality of performances, the County sought to procure a seasoned concert and live entertainment promoter to serve as the Amphitheater Program Manager for the Capital Cascades Stage and Concert Series. A Request for Proposals (RFP) notified 310 vendors and 13 vendors requested bid packages. The County received one response from Scott Carswell Presents LLC. On July 9, 2013, concurrent with the execution of the Interlocal Agreement with the City and the adoption of the resolution to establish the STAGE Committee, the Board directed staff to negotiate an agreement with Scott Carswell Presents based on his response to the RFP and extensive experience in the concert industry (Attachment #5).

The County's agreement with Scott Carswell Presents calls for a base monthly fee of \$5,000 for all professional management services and a commission equal to 10% of the gross professional entertainment-booking fee. For example, if a professional entertainer booked to perform at the Amphitheater is paid \$50,000, then a commission of \$5,000 would be due and payable to Scott Carswell Presents at the time the entertainer is compensated. In addition, the agreement calls for Scott Carswell Presents to receive 15% of the net profits for each event.

Scott Carswell Presents, serving as the Amphitheater Program Manager, was sought well in advance of the opening of Cascades Park and completion of the Amphitheater to assist with the venue logistics, lighting, sound, and general troubleshooting prior to booking concerts. Mr. Carswell was able to provide a wealth of expertise to the Blueprint 2000 team on Amphitheater design issues to ensure that the venue would meet the needs of the entertainment industry. Mr. Carswell was closely involved with the two community sound tests conducted by Blueprint 2000 and was personally helpful in addressing neighborhood concerns leading up to the grand opening of Cascades Park and the initial concerts.

Analysis:

Cascades Park officially opened on March 14, 2014 and the Amphitheater hosted the first two concerts on April 12th and 13th, 2014, which marked the beginning of the 10 event/18 month Concert Series under the Interlocal Agreement with the City. A third concert was held the following month on May 16th to coincide with the County's Capital Cuisine Restaurant Week. This status report includes an overview of the financials and marketing efforts, in addition to many of the lessons learned, for each of the three concerts held to date as part of the Capital Cascades Stage and Concert Series. This agenda item also provides options to limit the County's financial exposure moving forward and provides a series of options for the remaining seven concerts anticipated through October 2015.

Planning the Initial Concerts

Proceeding under the philosophy that you only get one chance to make a good first impression, an extensive amount of time and consideration was devoted to planning the initial three concerts. The goal was to put on performances of superior quality in order to exceed the expectations of local residents and visitors alike, as well as the entertainers, promoters, and other music industry professionals in attendance. According to the 2012 KCCI Report, revenues and expenses at the St. Augustine Amphitheatre were basically “break even” even after nearly a decade of performances. For the long-term success of the Amphitheater, it was imperative for patrons to have had a favorable experience to share with others to help drive future attendance and encourage sponsorship agreements to ease the County’s financial burden.

In January 2014, staff was notified by Blueprint 2000 that Cascades Park would open in mid-March, while the construction of the Amphitheater and modifications to the Meridian Point Building would be completed by early April. Prior to this notification, the official opening date was a "moving target," which led to the decision to self-promote the initial concerts. The Self-Promote Model for putting on live concerts requires a significant financial commitment and offers some reward potential but other factors, explained herein, were taken into consideration. Self-promoting the first three concerts afforded the County complete control of the music genres, entertainers, and most importantly, the performance dates. The first two shows needed to be secured and ready for announcement at the March 14, 2014 grand opening ceremony for Cascades Park to leverage media attention and the thousands of patrons that were anticipated to explore the Park during the opening weekend.

The Saturday and Sunday nights of the annual FSU Spring Football Game (April 12th and 13th, 2014) were strategically selected for the first two concerts given the following circumstances:

- The close proximity to the grand opening of Cascades Park.
- The ability to attract a wider audience and retain out-of-town visitors attending the football game.
- The ability to avoid conflicting dates with many of the community events held in the spring months.

The concert team (County staff, Scott Carswell Presents, and the STAGE Committee) also sought to book a third concert shortly after the initial opening concerts and before the hot summer months. The weekend of May 23rd – May 25th was identified to complement the County’s Capital Cuisine Restaurant Week. The Self-Promotion Model was again utilized to secure a performer for this date-specific weekend. The third concert was booked under this model just prior to the first two concerts taking place because the five-week gap between the performances would not offer enough time for the private market to react to the opening of the Amphitheater.

In order to carry out a key objective established by the County and City Commissions under the Interlocal Agreement in booking the first three concerts, the concert team sought diverse performers that would appeal to a variety of audiences. To contradict perceptions in the live music industry that Tallahassee is strictly a student-driven market, the County also sought entertainers that would generate interest beyond the student demographic. In the entertainment industry, the task of finding a performer on a specific date can be difficult and costly. When “date specific” requirements are in play, the number of acts are limited and the pricing is less negotiable. An additional concern at that time was the unresolved matter of sound limits for concerts at the Amphitheater, which were not formally established by the City until March 26, 2014, after the opening of Cascades Park and just a few weeks prior to the first two concerts.

In short, the challenge before the concert team was to book a diverse group of performers on very specific dates at a brand new venue that may impose certain sound limitations. The County’s ability to book each of the first three shows shortly after the opening of Cascades Park was due to its willingness to self-promote the concerts. By doing so, the County proved that an outdoor show with big name performers complying with reasonable sound limits in an urban environment could be produced while assuring area neighborhoods that their concerns would be represented at this new venue.

The concert team believed that the successful experiences from the first three concerts followed by a break over the summer months would generate interest and offer enough time for the entertainment industry to begin reaching out to the County, instead of the other way around, in order to book shows for the fall of 2014 and early 2015. This has proven to be accurate and provides financially advantageous opportunities to utilize different business models going forward that are explained later in this analysis.

Results from the Initial Concerts

The County’s genesis in the concert business marked the beginning of the 10 event/18 month Concert Series under the Interlocal Agreement with the City. Each of the initial three concerts was operated under a self-promotion business model giving the County full control of the events along with 100 percent of the potential financial risk and rewards. This section provides an overview of the financials and marketing efforts, in addition to many of the lessons learned, for each of the three concerts held to date as part of the Capital Cascades Stage and Concert Series.

Concert #1: Tracy Lawrence

The first headliner at the Capital City Amphitheater was Tracy Lawrence on April 12th following the annual FSU Spring Football Game. Mr. Lawrence has sold more than 13 million country music albums and has 18 number one singles. Opening for him was a graduate of FSU and rising country singer/songwriter, Tyler Reeve. Marketing and advertising for the Tracy Lawrence concert included radio announcements through Clear Channel, television ads on WCTV, posters, flyers, outdoor billboards, social meetings, Facebook ads, Twitter, Icontact (an email marketing program), and more. In addition, Scott Carswell Presents led a street team to help promote both opening weekend concerts.

Bobby Bones, a country radio DJ and popular morning show syndicated in major markets across the country, promoted this concert through his program outlets for several weeks in advance of attending and serving as a host for the Tracy Lawrence concert. Several local corporate sponsors supported the event to offset costs and further enhance local marketing efforts:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Jim and Milts BBQ sponsored the concert and provided food for the “Backyard BBQ” held at the event.
- Cone Distributing sponsored the event for the exclusive rights to provide alcohol beverages for the event.

Ticket prices for this concert ranged from \$20 for general admission (lawn seating) to \$35 for reserved seating on the day of the show. However, a strong majority of those attending purchased reserved seating in advance for \$30 each. This concert sold 838 tickets and another 539 tickets were issued for promotional reasons. Ticket prices were in line with other venues in both large and small markets that had recently showcased Mr. Lawrence. Ticket price ranges for a Tracy Lawrence concert in other markets varied from a low of \$15-\$30 in Ft. Worth, TX to \$23-\$38 in Pharr, TX.

The performer expenses for the Tracy Lawrence concert were \$29,701, which included the main artist fee, other opening acts, hotel accommodations, and contractor fees. Ticket sales brought in \$23,035 while concession and sponsorship revenues added another \$4,058 for a total revenue generation of \$27,093. Concert revenues were just short of covering the performer expenses and did not cover the production, facility, staffing, or marketing expenses essential to putting on a concert of this magnitude. The total expenses for the Tracy Lawrence concert were \$71,940 leaving the County responsible for an investment of \$44,847 from bed tax funds. An overview of financials can be found in Table #1 and a more detailed account is provided in Attachment #6.

Table #1 Tracy Lawrence Concert Financials	
Income	
Ticket Sales	\$23,035
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	4,058
<i>Total Income</i>	<i>\$27,093</i>
Expenditures	
Performer Expenses	\$29,701
Production Expenses	15,490
Facility Expenses	9,120
Advertising/Marketing	4,860
Scott Carswell Presents Staffing	11,644
Cancellation Insurance	1,125
<i>Total Expenditures</i>	<i>\$71,940</i>
Net Investment	\$ 44,847

Although there was a greater-than-anticipated investment associated with hosting this event, the Tracy Lawrence concert can be considered a success and a vital part of the future growth of the Amphitheater. Feedback after the concert was very positive as attendees expressed satisfaction with the venue, the customer service, and the quality of entertainment. Some logistical issues of concern that were identified by staff and concert patrons include difficulty with parking signage, the number of portable restrooms, lighting, and the quantity and quality of concession.

Further, Mr. Lawrence's sound exceeded the level established by the City ordinance for a brief period between 9:10 and 9:15 p.m. Staff and Mr. Carswell were on-site, quickly identified the problem, and immediately engaged Mr. Lawrence's sound technicians whom were very cooperative and resolved the issue in short order.

Concert #2: Charlie Wilson

The second headliner show for the opening weekend of the Capital City Amphitheater featured world-class rhythm and blues artist Charlie Wilson, a seven-time Grammy-nominee who was recently honored with the 2013 BET Lifetime Achievement Award. Comedian Marvin Dixon opened the show at 7 p.m. on Sunday, April 13th, followed by Mr. Wilson at 8 p.m. The County's concert team was extremely pleased to secure a marquee performer given the date-specific availability of the concert, the concerns about the sound levels, and the desire to offer diverse performance during the opening weekend as previously articulated.

Marketing and advertising for the Charlie Wilson concert included radio announcements, television ads on WCTV and BET, posters, flyers, outdoor billboards, social meetings, Facebook ads, Twitter, Icontact (an email marketing program), and more. In addition, Scott Carswell Presents led a street team to help promote both opening weekend concerts. Several local corporate sponsors supported the event to offset costs and further enhance local marketing efforts:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Cone Distributing sponsored the event for the exclusive rights to provide alcohol beverages for the event.

Ticket prices for this performance ranged from \$45 for general admission (lawn seats) to \$75 for reserved seating purchased on the day of the show. This concert sold 1,074 tickets and an additional 363 tickets were issued for promotional reasons. Recent performances by Charlie Wilson in larger markets such as Tampa, FL, Oakland, CA, and Los Angeles, CA each sold out with ticket prices ranging from \$20-\$66 in Tampa to \$46-\$100 in Oakland. Ticket prices at the Capital City Amphitheater were in line with similarly sized markets that recently showcased Mr. Wilson such as Augusta, GA (\$45-\$75) and Grand Prairie, TX (\$40-\$85).

The performer expenses for the Charlie Wilson concert were \$100,759, expectedly more expensive than the first concert, which included the main artist fee, other opening acts, hotel accommodations, and contractor fees. Ticket sales brought in \$65,045, while concession and sponsorship revenues added another \$2,558 (a surprisingly low 4%) for a total revenue generation of \$67,603. Concert revenues exceeded the \$59,519 in production, facility, staffing, and marketing expenses to put on the concert but only a few thousand dollars remained to reimburse the County for advance funding the performer fees. The total expenses for the Charlie Wilson concert were \$160,278 leaving the County responsible for an investment of \$92,673 from bed tax funds. An overview of financials can be found in Table #2 and a more detailed account is provided in Attachment #6.

Table #2 - Charlie Wilson Concert Financials	
Income	
Ticket Sales	\$65,045
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	2,558
<i>Total Income</i>	<i>\$67,603</i>
Expenditures	
Performer Expenses	\$100,759
Production Expenses	26,578
Facility Expenses	9,938
Advertising/Marketing	8,730
Scott Carswell Presents Staffing	11,644
Cancellation Insurance	2,629
<i>Total Expenditures</i>	<i>\$160,278</i>
<i>Net Investment</i>	<i>\$92,673</i>

The total revenue generated from the Charlie Wilson concert was a surprise and disappointment given Mr. Wilson’s popularity and recent sell-out performances. Another surprise was the low return on concession and sponsorship sales, which may be attributable to a Sunday night performance.

Feedback collected after the concert showed similar trends as the concert held the night before. There were no sound level violations identified during the concert and area neighborhood associations reported that the sound levels during this concert were tolerable on both Saturday and Sunday nights. This feedback following the Charlie Wilson concert is extremely valuable looking forward given the extensive light and sound requirements for this concert and the fact that it was held on a Sunday night. For example, Scott Carswell Presents has been contacted by representatives of two well-known rhythm and blues artists to hold fall concerts based on the venue’s ability to put on the Charlie Wilson concert.

The total attendance for the Tracy Lawrence concert was 1,377 and 1,437 for the Charlie Wilson concert, which is perplexing considering the month-long marketing efforts, the perfect weather that weekend, and the added visitors associated with the FSU Spring Game. Pro formas estimate that attendance needs to be closer to 3,000 people per show to be sustainable. In turn, the concert team revisited the marketing strategies in advance of the third concert.

Concert Series #3: Rodney Atkins

In conjunction with Capital Cuisine Restaurant Week, the Capital City Amphitheater hosted its third concert on May 16, 2014 featuring country music singer Rodney Atkins. Mr. Atkins was the 2006 Country Music Association Top New Male Vocalist and has six number one singles. Opening for Mr. Atkins were Wynn Varble, Tyler Reeve, and singer-songwriter Rose Falcon and her band.

Additional marketing efforts were utilized for the third concert such as corporate and group ticket packages and a change in beverage providers to enhance outreach. The Rodney Atkins concert offered the largest number of promotional tickets, making up more than half of the total attendance. These promotional tickets included radio and T.V. contests and a great level of support from local sponsors to offset costs and further enhance local marketing efforts such as:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Tri-Eagle Distributors donated marketing support and product for exclusive rights to provide beer at the event. Included were store displays promoting the concert in Tri-Eagles nine-county distribution region.
- Super Lube promoted the concert and its ticket give-away program for customers across its 30 locations on WTNT radio.
- FSU contributed a large sponsor donation in exchange for its students to receive free general admission seating on the lawn.
- The following corporate sponsors purchased reserved group seating (approximately 10 seats) which included preferential parking, access to a VIP tent prior to the main performance, and recognition on the Amphitheater website:
 - Roland Publishing
 - Blue Ribbon Cleaners
 - Marpan Supply
 - Four Points Sheraton Hotel
 - Capital Eurocars
 - The Zimmerman Agency
 - Sachs Media Group
 - NAI Talcor

Ticket prices for this performance ranged from \$20 for general admission (lawn seats) to \$35 for reserved seating purchased on the day of the show. Aside from the free admission for FSU students due to a sponsorship, general admission tickets were available to all other students with valid ID for \$12.55. In total, 632 tickets were sold and an additional 1,650 tickets were issued for promotional reasons. Ticket prices were in line with venues in other markets that have recently showcased Mr. Atkins, which range from a low of \$11-\$35 in Sayreville, NJ to \$25-\$45 in Cherokee, NC.

The performer expenses for the Rodney Atkins concert were \$31,478 that included the main artist fee, other opening acts, hotel accommodations, and contractor

fees. As compared to the first two concerts, the Rodney Atkins concert had the least amount of expense. This was attributed to a reduction in production, merchandise, and law enforcement staffing compared to the previous performances. Direct ticket sales only generated \$16,219 due to the number of promotional tickets issued but this concert also experienced the largest amount of non-ticket sales income through concession purchases and sponsorships.

Table #3 - Rodney Atkins Concert	
Income	
Ticket Sales	\$16,219
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	\$10,321
<i>Total Income</i>	<i>\$26,540</i>
Expenditures	
Performer Expenses	\$31,478
Production Expenses	12,857
Facility Expenses	7,240
Advertising/Marketing	3,640
Scott Carswell Presents Staffing	7,179
Cancellation Insurance	1,143
<i>Total Expenditures</i>	<i>\$63,537</i>
<i>Net Investment</i>	<i>\$36,998</i>

The total expenses for the Rodney Atkins concert were \$63,537 leaving the County responsible for an investment of \$36,998 from bed tax funds. An overview of financials can be found in Table #3 and a more detailed account is provided in Attachment #7.

As noted previously, the Rodney Atkins concert had the least amount of production and operation expenses. By refining the production and staffing levels following the first two concerts, Scott Carswell Presents has been able to reduce concert expenditures (excluding performer expenses) from \$42,239 for the Tracy Lawrence concert to \$32,059 for Rodney Atkins concert despite the increase in attendance from 1,377 to 1,437 people. In discussions with Scott Carswell Presents, staff believes that production costs can be further refined by providing a complete production specification packet available to performers to more accurately estimate production costs. This specification packet was completed in June 2014 in anticipation for the remaining seven concerts.

Three-Concert Summary:

The initial investment spent by the County to bring large acts to the Amphitheater is vital in branding the venue as a musical destination. As mentioned previously, the investment in the first few concerts was to make large promoters aware of the benefits this venue has to offer, and eventually draw promoters who will take the process over from the County. Although there was a greater-than-anticipated investment associated with hosting these events, feedback has been very positive as attendees expressed satisfaction with the venue, the customer service, and the quality of entertainment.

According to the 2012 KCCI Report, revenues and expenses at the St. Augustine Amphitheatre were basically “break even” even after nearly a decade of performances. A 2013 economic impact study of the St. Augustine Amphitheatre found that nearly 65 percent of attendees were visitors from outside St. Johns County, with roughly 4.3 percent from North Central Florida (Attachment #8). The report also found that about 20 percent of attendees spent one or more nights within the St. Johns area and an estimated \$143 was spent per attendee. The total annual economic impact of the St. Augustine Amphitheatre for 2013 was estimated to be \$17.3 million.

In addition to demonstrating that the Amphitheater could successfully host concerts with extensive light and sound requirements, the County received substantial media exposure within and outside of Leon County. As part of the media sponsorships for the three events, television exposure on WCTV was valued at \$38,550, radio exposure through Clear Channel and Cumulus Broadcasting was valued at \$111,005, and another \$24,505 in media coverage was provided including the Tallahassee Democrat for a total estimated media value of \$174,060 promoting the new Amphitheater. To put this media exposure in context, a full-page advertisement in the Florida, Georgia and Alabama issue of Southern Living Magazine costs \$34,950. As part of the media coverage during the concerts, visitors were interviewed from as far away as Mississippi with others being interviewed from Dothan, Alabama; Pensacola, Panama City, Jacksonville, and Perry, FL.

As with any new venue or enterprise, logistical issues arose and were quickly addressed. Production and staffing costs, which were cautiously over-estimated for the initial concerts, have been dramatically reduced to improve the bottom line. From a capability standpoint, the Charlie Wilson concert demonstrated that the Amphitheater could put on the caliber of show with extensive light and sound requirements that would be on par with any other major market venue. This will further efforts to attract a variety of entertainers that include classic rock, Christian rock, jazz, and other music genres that will appeal to different demographic groups.

Leading up to the Rodney Atkins concert, staff and Scott Carswell Presents identified a significant concern with market saturation. Having hosted Tracy Lawrence on April 12th and booked Rodney Atkins for May 16th (the Rodney Atkins concert negotiations began in March), staff learned that the Civic Center would be featuring Darius Rucker and the Eli Young Band on April 25th. Even in a traditionally strong country music market, the greater Leon County/Tallahassee area cannot support three headlining country music performers within a five-week period. This occurrence is believed to have hurt direct ticket sales for the Rodney Atkins concert and further illustrates the importance of communicating with other venues in the market, particularly when the County is self-promoting an event and bears all of the financial responsibility.

In self-promoting the first three concerts at the Amphitheater, the County was responsible for every facet of these events, from planning through execution, and was ultimately responsible for \$174,518 in financial support. The concert team recognizes the lack of financial sustainability under the current promotional model but is encouraged by the continual growth in concert attendance and sponsorships. Total attendance at the Charlie Wilson concert was slightly more than the Tracy Lawrence performance; however, the Rodney Atkins concert experienced 845 more attendees than the Charlie Wilson concert mostly due to promotional partnerships. Despite the nearly 66 percent increase in attendance from the first concert, total expenses for the Rodney Atkins concert were \$8,403 less. Concession sales and sponsorships increased from \$4,058 at the Tracy Lawrence concert to \$10,321 at the Rodney Atkins concert, and corporate sponsorships grew from three sponsors for the opening concert to 12 sponsors for the latest event.

This is encouraging and valuable data to have for the first three concerts but it underscores the importance of utilizing different business models that afford the County less, limited, or virtually no risk at all in bringing these outdoor performances to the local market. The following section of this analysis details various promotion and production business models for Amphitheater concerts, provides options to modify the County's financial support moving forward, and seeks the Board's direction for the remaining seven concerts anticipated through October 2015.

Business Models for the Remaining Seven Concerts

There are several ways to structure the promotion and production of large-scale concerts. Standalone venues such as the Capital City Amphitheater can utilize a variety of approaches, or a combination thereof, to secure performers and stage concerts based on organizational priorities and preferences. Listed are three business models that could be utilized for the remaining seven concerts under the Capital Cascades Stage and Concert Series, which runs through October 2015.

Each business model has distinct advantages and disadvantages so it is important to note that a strategic combination of these models could be applied for booking future concerts.

Self-Promote Model:

The Self-Promote Model is where an organization or business undertakes all the financial and operational responsibilities in order to produce a concert in exchange for keeping all revenue from ticket sales, concessions and a negotiated percentage of entertainer merchandise sales. Some venues also generate parking revenues. This was the model utilized by the County for the first three concerts as the County advance funded the entertainment and was responsible for all other concert expenses such as marketing, production, staffing, and the venue coordination.

While this model offers the greatest financial risk and reward, other factors determined the use of this model for the first three concerts. With the official opening date of Cascades Park being a moving target, along with the completion of the Capital City Amphitheater and improvements to the Meridian Point Building, staff and the promoter found it necessary to carefully select the first few concert dates before subsequently finding available performers. This allowed the County, in consultation with community partners, to identify concert dates within close proximity to the grand opening of Cascades Park. It also allowed the County to avoid conflicting dates with many of the community events, which are held in the spring months.

The Self-Promote Model requires the greatest level of financial support and is often used by well-established venues and those seeking specific dates or entertainers. As a policy matter, the advantages and disadvantages of this model merit consideration for future use but it is clear that additional self-promote concerts would require additional resources. For example, the Board could dedicate a portion of one of the pennies from the bed tax specifically for future self-promote concerts. While this is not a recommendation by staff, it is clear that relying on the Self-Promote Model is not a sustainable option for the entirety of the Concert Series given the available resources. However, the County could utilize a combination of business models for future concerts that include a maximum number of self-promotes due to the strategic benefits offered under this model. For example, the County could limit the number of self-promotes within a given fiscal year in order to minimize the County's financial exposure.

Co-Promote Model:

Under this structure, an outside promoter (not the Amphitheater Program Manager – Scott Carswell Presents) agrees to cover the performers' expenses and seeks support for promotional, production, and venue expenses in return for a percentage of the concert revenues. The percentages would vary from show to show but the County's financial support would be significantly reduced by no longer having to pay the performers' expenses. Based on the negotiation with the outside promoter, the County would be responsible for some level of production, facility, and staffing expenses in exchange for a percentage of the concessions, merchandise, and ticket sales.

The St. Augustine Amphitheatre has become such an established venue over the years that the vast majority of its concerts are now co-promotes. St. Augustine has a standard co-promotion contract for major companies such as Live Nation and AEG Live that it uses the same percentage split for all shows, but negotiates different percentages for smaller promoters.

St. Augustine rarely undertakes a self-promotion show with some exceptions such as a very successful Tony Bennett concert in 2013. Featured shows under the Co-Promote Model could hopefully be developed with large concert promoters such as Live Nation and AEG Live, but could also be adaptable for small promoters. This can only be accomplished over time as industry confidence in the venue continues to grow.

The Co-Promote Model is a credible option going forward now that the Amphitheater and the County's contract Manager, Scott Carswell Presents, have demonstrated the production value and capacity of the venue. It also provides the STAGE Committee with a greater opportunity for input on the attraction, selection, and approval of performances. In fact, County staff and Mr. Carswell have already been contacted about future co-promotion opportunities with well-known rock and bluegrass bands for 2015 dates. Concert production and operational expenses under this model could vary from \$25,000-\$35,000 per show depending on the performance. Booking a performance under the Co-Promote model is a two-way street. At times, outside promoters will contact County representatives to book the Amphitheater while other times will require Scott Carswell Presents to initiate contact and negotiations with performers and their representatives.

There are some disadvantages to consider associated with this model. First, it opens the door for potential schedule conflicts with other community events. While staff may still pursue certain preferred dates, the County's reduced financial role would alter its negotiation position, as promoters seeking to use the Amphitheater will tend to have their own preferred dates. Ultimately, the concert team will be put in the position of turning down certain performances based on scheduling concerns such as:

- Variety of genres performing at the Amphitheater
- Recent market activity in certain genres
- Desire to space out the approved 10 concerts over 18 months
- The cost/benefit of utilizing tourism funds to support concerts

Promoters seeking a concert date that offers little opportunity to attract additional visitors is a concern because of the revenue source (bed taxes) used to construct and support the Concert Series. Tourism funds rarely support activities and events that occur during peak visitor periods (college graduation, college football, legislative session, etc.) because they offer little return on investment. For example, a promoter contacted Scott Carswell Presents to co-promote a rock concert on the first night of the 2015 legislative session. The promoter is seeking this specific date, which happens to be a weeknight and during the peak visitor season so this particular concert may offer little tourism benefit in return for the risk of bed tax funds. While the revenue sharing percentages may vary by concert, the Co-Promotion Model will limit the County's overall financial support while providing the caliber of entertainment that could generate overnight stays in area hotels and motels.

Facility Rental Model:

Under this structure, the venue operator for a given facility (which is the County for the Concert Series) acts primarily as a rental agent to lease the facility to a promoter that would assume nearly all of the costs and financial risk for producing a concert. Based on the different levels of capacity among promoters, they may choose to promote and produce concerts on their own or 'hire' the County's designated Manager (Scott Carswell Presents) in a support capacity. Should the County's services be needed for the concert, staff would work with Scott Carswell Presents to develop a fee schedule to cover nearly 100 percent of the costs for services desired by the promoter. This may include filing permits, securing event staffing and law enforcement, food vendors, portable restrooms, and other production costs.

The Facility Rental Model is the most conservative option to operate concerts at the Amphitheater, as it would virtually eliminate the County's financial support for these events. The County's role in the Concert Series would be limited to marketing the Amphitheater as an available concert venue and, when needed, serving in a support capacity to put on the concerts at a cost to the outside promoter. Based on negotiations with the promoter, the County would be able to earn a small amount of revenue from concessions and merchandise under this model but it would be unlikely to get a portion of the ticket sales. Most of the scheduling conflicts identified under the Co-Promote Model would apply to the Facility Rental Model with exception to the cost/benefit concerns with bed tax funds because County funds are unlikely to be needed for these events. Relying solely on this model would require significant modifications to the County's contract with Scott Carswell Presents to reflect a more reactive posture for hosting concerts at the Amphitheater and shifting some of the management costs to the promoters.

Scott Carswell Presents has been contacted for a rhythm and blues concert under this model for a specific Friday night in the fall that poses several potential schedule conflicts. The County would virtually have no financial risk for this event but it would compete with the festivities associated with FSU home football games such as the Friday Night Block Party and the Downtown Getdown, which both feature musical entertainment. Area hotels anticipate very high occupancy rates and available hotel rooms remaining are listed at a high price point given the market demand. Overall, the terms for this proposed concert would be financially favorable to the County but they are not without conflict.

Both FSU and FAMU have expressed interest in hosting concerts at the Amphitheater under this model which is also financially favorable to the County but may concern area patrons given the limited number of concerts allowed under the Interlocal Agreement with the City. Based on the demand for tickets, these institutions could impose an exclusivity or preference for students, alumni, donors, boosters, etc., leaving very few tickets available to the general public and no emphasis on tourism.

Over an extended period of time, the Facility Rental Model may result in fewer concerts as promoters and performers would bear all of the risk. If some musical genres do not experience immediate success at the Amphitheater, it may make promoters and performers reluctant to take to try an unproven outdoor market and thereby pigeonhole certain musical genres for the venue. Given the lack of financial support needed from the County, this model also offers the least amount of upside or opportunity for a revenue sharing agreement for successful concerts.

Considerations for the Remaining Seven Concerts:

Attachment #9 is a timeline of the 18 month Concert Series illustrating the initial three concerts and potential future concerts, by music genre and promotion model, through October 2015. Following the first three concerts, Scott Carswell Presents received several inquiries from promotional companies and the local universities interested in holding events at the Amphitheater under a Co-Promote or Facility Rental Model agreement. This would provide greater financial returns to the County and reflects well upon the concert team's strategy to self-promote the first three concerts in order to generate interest among consumers and the music industry. If negotiations for the potential future concerts prove successful, the next challenge may be to carefully space out the limited number of performances allowed to fulfill the remaining 15 months of the Concert Series.

The Board has numerous options to consider for the remaining seven concerts based on its desire for preferred dates, musical genres, and appetite for the financial support of bed tax funds. Fortunately, there are many tools available to balance these interests and attract top performers for a unique customer experience. Based on all of the information presented in this agenda item on the first three concerts, the three promotional models described herein, input from the STAGE Committee and potential future concerts anticipated at the Amphitheater, staff recommends the fourth bullet from the following policy options, which are presented by the most financially conservative to the least:

- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Facility Rental Model in order to virtually eliminate the financial exposure of bed tax funds.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Co-Promote and Facility Rental Models in order to limit the financial exposure of bed tax funds.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models as needed.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.

As a policy matter, the Board does have the option to continue self-promoting each of the remaining seven concerts to ensure greater control over performance dates and musical genres. However, this would require a greater level of financial support for the promotion and production portion of the Concert Series budget to undertake such efforts. The Board's tentative FY 15 budget includes \$160,000 for these concerts; \$60,000 for the Amphitheater Manager contract, \$20,000 for utility costs associated with the Amphitheater and Meridian Point Building, and \$80,000 for the promotion and production of concerts.

Relying solely on the Self-Promote Model is not a sustainable option for the entirety of the Concert Series given the available resources nor was it the intention of the concert team over the long-term. In light of the success of the venue over the first three concerts and the response of the music industry, staff anticipates a natural business model shift to occur for most of the remaining concerts. This will be financially advantageous to the County compared to the first three concerts.

In order to mitigate the need for the County's financial support for each concert and to provide flexibility to the concert team in securing performers, staff recommends utilizing a combination of business models that allows for no more than two self-promotes in a given fiscal year. While self-promotes can be costly, they offer certain flexibility and strategic benefits compared to the other models such as the selection of date-specific events and music genre. At its meeting on June 26, 2014, the STAGE Committee affirmed its support for utilizing a variety of business models in order to keep the County's options open with regard to future concerts and fulfilling the desire to offer an assortment of performances.

Booking concerts under the Co-Promote and Facility Rental Models operate as a two-way street. At times, outside promoters will contact County representatives to book the Amphitheater while other times will require Scott Carswell Presents to initiate contact and negotiations with performers and their representatives. As the popularity of Amphitheater grows in the entertainment industry under these business models, the County will benefit from no longer having to pay the performer fees or the associated percentage to Scott Carswell Presents as promoters seek out this venue. That being said, the role of Scott Carswell Presents serving as the Amphitheater Manager will remain vital to the success of the Concert Series and counsel to the STAGE Committee in communicating with outside promoters, negotiating contracts, and producing, promoting, and managing concert operations.

Conclusion

As a result of the first three concerts being date specific, these initial performances required the County to provide a significant investment into each event. The County's ability to book each of the first three shows at a new venue with so much uncertainty was due to its willingness to self-promote the concerts and take on all of the risk. The self-promotion and production of the first three concerts demonstrated the Amphitheater's value to residents, visitors, and the music entertainment industry. The County's direct involvement in the production assured area neighborhoods that their concerns would be represented at this new venue including sound issues, parking, trash, etc. It also proved that an outdoor show could be produced with big name performers complying with reasonable sound limits in an urban environment.

The tentative FY 15 budget includes \$80,000 for the promotion and production of these concerts. The County may wish to continue self-promoting each of the remaining seven concerts to ensure greater control over performance dates and musical genres. However, this would require a greater level of financial support to undertake such efforts.

Based on all of the information presented in this agenda item on the first three concerts, the three promotional models described herein, input from the STAGE Committee, and the potential future concerts anticipated at the Amphitheater, staff recommends utilizing a combination of business models that include a maximum number of self-promotes due to the strategic benefits offered under this model including the reduction of financial risk associated with these events (Option #2).

This combination approach would continue to empower the concert team with the ability to attract top performers that could generate overnight stays in area hotels with less investment of bed tax funds. Both models reduce the County's upfront financial support but allow for revenue sharing from concert proceeds in order to recapture the initial investment. Regardless of the cost per show, the number of shows offered, or the promotional model used, the County's annual investment in the promotion and production of these concerts will be determined through the Board's budget process which anticipates \$80,000 in the FY 15 tentative budget.

The County's ongoing financial support of the Concert Series provides the investment necessary to deliver the high-quality performances and concerts described by the 2012 KCCI Report. Designed to attract visitors and entertain local residents, the continued success of the Amphitheater will grow the tax base and contribute to the local economy. As previously described in this agenda item, the St. Augustine Amphitheatre is essentially "break even" after nearly a decade of performances but an economic analysis of the 2013 concerts generated a \$17.3 million economic impact with 20 percent of attendees spending one or more nights in an area hotel.

In April 2015 (12 months after the first concert), the STAGE Committee will gather the available concert data to prepare a comprehensive report on the Concert Series and offer guidance on future concert operations to the County and City. This will provide both Commissions with a larger sample set of concert information in order to weigh the long-term policy and budgetary considerations for concerts at the Amphitheater following the conclusion of the 18-month Agreement in October 2015.

Options:

1. Accept the status report on the Capital Cascades Stage and Concert Series.
2. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.
3. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Facility Rental Model in order to virtually eliminate the financial exposure of bed tax funds.
4. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Co-Promote and Facility Rental Models in order to limit the financial exposure of bed tax funds.
5. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models as needed.
6. Do not accept the status report on the Capital Cascades Stage and Concert Series.
7. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. February 2012 KCCI Cultivate Cascades Park Report
2. Capital Cascades STAGE and Concert Series Interlocal Agreement
3. City of Tallahassee's Sound Policy for the Capital City Amphitheater
4. July 9, 2013, Resolution Establishing the STAGE Committee
5. July 9, 2013 Scott Carswell Presents RFP Agenda Item
6. Tracy Lawrence & Charlie Wilson Concert Settlement Statement
7. Rodney Atkins Concert Settlement Statement
8. Economic Impacts of the Saint Augustine Amphitheatre, 2013
9. Time Line of 10 Event/18 Month Capital Cascades Stage and Concert Series

APPENDIX #4

Leon County Board of County Commissioners

Cover Sheet for Agenda #20

July 8, 2014

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Acceptance of the Status Report on the Capital Cascades Stage and Concert Series and Consideration of Policy Options for the Remaining Seven Concerts

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Director of Economic Development and Business Partnerships
Lead Staff/ Project Team:	Lee Daniel, Director of Tourism Development Cristina L. Paredes, Intergovernmental Affairs and Special Projects Coordinator Ryan Aamodt, Management Intern

Fiscal Impact:

This item provides a status report to the Board on the Capital Cascades Stage and Concert Series with options for the County to support the remaining seven concerts anticipated through October 2015. The Board's tentative FY 15 budget includes \$160,000 for these concerts; \$60,000 for the Amphitheater Manager contract, \$20,000 for utility costs associated with the Amphitheater and Meridian Point Building, and \$80,000 for the promotion and production of concerts.

Staff Recommendation:

Option #1: Accept the status report on the Capital Cascades Stage and Concert Series.

Option #2: Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.

Report and Discussion

Background:

During the April 20, 2014 Board meeting, staff was directed to prepare a status report on the first three concerts held at the Capital City Amphitheater (Amphitheater) at Cascades Park. This item provides a status report on the Capital Cascades Stage and Concert Series events held between April 12th and May 16th 2014, with options for the Board's consideration to support the remaining seven concerts anticipated through October 2015.

Prior to the initial stages of developing the Amphitheater at Cascades Park, the Knight Creative Communities Initiative's (KCCI) Cultivate Cascades Team canvassed the community to ask businesses, community leaders and future park patrons what they wanted to experience in the new park. A report produced by KCCI identified several themes that prevailed from survey interviews such as having diverse programming in the park, including education and health activities, music concerts (small and large), art exhibits, festivals and more (Attachment #1). This report also noted that concerts were the most popular type of event identified across every demographic group (including race, gender, income, and age). Approximately 80 percent of respondents stated they would be willing to pay admissions to attend a special event in the park (i.e. a high profile musical performance). Based on its findings, KCCI concluded that an exemplary model for the Cascades Park Amphitheater was the St. Augustine Amphitheatre located in Anastasia State Park due to its similar size and climate. *(Since that time, staff has developed a strong working relationship with its counterparts in St. Augustine including mutual site visits and seeking industry and operational data.)*

Interlocal Agreement for the Concert Series

The Amphitheater at Cascades Park was partially constructed using County bed tax funds, which are typically used to promote and enhance visitation to the area. In order to realize a return on the bed tax investment in the construction of the Amphitheater, the County entered into an Interlocal Agreement with the City of Tallahassee to host up to 10 County-sponsored ticketed events over the Amphitheater's first 18 months of operation (Attachment #2). These concerts are commonly referred to as the Capital Cascades Stage and Concert Series. While the City is responsible for the day-to-day maintenance and operation of Cascades Park and the Amphitheater, the County entered into the Interlocal Agreement to ensure that there would be a strategic effort to utilize the Amphitheater to attract regional visitors and enhance economic development through tourism.

For several months, the County and City worked with the surrounding neighborhoods and various community stakeholders to address citizen concerns, specifically regarding sound levels associated with the Concert Series. Several meetings were held between the County, City, Blueprint 2000, and neighborhood associations before finalizing the Interlocal Agreement, which was approved by the County and City respectively on July 9th and 10th, 2013. The Interlocal Agreement outlines the roles and responsibilities of the County as follows:

- Authorizes the County to host and sponsor up to 10 regional ticketed events during the first 18 months of Amphitheater operation. A regional ticketed event is an event hosted by Leon County that will draw regional visitors to stimulate the local economy. Local events are considered smaller in nature that typically will not have a regional draw or produce overnight stays.

- Establishes curfews for the Capital Cascades Stage and Concert Series: 10:00 p.m. on Sundays through Thursdays and 11:00 p.m. on Fridays and Saturdays.
- Requires compliance with the City's sound limits policy that was established subsequent to this Interlocal Agreement (Attachment #3).
- Calls for the County's establishment of the Strategic Team for Amphitheater Grand Entertainment (STAGE) Committee to serve as Leon County Focus Group that will review and make recommendations on Amphitheater operations including all activities related to the Capital Cascades Stage and Concert Series. All meetings are noticed and open to the public.
 - Lee Daniel (Chair) – Leon County Tourism Development
 - Julz Graham – Knight Creative Communities Institute
 - Christopher Heacox – FSU Seven Days of Opening Nights
 - Susan Lorch – Myers Park Neighborhood Association
 - Rebecca Sager – Woodland Neighborhood Association
 - Luther Wells – FAMU Lyceum Series
 - Ashley Edwards – City of Tallahassee Parks, Recreation, and Neighborhood Affairs
- Clarifies that the STAGE Committee will advise staff and the Amphitheater Program Manager on entertainment to be booked but the final booking decision belongs to the Director of Leon County Tourism Development.

STAGE Committee

In conjunction with the approval of the Interlocal Agreement with the City, the Board also adopted the resolution to establish the STAGE Committee on July 9, 2013 (Attachment #4). This seven-member focus group provides input concerning program entertainment for the concerts held at the Amphitheater. STAGE's mission is to support and maximize the positive economic impact of the County's investment in the Concert Series and to ensure accountability in the operation of the Amphitheater. In addition to the responsibilities enumerated in the Interlocal Agreement, STAGE is charged with providing input to the Division of Tourism Development on the following:

- Developing a booking policy that will reserve certain priority dates for a maximum of ten regional ticketed concerts through the first 18 months of operation;
- Developing options for ticket surcharges which are intended to offset future Amphitheater capital maintenance/improvement costs and increased general maintenance costs due to ticketed and community events;
- Coordinating a master calendar of Amphitheater events;
- Seeking ticketed concerts covering various musical and performance genres;
- Developing community and other cultural programming;
- Developing a plan for concert and event times;
- Developing a plan to address concerns, if any, of adjacent neighborhoods;
- Recommending the number of permissible regional ticketed concerts to occur after the first year of Amphitheater operation; and,

- Developing options for County and City profit sharing percentages after the first two years of operation, taking into consideration the ongoing maintenance and capital improvement responsibilities and costs, as well as the marketing costs associated with attracting visitors from the region.

Following the first 12 months of operation, the STAGE Committee will gather the available concert data to prepare a comprehensive report on the Concert Series and offer guidance on future concert operations to the County and City.

Partnership with Scott Carswell Presents

In order to effectively attract, promote, and produce the highest quality of performances, the County sought to procure a seasoned concert and live entertainment promoter to serve as the Amphitheater Program Manager for the Capital Cascades Stage and Concert Series. A Request for Proposals (RFP) notified 310 vendors and 13 vendors requested bid packages. The County received one response from Scott Carswell Presents LLC. On July 9, 2013, concurrent with the execution of the Interlocal Agreement with the City and the adoption of the resolution to establish the STAGE Committee, the Board directed staff to negotiate an agreement with Scott Carswell Presents based on his response to the RFP and extensive experience in the concert industry (Attachment #5).

The County's agreement with Scott Carswell Presents calls for a base monthly fee of \$5,000 for all professional management services and a commission equal to 10% of the gross professional entertainment-booking fee. For example, if a professional entertainer booked to perform at the Amphitheater is paid \$50,000, then a commission of \$5,000 would be due and payable to Scott Carswell Presents at the time the entertainer is compensated. In addition, the agreement calls for Scott Carswell Presents to receive 15% of the net profits for each event.

Scott Carswell Presents, serving as the Amphitheater Program Manager, was sought well in advance of the opening of Cascades Park and completion of the Amphitheater to assist with the venue logistics, lighting, sound, and general troubleshooting prior to booking concerts. Mr. Carswell was able to provide a wealth of expertise to the Blueprint 2000 team on Amphitheater design issues to ensure that the venue would meet the needs of the entertainment industry. Mr. Carswell was closely involved with the two community sound tests conducted by Blueprint 2000 and was personally helpful in addressing neighborhood concerns leading up to the grand opening of Cascades Park and the initial concerts.

Analysis:

Cascades Park officially opened on March 14, 2014 and the Amphitheater hosted the first two concerts on April 12th and 13th, 2014, which marked the beginning of the 10 event/18 month Concert Series under the Interlocal Agreement with the City. A third concert was held the following month on May 16th to coincide with the County's Capital Cuisine Restaurant Week. This status report includes an overview of the financials and marketing efforts, in addition to many of the lessons learned, for each of the three concerts held to date as part of the Capital Cascades Stage and Concert Series. This agenda item also provides options to limit the County's financial exposure moving forward and provides a series of options for the remaining seven concerts anticipated through October 2015.

Planning the Initial Concerts

Proceeding under the philosophy that you only get one chance to make a good first impression, an extensive amount of time and consideration was devoted to planning the initial three concerts. The goal was to put on performances of superior quality in order to exceed the expectations of local residents and visitors alike, as well as the entertainers, promoters, and other music industry professionals in attendance. According to the 2012 KCCI Report, revenues and expenses at the St. Augustine Amphitheatre were basically “break even” even after nearly a decade of performances. For the long-term success of the Amphitheater, it was imperative for patrons to have had a favorable experience to share with others to help drive future attendance and encourage sponsorship agreements to ease the County’s financial burden.

In January 2014, staff was notified by Blueprint 2000 that Cascades Park would open in mid-March, while the construction of the Amphitheater and modifications to the Meridian Point Building would be completed by early April. Prior to this notification, the official opening date was a "moving target," which led to the decision to self-promote the initial concerts. The Self-Promote Model for putting on live concerts requires a significant financial commitment and offers some reward potential but other factors, explained herein, were taken into consideration. Self-promoting the first three concerts afforded the County complete control of the music genres, entertainers, and most importantly, the performance dates. The first two shows needed to be secured and ready for announcement at the March 14, 2014 grand opening ceremony for Cascades Park to leverage media attention and the thousands of patrons that were anticipated to explore the Park during the opening weekend.

The Saturday and Sunday nights of the annual FSU Spring Football Game (April 12th and 13th, 2014) were strategically selected for the first two concerts given the following circumstances:

- The close proximity to the grand opening of Cascades Park.
- The ability to attract a wider audience and retain out-of-town visitors attending the football game.
- The ability to avoid conflicting dates with many of the community events held in the spring months.

The concert team (County staff, Scott Carswell Presents, and the STAGE Committee) also sought to book a third concert shortly after the initial opening concerts and before the hot summer months. The weekend of May 23rd – May 25th was identified to complement the County’s Capital Cuisine Restaurant Week. The Self-Promotion Model was again utilized to secure a performer for this date-specific weekend. The third concert was booked under this model just prior to the first two concerts taking place because the five-week gap between the performances would not offer enough time for the private market to react to the opening of the Amphitheater.

In order to carry out a key objective established by the County and City Commissions under the Interlocal Agreement in booking the first three concerts, the concert team sought diverse performers that would appeal to a variety of audiences. To contradict perceptions in the live music industry that Tallahassee is strictly a student-driven market, the County also sought entertainers that would generate interest beyond the student demographic. In the entertainment industry, the task of finding a performer on a specific date can be difficult and costly. When “date specific” requirements are in play, the number of acts are limited and the pricing is less negotiable. An additional concern at that time was the unresolved matter of sound limits for concerts at the Amphitheater, which were not formally established by the City until March 26, 2014, after the opening of Cascades Park and just a few weeks prior to the first two concerts.

In short, the challenge before the concert team was to book a diverse group of performers on very specific dates at a brand new venue that may impose certain sound limitations. The County’s ability to book each of the first three shows shortly after the opening of Cascades Park was due to its willingness to self-promote the concerts. By doing so, the County proved that an outdoor show with big name performers complying with reasonable sound limits in an urban environment could be produced while assuring area neighborhoods that their concerns would be represented at this new venue.

The concert team believed that the successful experiences from the first three concerts followed by a break over the summer months would generate interest and offer enough time for the entertainment industry to begin reaching out to the County, instead of the other way around, in order to book shows for the fall of 2014 and early 2015. This has proven to be accurate and provides financially advantageous opportunities to utilize different business models going forward that are explained later in this analysis.

Results from the Initial Concerts

The County’s genesis in the concert business marked the beginning of the 10 event/18 month Concert Series under the Interlocal Agreement with the City. Each of the initial three concerts was operated under a self-promotion business model giving the County full control of the events along with 100 percent of the potential financial risk and rewards. This section provides an overview of the financials and marketing efforts, in addition to many of the lessons learned, for each of the three concerts held to date as part of the Capital Cascades Stage and Concert Series.

Concert #1: Tracy Lawrence

The first headliner at the Capital City Amphitheater was Tracy Lawrence on April 12th following the annual FSU Spring Football Game. Mr. Lawrence has sold more than 13 million country music albums and has 18 number one singles. Opening for him was a graduate of FSU and rising country singer/songwriter, Tyler Reeve. Marketing and advertising for the Tracy Lawrence concert included radio announcements through Clear Channel, television ads on WCTV, posters, flyers, outdoor billboards, social meetings, Facebook ads, Twitter, Icontact (an email marketing program), and more. In addition, Scott Carswell Presents led a street team to help promote both opening weekend concerts.

Bobby Bones, a country radio DJ and popular morning show syndicated in major markets across the country, promoted this concert through his program outlets for several weeks in advance of attending and serving as a host for the Tracy Lawrence concert. Several local corporate sponsors supported the event to offset costs and further enhance local marketing efforts:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Jim and Milts BBQ sponsored the concert and provided food for the “Backyard BBQ” held at the event.
- Cone Distributing sponsored the event for the exclusive rights to provide alcohol beverages for the event.

Ticket prices for this concert ranged from \$20 for general admission (lawn seating) to \$35 for reserved seating on the day of the show. However, a strong majority of those attending purchased reserved seating in advance for \$30 each. This concert sold 838 tickets and another 539 tickets were issued for promotional reasons. Ticket prices were in line with other venues in both large and small markets that had recently showcased Mr. Lawrence. Ticket price ranges for a Tracy Lawrence concert in other markets varied from a low of \$15-\$30 in Ft. Worth, TX to \$23-\$38 in Pharr, TX.

The performer expenses for the Tracy Lawrence concert were \$29,701, which included the main artist fee, other opening acts, hotel accommodations, and contractor fees. Ticket sales brought in \$23,035 while concession and sponsorship revenues added another \$4,058 for a total revenue generation of \$27,093. Concert revenues were just short of covering the performer expenses and did not cover the production, facility, staffing, or marketing expenses essential to putting on a concert of this magnitude. The total expenses for the Tracy Lawrence concert were \$71,940 leaving the County responsible for an investment of \$44,847 from bed tax funds. An overview of financials can be found in Table #1 and a more detailed account is provided in Attachment #6.

Table #1 Tracy Lawrence Concert Financials	
Income	
Ticket Sales	\$23,035
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	4,058
<i>Total Income</i>	<i>\$27,093</i>
Expenditures	
Performer Expenses	\$29,701
Production Expenses	15,490
Facility Expenses	9,120
Advertising/Marketing	4,860
Scott Carswell Presents Staffing	11,644
Cancellation Insurance	1,125
<i>Total Expenditures</i>	<i>\$71,940</i>
<i>Net Investment</i>	<i>\$ 44,847</i>

Although there was a greater-than-anticipated investment associated with hosting this event, the Tracy Lawrence concert can be considered a success and a vital part of the future growth of the Amphitheater. Feedback after the concert was very positive as attendees expressed satisfaction with the venue, the customer service, and the quality of entertainment. Some logistical issues of concern that were identified by staff and concert patrons include difficulty with parking signage, the number of portable restrooms, lighting, and the quantity and quality of concession.

Further, Mr. Lawrence's sound exceeded the level established by the City ordinance for a brief period between 9:10 and 9:15 p.m. Staff and Mr. Carswell were on-site, quickly identified the problem, and immediately engaged Mr. Lawrence's sound technicians whom were very cooperative and resolved the issue in short order.

Concert #2: Charlie Wilson

The second headliner show for the opening weekend of the Capital City Amphitheater featured world-class rhythm and blues artist Charlie Wilson, a seven-time Grammy-nominee who was recently honored with the 2013 BET Lifetime Achievement Award. Comedian Marvin Dixon opened the show at 7 p.m. on Sunday, April 13th, followed by Mr. Wilson at 8 p.m. The County's concert team was extremely pleased to secure a marquee performer given the date-specific availability of the concert, the concerns about the sound levels, and the desire to offer diverse performance during the opening weekend as previously articulated.

Marketing and advertising for the Charlie Wilson concert included radio announcements, television ads on WCTV and BET, posters, flyers, outdoor billboards, social meetings, Facebook ads, Twitter, Icontact (an email marketing program), and more. In addition, Scott Carswell Presents led a street team to help promote both opening weekend concerts. Several local corporate sponsors supported the event to offset costs and further enhance local marketing efforts:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Cone Distributing sponsored the event for the exclusive rights to provide alcohol beverages for the event.

Ticket prices for this performance ranged from \$45 for general admission (lawn seats) to \$75 for reserved seating purchased on the day of the show. This concert sold 1,074 tickets and an additional 363 tickets were issued for promotional reasons. Recent performances by Charlie Wilson in larger markets such as Tampa, FL, Oakland, CA, and Los Angeles, CA each sold out with ticket prices ranging from \$20-\$66 in Tampa to \$46-\$100 in Oakland. Ticket prices at the Capital City Amphitheater were in line with similarly sized markets that recently showcased Mr. Wilson such as Augusta, GA (\$45-\$75) and Grand Prairie, TX (\$40-\$85).

The performer expenses for the Charlie Wilson concert were \$100,759, expectedly more expensive than the first concert, which included the main artist fee, other opening acts, hotel accommodations, and contractor fees. Ticket sales brought in \$65,045, while concession and sponsorship revenues added another \$2,558 (a surprisingly low 4%) for a total revenue generation of \$67,603. Concert revenues exceeded the \$59,519 in production, facility, staffing, and marketing expenses to put on the concert but only a few thousand dollars remained to reimburse the County for advance funding the performer fees. The total expenses for the Charlie Wilson concert were \$160,278 leaving the County responsible for an investment of \$92,673 from bed tax funds. An overview of financials can be found in Table #2 and a more detailed account is provided in Attachment #6.

Table #2 - Charlie Wilson Concert Financials	
Income	
Ticket Sales	\$65,045
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	2,558
<i>Total Income</i>	<i>\$67,603</i>
Expenditures	
Performer Expenses	\$100,759
Production Expenses	26,578
Facility Expenses	9,938
Advertising/Marketing	8,730
Scott Carswell Presents Staffing	11,644
Cancellation Insurance	2,629
<i>Total Expenditures</i>	<i>\$160,278</i>
<i>Net Investment</i>	<i>\$92,673</i>

The total revenue generated from the Charlie Wilson concert was a surprise and disappointment given Mr. Wilson’s popularity and recent sell-out performances. Another surprise was the low return on concession and sponsorship sales, which may be attributable to a Sunday night performance.

Feedback collected after the concert showed similar trends as the concert held the night before. There were no sound level violations identified during the concert and area neighborhood associations reported that the sound levels during this concert were tolerable on both Saturday and Sunday nights. This feedback following the Charlie Wilson concert is extremely valuable looking forward given the extensive light and sound requirements for this concert and the fact that it was held on a Sunday night. For example, Scott Carswell Presents has been contacted by representatives of two well-known rhythm and blues artists to hold fall concerts based on the venue’s ability to put on the Charlie Wilson concert.

The total attendance for the Tracy Lawrence concert was 1,377 and 1,437 for the Charlie Wilson concert, which is perplexing considering the month-long marketing efforts, the perfect weather that weekend, and the added visitors associated with the FSU Spring Game. Pro formas estimate that attendance needs to be closer to 3,000 people per show to be sustainable. In turn, the concert team revisited the marketing strategies in advance of the third concert.

Concert Series #3: Rodney Atkins

In conjunction with Capital Cuisine Restaurant Week, the Capital City Amphitheater hosted its third concert on May 16, 2014 featuring country music singer Rodney Atkins. Mr. Atkins was the 2006 Country Music Association Top New Male Vocalist and has six number one singles. Opening for Mr. Atkins were Wynn Varble, Tyler Reeve, and singer-songwriter Rose Falcon and her band.

Additional marketing efforts were utilized for the third concert such as corporate and group ticket packages and a change in beverage providers to enhance outreach. The Rodney Atkins concert offered the largest number of promotional tickets, making up more than half of the total attendance. These promotional tickets included radio and T.V. contests and a great level of support from local sponsors to offset costs and further enhance local marketing efforts such as:

- Tallahassee Dodge Chrysler Jeep sponsored the event and displayed several of their vehicles and various promotional signage at the concert.
- Tri-Eagle Distributors donated marketing support and product for exclusive rights to provide beer at the event. Included were store displays promoting the concert in Tri-Eagles nine-county distribution region.
- Super Lube promoted the concert and its ticket give-away program for customers across its 30 locations on WTNT radio.
- FSU contributed a large sponsor donation in exchange for its students to receive free general admission seating on the lawn.
- The following corporate sponsors purchased reserved group seating (approximately 10 seats) which included preferential parking, access to a VIP tent prior to the main performance, and recognition on the Amphitheater website:
 - Roland Publishing
 - Blue Ribbon Cleaners
 - Marpan Supply
 - Four Points Sheraton Hotel
 - Capital Eurocars
 - The Zimmerman Agency
 - Sachs Media Group
 - NAI Talcor

Ticket prices for this performance ranged from \$20 for general admission (lawn seats) to \$35 for reserved seating purchased on the day of the show. Aside from the free admission for FSU students due to a sponsorship, general admission tickets were available to all other students with valid ID for \$12.55. In total, 632 tickets were sold and an additional 1,650 tickets were issued for promotional reasons. Ticket prices were in line with venues in other markets that have recently showcased Mr. Atkins, which range from a low of \$11-\$35 in Sayreville, NJ to \$25-\$45 in Cherokee, NC.

The performer expenses for the Rodney Atkins concert were \$31,478 that included the main artist fee, other opening acts, hotel accommodations, and contractor

fees. As compared to the first two concerts, the Rodney Atkins concert had the least amount of expense. This was attributed to a reduction in production, merchandise, and law enforcement staffing compared to the previous performances. Direct ticket sales only generated \$16,219 due to the number of promotional tickets issued but this concert also experienced the largest amount of non-ticket sales income through concession purchases and sponsorships.

Table #3 - Rodney Atkins Concert	
Income	
Ticket Sales	\$16,219
Non-Ticket Sales Income (i.e.: Concessions & Sponsorships)	\$10,321
<i>Total Income</i>	\$26,540
Expenditures	
Performer Expenses	\$31,478
Production Expenses	12,857
Facility Expenses	7,240
Advertising/Marketing	3,640
Scott Carswell Presents Staffing	7,179
Cancellation Insurance	1,143
<i>Total Expenditures</i>	\$63,537
<i>Net Investment</i>	\$36,998

The total expenses for the Rodney Atkins concert were \$63,537 leaving the County responsible for an investment of \$36,998 from bed tax funds. An overview of financials can be found in Table #3 and a more detailed account is provided in Attachment #7.

As noted previously, the Rodney Atkins concert had the least amount of production and operation expenses. By refining the production and staffing levels following the first two concerts, Scott Carswell Presents has been able to reduce concert expenditures (excluding performer expenses) from \$42,239 for the Tracy Lawrence concert to \$32,059 for Rodney Atkins concert despite the increase in attendance from 1,377 to 1,437 people. In discussions with Scott Carswell Presents, staff believes that production costs can be further refined by providing a complete production specification packet available to performers to more accurately estimate production costs. This specification packet was completed in June 2014 in anticipation for the remaining seven concerts.

Three-Concert Summary:

The initial investment spent by the County to bring large acts to the Amphitheater is vital in branding the venue as a musical destination. As mentioned previously, the investment in the first few concerts was to make large promoters aware of the benefits this venue has to offer, and eventually draw promoters who will take the process over from the County. Although there was a greater-than-anticipated investment associated with hosting these events, feedback has been very positive as attendees expressed satisfaction with the venue, the customer service, and the quality of entertainment.

According to the 2012 KCCI Report, revenues and expenses at the St. Augustine Amphitheatre were basically “break even” even after nearly a decade of performances. A 2013 economic impact study of the St. Augustine Amphitheatre found that nearly 65 percent of attendees were visitors from outside St. Johns County, with roughly 4.3 percent from North Central Florida (Attachment #8). The report also found that about 20 percent of attendees spent one or more nights within the St. Johns area and an estimated \$143 was spent per attendee. The total annual economic impact of the St. Augustine Amphitheatre for 2013 was estimated to be \$17.3 million.

In addition to demonstrating that the Amphitheater could successfully host concerts with extensive light and sound requirements, the County received substantial media exposure within and outside of Leon County. As part of the media sponsorships for the three events, television exposure on WCTV was valued at \$38,550, radio exposure through Clear Channel and Cumulus Broadcasting was valued at \$111,005, and another \$24,505 in media coverage was provided including the Tallahassee Democrat for a total estimated media value of \$174,060 promoting the new Amphitheater. To put this media exposure in context, a full-page advertisement in the Florida, Georgia and Alabama issue of Southern Living Magazine costs \$34,950. As part of the media coverage during the concerts, visitors were interviewed from as far away as Mississippi with others being interviewed from Dothan, Alabama; Pensacola, Panama City, Jacksonville, and Perry, FL.

As with any new venue or enterprise, logistical issues arose and were quickly addressed. Production and staffing costs, which were cautiously over-estimated for the initial concerts, have been dramatically reduced to improve the bottom line. From a capability standpoint, the Charlie Wilson concert demonstrated that the Amphitheater could put on the caliber of show with extensive light and sound requirements that would be on par with any other major market venue. This will further efforts to attract a variety of entertainers that include classic rock, Christian rock, jazz, and other music genres that will appeal to different demographic groups.

Leading up to the Rodney Atkins concert, staff and Scott Carswell Presents identified a significant concern with market saturation. Having hosted Tracy Lawrence on April 12th and booked Rodney Atkins for May 16th (the Rodney Atkins concert negotiations began in March), staff learned that the Civic Center would be featuring Darius Rucker and the Eli Young Band on April 25th. Even in a traditionally strong country music market, the greater Leon County/Tallahassee area cannot support three headlining country music performers within a five-week period. This occurrence is believed to have hurt direct ticket sales for the Rodney Atkins concert and further illustrates the importance of communicating with other venues in the market, particularly when the County is self-promoting an event and bears all of the financial responsibility.

In self-promoting the first three concerts at the Amphitheater, the County was responsible for every facet of these events, from planning through execution, and was ultimately responsible for \$174,518 in financial support. The concert team recognizes the lack of financial sustainability under the current promotional model but is encouraged by the continual growth in concert attendance and sponsorships. Total attendance at the Charlie Wilson concert was slightly more than the Tracy Lawrence performance; however, the Rodney Atkins concert experienced 845 more attendees than the Charlie Wilson concert mostly due to promotional partnerships. Despite the nearly 66 percent increase in attendance from the first concert, total expenses for the Rodney Atkins concert were \$8,403 less. Concession sales and sponsorships increased from \$4,058 at the Tracy Lawrence concert to \$10,321 at the Rodney Atkins concert, and corporate sponsorships grew from three sponsors for the opening concert to 12 sponsors for the latest event.

This is encouraging and valuable data to have for the first three concerts but it underscores the importance of utilizing different business models that afford the County less, limited, or virtually no risk at all in bringing these outdoor performances to the local market. The following section of this analysis details various promotion and production business models for Amphitheater concerts, provides options to modify the County's financial support moving forward, and seeks the Board's direction for the remaining seven concerts anticipated through October 2015.

Business Models for the Remaining Seven Concerts

There are several ways to structure the promotion and production of large-scale concerts. Standalone venues such as the Capital City Amphitheater can utilize a variety of approaches, or a combination thereof, to secure performers and stage concerts based on organizational priorities and preferences. Listed are three business models that could be utilized for the remaining seven concerts under the Capital Cascades Stage and Concert Series, which runs through October 2015.

Each business model has distinct advantages and disadvantages so it is important to note that a strategic combination of these models could be applied for booking future concerts.

Self-Promote Model:

The Self-Promote Model is where an organization or business undertakes all the financial and operational responsibilities in order to produce a concert in exchange for keeping all revenue from ticket sales, concessions and a negotiated percentage of entertainer merchandise sales. Some venues also generate parking revenues. This was the model utilized by the County for the first three concerts as the County advance funded the entertainment and was responsible for all other concert expenses such as marketing, production, staffing, and the venue coordination.

While this model offers the greatest financial risk and reward, other factors determined the use of this model for the first three concerts. With the official opening date of Cascades Park being a moving target, along with the completion of the Capital City Amphitheater and improvements to the Meridian Point Building, staff and the promoter found it necessary to carefully select the first few concert dates before subsequently finding available performers. This allowed the County, in consultation with community partners, to identify concert dates within close proximity to the grand opening of Cascades Park. It also allowed the County to avoid conflicting dates with many of the community events, which are held in the spring months.

The Self-Promote Model requires the greatest level of financial support and is often used by well-established venues and those seeking specific dates or entertainers. As a policy matter, the advantages and disadvantages of this model merit consideration for future use but it is clear that additional self-promote concerts would require additional resources. For example, the Board could dedicate a portion of one of the pennies from the bed tax specifically for future self-promote concerts. While this is not a recommendation by staff, it is clear that relying on the Self-Promote Model is not a sustainable option for the entirety of the Concert Series given the available resources. However, the County could utilize a combination of business models for future concerts that include a maximum number of self-promotes due to the strategic benefits offered under this model. For example, the County could limit the number of self-promotes within a given fiscal year in order to minimize the County's financial exposure.

Co-Promote Model:

Under this structure, an outside promoter (not the Amphitheater Program Manager – Scott Carswell Presents) agrees to cover the performers' expenses and seeks support for promotional, production, and venue expenses in return for a percentage of the concert revenues. The percentages would vary from show to show but the County's financial support would be significantly reduced by no longer having to pay the performers' expenses. Based on the negotiation with the outside promoter, the County would be responsible for some level of production, facility, and staffing expenses in exchange for a percentage of the concessions, merchandise, and ticket sales.

The St. Augustine Amphitheatre has become such an established venue over the years that the vast majority of its concerts are now co-promotes. St. Augustine has a standard co-promotion contract for major companies such as Live Nation and AEG Live that it uses the same percentage split for all shows, but negotiates different percentages for smaller promoters.

St. Augustine rarely undertakes a self-promotion show with some exceptions such as a very successful Tony Bennett concert in 2013. Featured shows under the Co-Promote Model could hopefully be developed with large concert promoters such as Live Nation and AEG Live, but could also be adaptable for small promoters. This can only be accomplished over time as industry confidence in the venue continues to grow.

The Co-Promote Model is a credible option going forward now that the Amphitheater and the County's contract Manager, Scott Carswell Presents, have demonstrated the production value and capacity of the venue. It also provides the STAGE Committee with a greater opportunity for input on the attraction, selection, and approval of performances. In fact, County staff and Mr. Carswell have already been contacted about future co-promotion opportunities with well-known rock and bluegrass bands for 2015 dates. Concert production and operational expenses under this model could vary from \$25,000-\$35,000 per show depending on the performance. Booking a performance under the Co-Promote model is a two-way street. At times, outside promoters will contact County representatives to book the Amphitheater while other times will require Scott Carswell Presents to initiate contact and negotiations with performers and their representatives.

There are some disadvantages to consider associated with this model. First, it opens the door for potential schedule conflicts with other community events. While staff may still pursue certain preferred dates, the County's reduced financial role would alter its negotiation position, as promoters seeking to use the Amphitheater will tend to have their own preferred dates. Ultimately, the concert team will be put in the position of turning down certain performances based on scheduling concerns such as:

- Variety of genres performing at the Amphitheater
- Recent market activity in certain genres
- Desire to space out the approved 10 concerts over 18 months
- The cost/benefit of utilizing tourism funds to support concerts

Promoters seeking a concert date that offers little opportunity to attract additional visitors is a concern because of the revenue source (bed taxes) used to construct and support the Concert Series. Tourism funds rarely support activities and events that occur during peak visitor periods (college graduation, college football, legislative session, etc.) because they offer little return on investment. For example, a promoter contacted Scott Carswell Presents to co-promote a rock concert on the first night of the 2015 legislative session. The promoter is seeking this specific date, which happens to be a weeknight and during the peak visitor season so this particular concert may offer little tourism benefit in return for the risk of bed tax funds. While the revenue sharing percentages may vary by concert, the Co-Promotion Model will limit the County's overall financial support while providing the caliber of entertainment that could generate overnight stays in area hotels and motels.

Facility Rental Model:

Under this structure, the venue operator for a given facility (which is the County for the Concert Series) acts primarily as a rental agent to lease the facility to a promoter that would assume nearly all of the costs and financial risk for producing a concert. Based on the different levels of capacity among promoters, they may choose to promote and produce concerts on their own or 'hire' the County's designated Manager (Scott Carswell Presents) in a support capacity. Should the County's services be needed for the concert, staff would work with Scott Carswell Presents to develop a fee schedule to cover nearly 100 percent of the costs for services desired by the promoter. This may include filing permits, securing event staffing and law enforcement, food vendors, portable restrooms, and other production costs.

The Facility Rental Model is the most conservative option to operate concerts at the Amphitheater, as it would virtually eliminate the County's financial support for these events. The County's role in the Concert Series would be limited to marketing the Amphitheater as an available concert venue and, when needed, serving in a support capacity to put on the concerts at a cost to the outside promoter. Based on negotiations with the promoter, the County would be able to earn a small amount of revenue from concessions and merchandise under this model but it would be unlikely to get a portion of the ticket sales. Most of the scheduling conflicts identified under the Co-Promote Model would apply to the Facility Rental Model with exception to the cost/benefit concerns with bed tax funds because County funds are unlikely to be needed for these events. Relying solely on this model would require significant modifications to the County's contract with Scott Carswell Presents to reflect a more reactive posture for hosting concerts at the Amphitheater and shifting some of the management costs to the promoters.

Scott Carswell Presents has been contacted for a rhythm and blues concert under this model for a specific Friday night in the fall that poses several potential schedule conflicts. The County would virtually have no financial risk for this event but it would compete with the festivities associated with FSU home football games such as the Friday Night Block Party and the Downtown Getdown, which both feature musical entertainment. Area hotels anticipate very high occupancy rates and available hotel rooms remaining are listed at a high price point given the market demand. Overall, the terms for this proposed concert would be financially favorable to the County but they are not without conflict.

Both FSU and FAMU have expressed interest in hosting concerts at the Amphitheater under this model which is also financially favorable to the County but may concern area patrons given the limited number of concerts allowed under the Interlocal Agreement with the City. Based on the demand for tickets, these institutions could impose an exclusivity or preference for students, alumni, donors, boosters, etc., leaving very few tickets available to the general public and no emphasis on tourism.

Over an extended period of time, the Facility Rental Model may result in fewer concerts as promoters and performers would bear all of the risk. If some musical genres do not experience immediate success at the Amphitheater, it may make promoters and performers reluctant to take to try an unproven outdoor market and thereby pigeonhole certain musical genres for the venue. Given the lack of financial support needed from the County, this model also offers the least amount of upside or opportunity for a revenue sharing agreement for successful concerts.

Considerations for the Remaining Seven Concerts:

Attachment #9 is a timeline of the 18 month Concert Series illustrating the initial three concerts and potential future concerts, by music genre and promotion model, through October 2015. Following the first three concerts, Scott Carswell Presents received several inquiries from promotional companies and the local universities interested in holding events at the Amphitheater under a Co-Promote or Facility Rental Model agreement. This would provide greater financial returns to the County and reflects well upon the concert team's strategy to self-promote the first three concerts in order to generate interest among consumers and the music industry. If negotiations for the potential future concerts prove successful, the next challenge may be to carefully space out the limited number of performances allowed to fulfill the remaining 15 months of the Concert Series.

The Board has numerous options to consider for the remaining seven concerts based on its desire for preferred dates, musical genres, and appetite for the financial support of bed tax funds. Fortunately, there are many tools available to balance these interests and attract top performers for a unique customer experience. Based on all of the information presented in this agenda item on the first three concerts, the three promotional models described herein, input from the STAGE Committee and potential future concerts anticipated at the Amphitheater, staff recommends the fourth bullet from the following policy options, which are presented by the most financially conservative to the least:

- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Facility Rental Model in order to virtually eliminate the financial exposure of bed tax funds.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Co-Promote and Facility Rental Models in order to limit the financial exposure of bed tax funds.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models as needed.
- Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.

As a policy matter, the Board does have the option to continue self-promoting each of the remaining seven concerts to ensure greater control over performance dates and musical genres. However, this would require a greater level of financial support for the promotion and production portion of the Concert Series budget to undertake such efforts. The Board's tentative FY 15 budget includes \$160,000 for these concerts; \$60,000 for the Amphitheater Manager contract, \$20,000 for utility costs associated with the Amphitheater and Meridian Point Building, and \$80,000 for the promotion and production of concerts.

Relying solely on the Self-Promote Model is not a sustainable option for the entirety of the Concert Series given the available resources nor was it the intention of the concert team over the long-term. In light of the success of the venue over the first three concerts and the response of the music industry, staff anticipates a natural business model shift to occur for most of the remaining concerts. This will be financially advantageous to the County compared to the first three concerts.

In order to mitigate the need for the County's financial support for each concert and to provide flexibility to the concert team in securing performers, staff recommends utilizing a combination of business models that allows for no more than two self-promotes in a given fiscal year. While self-promotes can be costly, they offer certain flexibility and strategic benefits compared to the other models such as the selection of date-specific events and music genre. At its meeting on June 26, 2014, the STAGE Committee affirmed its support for utilizing a variety of business models in order to keep the County's options open with regard to future concerts and fulfilling the desire to offer an assortment of performances.

Booking concerts under the Co-Promote and Facility Rental Models operate as a two-way street. At times, outside promoters will contact County representatives to book the Amphitheater while other times will require Scott Carswell Presents to initiate contact and negotiations with performers and their representatives. As the popularity of Amphitheater grows in the entertainment industry under these business models, the County will benefit from no longer having to pay the performer fees or the associated percentage to Scott Carswell Presents as promoters seek out this venue. That being said, the role of Scott Carswell Presents serving as the Amphitheater Manager will remain vital to the success of the Concert Series and counsel to the STAGE Committee in communicating with outside promoters, negotiating contracts, and producing, promoting, and managing concert operations.

Conclusion

As a result of the first three concerts being date specific, these initial performances required the County to provide a significant investment into each event. The County's ability to book each of the first three shows at a new venue with so much uncertainty was due to its willingness to self-promote the concerts and take on all of the risk. The self-promotion and production of the first three concerts demonstrated the Amphitheater's value to residents, visitors, and the music entertainment industry. The County's direct involvement in the production assured area neighborhoods that their concerns would be represented at this new venue including sound issues, parking, trash, etc. It also proved that an outdoor show could be produced with big name performers complying with reasonable sound limits in an urban environment.

The tentative FY 15 budget includes \$80,000 for the promotion and production of these concerts. The County may wish to continue self-promoting each of the remaining seven concerts to ensure greater control over performance dates and musical genres. However, this would require a greater level of financial support to undertake such efforts.

Based on all of the information presented in this agenda item on the first three concerts, the three promotional models described herein, input from the STAGE Committee, and the potential future concerts anticipated at the Amphitheater, staff recommends utilizing a combination of business models that include a maximum number of self-promotes due to the strategic benefits offered under this model including the reduction of financial risk associated with these events (Option #2).

This combination approach would continue to empower the concert team with the ability to attract top performers that could generate overnight stays in area hotels with less investment of bed tax funds. Both models reduce the County's upfront financial support but allow for revenue sharing from concert proceeds in order to recapture the initial investment. Regardless of the cost per show, the number of shows offered, or the promotional model used, the County's annual investment in the promotion and production of these concerts will be determined through the Board's budget process which anticipates \$80,000 in the FY 15 tentative budget.

The County's ongoing financial support of the Concert Series provides the investment necessary to deliver the high-quality performances and concerts described by the 2012 KCCI Report. Designed to attract visitors and entertain local residents, the continued success of the Amphitheater will grow the tax base and contribute to the local economy. As previously described in this agenda item, the St. Augustine Amphitheatre is essentially "break even" after nearly a decade of performances but an economic analysis of the 2013 concerts generated a \$17.3 million economic impact with 20 percent of attendees spending one or more nights in an area hotel.

In April 2015 (12 months after the first concert), the STAGE Committee will gather the available concert data to prepare a comprehensive report on the Concert Series and offer guidance on future concert operations to the County and City. This will provide both Commissions with a larger sample set of concert information in order to weigh the long-term policy and budgetary considerations for concerts at the Amphitheater following the conclusion of the 18-month Agreement in October 2015.

Options:

1. Accept the status report on the Capital Cascades Stage and Concert Series.
2. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models, but no more than two Self-Promote Models in a given fiscal year, in order to ensure preferred dates, musical genres, and other County interests.
3. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Facility Rental Model in order to virtually eliminate the financial exposure of bed tax funds.
4. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing only the Co-Promote and Facility Rental Models in order to limit the financial exposure of bed tax funds.
5. Direct staff to proceed with the production of the remaining seven concerts for the Capital Cascades Stage and Concert Series utilizing a combination of business models as needed.
6. Do not accept the status report on the Capital Cascades Stage and Concert Series.
7. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. February 2012 KCCI Cultivate Cascades Park Report
2. Capital Cascades STAGE and Concert Series Interlocal Agreement
3. City of Tallahassee's Sound Policy for the Capital City Amphitheater
4. July 9, 2013, Resolution Establishing the STAGE Committee
5. July 9, 2013 Scott Carswell Presents RFP Agenda Item
6. Tracy Lawrence & Charlie Wilson Concert Settlement Statement
7. Rodney Atkins Concert Settlement Statement
8. Economic Impacts of the Saint Augustine Amphitheatre, 2013
9. Time Line of 10 Event/18 Month Capital Cascades Stage and Concert Series

APPENDIX #5

TRACY LAWRENCE

Saturday, April 12, 2014

7:30 p.m. – 11:00 p.m.

Genre: Country
Self-Promotion



Total Attendance: 1,275 Sponsorships:

Tallahassee Dodge Chrysler Jeep
Jim and Milts BBQ
Cone Distributing

Concert Financials

Income:

Ticket Sales: \$23,035

General Admission \$20 - \$25 (30% Ticket Sales)

Reserved Seating \$30 - \$35 (70% Ticket Sales)

Other Revenue: \$4,059

Total: \$27,094

Expenditures:

Production & Operational Expenses: \$57,960

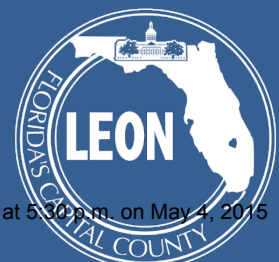
Facility Expenses: \$9,120

Advertising/Marketing: \$4,860

Total: \$71,940



CAPITAL CITY
AMPHITHEATER
AT CASCADES PARK
TALLAHASSEE, FL Page 331 of 798



Posted at 5:30 p.m. on May 4, 2015

CHARLIE WILSON

Sunday, April 13, 2014

7:00 p.m. – 10:00 p.m.

Genre: R&B
Self-Promotion



Total Attendance: 1,437

Sponsorships: Tallahassee Dodge Chrysler Jeep
Cone Distributing



Concert Financials

Income:

Ticket Sales: \$65,045

General Admission \$45 - \$50 (40% Ticket Sales)

Reserved Seating \$70 - \$75 (60% Ticket Sales)

Other Revenue: \$2,558

Total: \$67,603

Expenditures:

Production & Operational Expenses: \$141,610

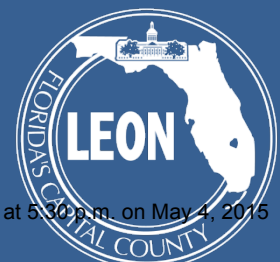
Facility Expenses: \$9,938

Advertising/Marketing: \$8,730

Total: \$160,278



**CAPITAL CITY
AMPHITHEATER**
AT CASCADES PARK
TALLAHASSEE, FL Page 332 of 798



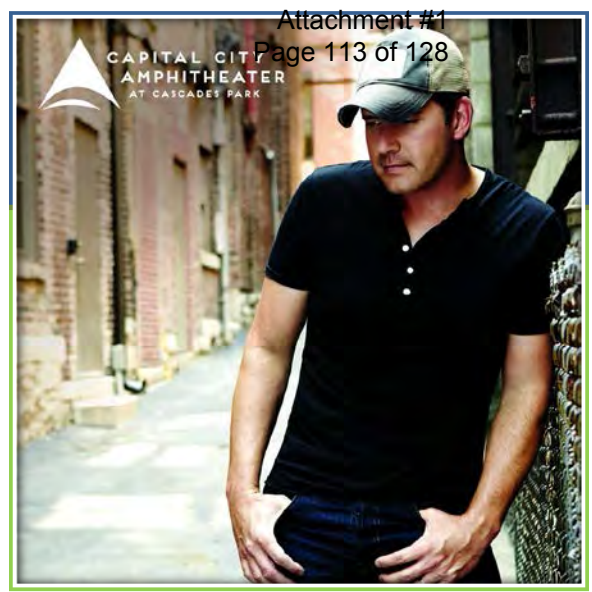
Posted at 5:30 p.m. on May 4, 2015

RODNEY ATKINS

Friday, May 16, 2014

7:15 p.m. – 11:00 p.m.

Genre: Country
Self-Promotion



Total Attendance: 2,574 Sponsorships: FSU Student Government Activities
Tallahassee Dodge Chrysler Jeep
Tri-Eagle Distributors
Super Lube

Concert Financials

Income:

Ticket Sales: \$16,219

General Admission \$20 - \$25 (62% Ticket Sales)

Reserved Seating \$30 - \$35 (38% Ticket Sales)

Other Revenue: \$9,617

Total: \$26,086

Expenditures:

Production & Operational Expenses: \$52,657

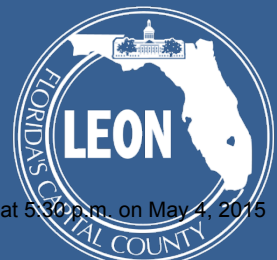
Facility Expenses: \$7,240

Advertising/Marketing: \$3,640

Total: \$63,537



CAPITAL CITY
AMPHITHEATER
AT CASCADES PARK
TALLAHASSEE, FL Page 333 of 798



Posted at 5:30 p.m. on May 4, 2015

Pink Floyd Experience

Tuesday, March 3,
2015

7:00 p.m. – 10:00 p.m.

Genre: Rock

Co-Promote



Total Attendance: 1,084

Sponsorships:

WCTV

103.5 Radio

Tri-Eagles Sales

Concert Financials

Income:

Ticket Sales: \$20,175

General Admission \$20 - \$25 (19% Ticket Sales)

Reserved Seating \$25 - \$30 (81% Ticket Sales)

Other Revenue: \$2,035

Total: \$22,210

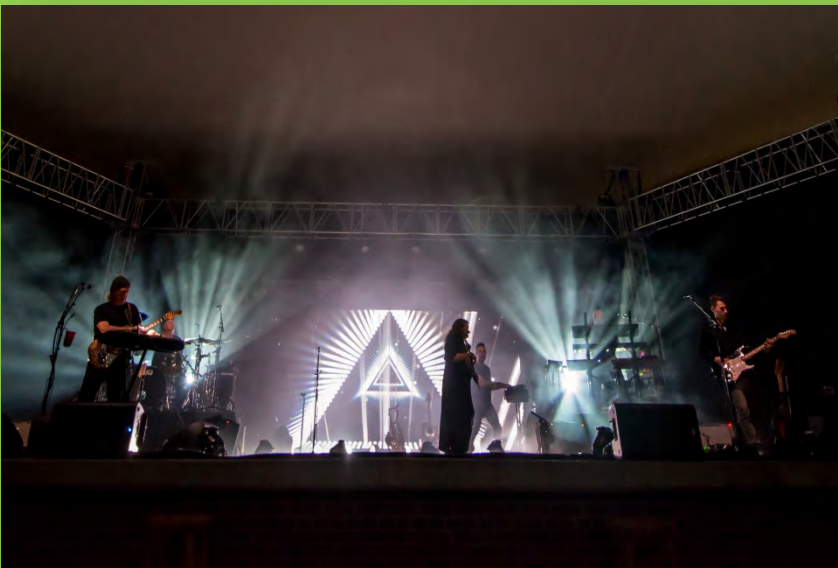
Expenditures:

Production & Operational Expenses: \$26,543

Facility Expenses: \$3,584

Advertising/Marketing: \$5,977

Total: \$36,104

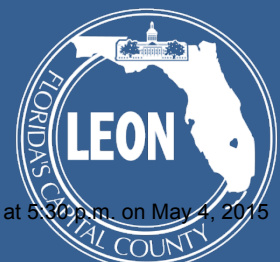


CAPITAL CITY
AMPHITHEATER

AT CASCADES PARK

TALLAHASSEE, FL

Page 334 of 798



Posted at 5:30 p.m. on May 4, 2015

The Avett Brothers

Friday, April 10,
2015

8:00 p.m. – 11:00 p.m.

Genre: Folk Rock
Co-Sponsor



Total Attendance: 3,243

Sponsorships:

Word of South
WCTV
Tallahassee Democrat
Tire-Eagle Sales

Concert Financials

Income:

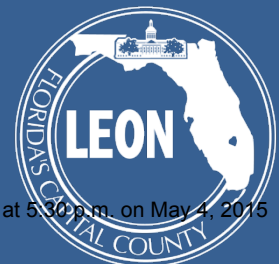
Ticket Sales: \$121,285
General Admission \$45 - \$50 (56% Ticket Sales)
Reserved Seating \$55 - \$60 (44% Ticket Sales)
Other Revenue: \$34,900
Total: \$156,185

Expenditures:

Production & Operational Expenses: \$135,735
Facility Expenses: \$5,597
Advertising/Marketing: \$5,100
Total: \$146,432



**CAPITAL CITY
AMPHITHEATER**
AT CASCADES PARK
TALLAHASSEE, FL Page 335 of 798



Posted at 5:30 p.m. on May 4, 2015

Wilco

Sunday, April 26,
2015

7:00 p.m. – 10:00 p.m.

Genre: Rock
Co-Sponsor



Total Attendance: 1,912

Sponsorships:

FSU Student Activities
WTVL TV
Tallahassee Democrat
Tire-Eagle Sales



Concert Financials

Income:

Ticket Sales: \$70,003
General Admission \$30 - \$35 (44% Ticket Sales)
Reserved Seating \$40 - \$45 (56% Ticket Sales)
Other Revenue: \$2,288
Total: \$72,291

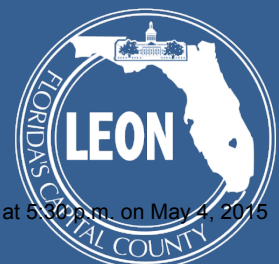
Expenditures:

Production & Operational Expenses: \$85,946
Facility Expenses: \$4,904
Advertising/Marketing: \$2,000
Total: \$92,850



**CAPITAL CITY
AMPHITHEATER**
AT CASCADES PARK
TALLAHASSEE, FL

Page 336 of 798



Posted at 5:30 p.m. on May 4, 2015

APPENDIX #6

City Commission Policy 154

Sound Policy for Capital City Amphitheater at Cascades Park

DEPARTMENT: City Manager

DATE ADOPTED: March 26, 2014

DATE OF LAST REVISION: n/a

154.01 Authority: The City Commission

154.02 Scope and Applicability: This Policy covers the regulation of amplified sound generated from all events utilizing the Capital City Amphitheater at Cascades Park (Amphitheater).

154.03 Definitions:

Amplified sound means: sound using a sound amplification device.

Hours of performance means: 7:00 a.m. - 10:00 p.m. on Sundays through Thursdays and 7:00 a.m. - 11:00 p.m. on Fridays and Saturdays.

House system means: the sound amplification device(s) used at the Amphitheater for all performances other than Capital Cascades Stage and Concert Series events.

Sound level means: the weighted sound pressure level as measured in dBA and dBC on a ten second average LA eq metric by a sound level meter and as specified in American National Standards Institute (ANSI) specifications for sound level meters (ANSI S1.4-1971 (R1976)).

Sound amplification device means: equipment designed to increase the volume of sound created by a separate source such as a musical instrument or a human voice.

154.04 Performances: All events at the Amphitheater covered by this Policy, including sound checks, shall occur only during the hours of performance.

154.05 Maximum Sound Level: The maximum sound level generated by events at the Amphitheater utilizing the house system shall not exceed 85dBA and 95 dBC. For Capital Cascades Stage and Concert Series events, the maximum sound level shall not exceed 96 dBA and 104 dBC.

154.06 Measuring the Sound Level: The sound level shall be measured at the main mix board with a sound meter that meets the standards established by the American National Standards Institute (ANSI) specifications for sound level meters (ANSI S1.4-1971 (R1976)). The main mix board shall be located at the fixed position for the board in the Amphitheater. Measurements of sound level will be made and recorded by a qualified City employee or by a qualified professional designated by the Director of the Parks, Recreation and Neighborhood Affairs Department or designee to operate the meter(s). This measurement will be made independently of sound monitoring conducted by the artist or promoter. This person shall be present at the main mix board with a sound meter during all events covered by this Policy. A City employee or qualified professional shall also take sound measurements at the Cascades Park property line and in the surrounding neighborhoods as determined for each event by the Parks, Recreation and Neighborhood Affairs Department and set forth in the Special Event Permit.

154.07 Standards for Measuring the Sound Level:

Calibration. The sound meters shall be maintained in calibration and good working order. The operator of the meter shall conduct a calibration check of the meter at the time of any measurement of the sound level.

Measurements. The meter shall be positioned so as not to create any unnatural enhancement or diminution of the

measured sound. A windscreen on the meter's microphone shall be used at all times.

154.08 Compliance: All artists, performers, entertainers, sound technicians, employees, and subcontractors shall comply with and ensure compliance with the sound levels established by this Policy. The promoter shall have the responsibility to ensure compliance with the sound levels at the mix board for Capital Cascades Stage and Concert Series events. The Parks, Recreation and Neighborhood Affairs Department shall be responsible for ensuring compliance for all other events.

154.09 Trial Period: This Policy shall be reviewed by the City Commission on April 23, 2014.

APPENDIX #7



Agenda Item Details

Meeting	Feb 24, 2014 - Blueprint 2000 Intergovernmental Agency Meeting
Category	I. Agenda Modifications
Subject	Item # 9 - Cascades Park Update
Type	Discussion, Presentation

STATEMENT OF ISSUE :

The purpose of the agenda item is to update the IA on the construction in the Park, request authorization to fund additional improvements, and obtain direction to mitigate sound impacts to the Myers Park and Woodland Drives Neighborhoods.

SUPPLEMENTAL INFORMATION :

Grand Opening Update

Cascades Park will open on March 14, 2014. Blueprint, City, and County staff have been working determine the grand opening event activities, which include an opening ceremony and a family movie night on the 14th and a community day on the 15th. The community day will feature activities around each amenity and offer opportunities for Park sponsors to showcase their involvement in the Park. Also, staff has been working with Impact Visual Media to produce teaser videos. The third video will be shown in the IA meeting.

Construction Progress

See Attachment 1 for the February 2014 aerial of the Park. The anomaly found in the limestone at the bottom of Boca Chuba Pond has been repaired and the pond is filling with stormwater. The recreated St. Augustine Stream is complete and water will be running in the stream between the Smokey Hollow Pond and Boca Chuba Pond in early February. With Boca Chuba Pond filled, the park's irrigation system and the Cascades Waterfall Fountain will be in operation. The Amphitheater is 95% complete with all permanent stadium seats in place, sod installed in the upper seating area, house speaker system in place and theater lighting being installed. The Park's restroom building along the Bloxham Promenade is finished. Our 73 nozzle interactive waterplay area (Imagination Fountain) is complete and has been programmed for a spectacular water, music and light show.

Final landscaping tasks, sidewalk construction and street paving are also on going. Construction of the Smokey Hollow Commemoration and the Discovery Garden are progressing and are scheduled to be complete by Park opening.

After the Park opens in March, improvements will continue. Minor modifications will occur as the Park is used and needs are identified. Landscaping and other aesthetic enhancements such as wrapping of the transformer boxes will be made. Large improvements will be constructed such as the restroom near the amphitheater, the pavilion at Smokey Hollow and the Smokey Hollow Barber Shop will be relocated back to Cascades Park.

Improved Circulation and Parking

In response to a need for additional Park parking and improved bike and pedestrian connections to the Park, the City of Tallahassee Public Works Department has developed a design for improving the circulation on Bloxham and Gadsden Streets and adding 34 parking spaces. See Attachment 2 for the location of parking spaces and traffic flow changes to more safely accommodate Park visitors. Final design and cost proposals have not yet been received. The estimated cost for this improvement is \$200,000.

The construction plans for Cascades Park call for striping the roads adjacent to the Park with paint. To increase vehicular and pedestrian safety and durability of the road striping, a substitute material for the paint called thermoplastic is requested. Thermoplastic striping material is highly reflective, does not crack or chip, and is

impervious to oil and grease. Additionally, the maintenance entities for the roads (City of Tallahassee and Leon County) require thermoplastic striping. Franklin Boulevard has thermoplastic striping and the application of this material to the Cascades Park roads will result in a seamless transition between the two projects. The estimated cost for this improvement is \$97,400.

Cascades Park Maintenance Building Renovations

The City of Tallahassee Parks Recreation and Neighborhood Affairs (PRNA) is currently renovating the Cascades Park maintenance building. This building is located on Myers Park Drive across from Wade Wehunt Pool just east of Cascades Park. Until early February, Blueprint 2000 CEI staff used it as the office for coordinating Park construction activities. To reduce costs, it was determined that Blueprint 2000 could pay PRNA to complete the improvements rather than contracting with a private company. The costs savings realized through the use of PRNA are estimated to be \$175,000.

PRNA is 75% complete with the renovation, but have exhausted all the funds allocated for the project. They estimate that the remaining renovations will cost approximately \$52,000. The estimated \$52,000 needed to complete the project would cover such items as painting, flooring, HVAC duct work, doors, sheet rock for walls, ceiling tile, and several small misc. items. It is requested that Blueprint 2000 fund PRNA's remaining renovation activities in the amount of \$52,000 from unallocated funds.

Sound Study

In the September 16, 2013 meeting, the IA directed Blueprint staff to form a working group that includes representatives from the Myers Park and Woodland Drives neighborhoods and retain Siebein and Associates to conduct a second sound study. Since then, a 25 member working group made up of six neighborhood representatives, staff, and others has met seven times (with two additional subcommittee meetings). The mission of the working group is as follows:

The Cascades Park Work Group (CPWG) provides input and feedback on the operational structure and sound levels in Cascades Park. The CPWG allows representatives from the nearby neighborhoods and key City Departments to create open dialogue resulting in input for the operational direction of Cascades Park. In the future, the CPWG will objectively identify concerns from park users, event attendees, neighboring communities and businesses and event planners in relation to events permitted by the City of Tallahassee and offer solutions.

The second sound test was conducted on Sunday, November 10. Blueprint 2000 hired Seibien and Associates with support from Scott Carswell Presents to conduct the test. See Attachment 3 for photos taken during the sound test.

In preparation of the test, over 2,450 surveys were mailed to all properties located within the boundaries of Magnolia Drive to the south and east, South Gadsden Street to the west and Tennessee Street to the north. Additionally, the survey was emailed to the current electronic project area distribution list (200 contacts) and was available to download from the Blueprint website. A media release announcing the sound test and availability to access and complete the survey electronically was distributed to local media outlets, city and county elected officials, the city executive team and the county communication team via email.

A total of 121 surveys were completed, 25 by U.S. mail and 96 electronically, i.e. by either email or the electronic survey tool. Of the responses received, 76 (62.8%) were from locations within a 3,000' radius of the amphitheater. See Attachment 4 for graphics illustrating the survey results.

The Seibien Associates, Inc. Sound Study, completed after the second sound test, was reviewed by the working group on February 13 and 20, 2014. Seibien's findings and recommendations are included as Attachment 5.

The following is the staff recommended approach to noise mitigation and sound level limits for the Capital City Amphitheater at Cascades Park. This approach takes into account the Cascades Park Working Group discussions, the February 13, 2014 Siebein Associates, Inc Live Sound Test Acoustical Study and the February 19, 2014 Top Priorities of Myers Park and Woodland Drives Working Group Representatives For the IA Meeting of February 24, 2014.

1. Establish a fund in the amount of \$40,000 from Blueprint 2000 unallocated funds to provide sound monitors to be used in the neighborhoods and at the mix location that can alert the operator at the mix

when a specific sound level limit has been approached and/or exceeded. The monitor should also log the sound levels for each performance. This cost also includes recommended analysis of the data.

2. The City of Tallahassee is proposing to adopt a noise policy for the Capital City Amphitheater at Cascades Park to regulate the noise generated from all amplified events. This policy is intended to:
 - a. Be adopted prior the first Capital Cascades Stage and Concert Series event (also called "touring or ticketed" event).
 - b. Establish a trial period in which sound monitoring and neighborhood feedback can take place during up to six amplified house events and four touring events. Monitoring should occur at the mix location as well as attended monitoring at critical locations in the community by a qualified professional.
 - c. Define maximum noise levels
 - i. Consistent with the Siebein Associates, Inc sound level thresholds for amplified events at the Amphitheater, staff recommends:
 1. An initial sound level limit of 85 dBA and 95 dBC for the house system using the one second LA eq metric
 2. An initial sound level limit of 100 dBA and 108 dBC for the Capital Cascades Stage and Concert Series events using the one second LA eq metric; it should be noted that most ordinances do not specify a time metric, and limitations established for amphitheaters base their measurements on a time period of one to eight minutes.
 - d. Be reviewed and adjusted as needed at the end of the trial period.
3. Continue dialogue with the working group through the trial period.
4. Should staff recommendations 1 and 2 prove to be unsuccessful in mitigating the impacts from the amphitheater, additional funding may be required to implement the following strategies:
 - a. Changes to the audio system that could further reduce the level of sounds propagated off site
 - b. Purchase and install fixed sound level meters in the neighborhoods
 - c. Limitation of low frequency bass sounds, mainly those below 50 Hz
 - d. Limit the number of touring events to no more than 10 in any 18 month period
 - e. Construction of a sound barrier at targeted locations
 - f. Retrofits on individual properties such as a localized barrier wall and upgraded glazing
 - g. Others as identified.

OPTIONS:

Option 1: Provide additional funding of \$297,000 for the circulation and parking improvements and \$52,000 to complete the Cascades Park maintenance building renovations from Blueprint 2000 unallocated funds.

Option 2: Adopt Sound Study staff recommendation #1
Establish a fund in the amount of \$40,000 from Blueprint 2000 unallocated funds to provide sound monitors to be used in the neighborhoods and at the mix location that can alert the operator at the mix when a specific sound level limit has been approached and/or exceeded. The monitor should also log the sound levels for each performance. This cost also includes recommended analysis of the data.

Option 3: Adopt Sound Study staff recommendation #3:
Continue dialogue with the working group through the trial period.

Option 4: Adopt Sound Study staff recommendation #4
Should staff recommendations 1 and 2 prove to be unsuccessful in mitigating the impacts from the amphitheater, additional funding may be required to implement the following strategies:

- i. Changes to the audio system that could further reduce the level of sounds propagated off site
- ii. Purchase and install fixed sound level meters in the neighborhoods

- iii. Limitation of low frequency bass sounds, mainly those below 50 Hz
- iv. Limit the number of touring events to no more than 10 in any 18 month period
- v. Construction of a sound barrier at targeted locations
- vi. Retrofits on individual properties such as a localized barrier wall and upgraded glazing
- vii. Others as identified.

Option 5: IA direction

RECOMMENDED ACTION :

Approve:

Option 1: Provide additional funding of \$297,000 for the circulation and parking improvements and \$52,000 to complete the Cascades Park maintenance building renovations from Blueprint 2000 unallocated funds.

Option 2: Adopt Sound Study staff recommendation #1
Establish a fund in the amount of \$40,000 from Blueprint 2000 unallocated funds to provide sound monitors to be used in the neighborhoods and at the mix location that can alert the operator at the mix when a specific sound level limit has been approached and/or exceeded. The monitor should also log the sound levels for each performance. This cost also includes recommended analysis of the data.

Option 3: Adopt Sound Study staff recommendation #3:
Continue dialogue with the working group through the trial period.

Option 4: Adopt Sound Study staff recommendation #4
Should strategies 1 & 2 prove to be unsuccessful in mitigating the impacts from the amphitheater, additional funding may be required to implement the following strategies:

- i. Changes to the audio system that could further reduce the level of sounds propagated off site
- ii. Purchase and install fixed sound level meters in the neighborhoods
- iii. Limitation of low frequency bass sounds, mainly those below 50 Hz
- iv. Limit the number of touring events to no more than 10 in any 18 month period
- v. Construction of a sound barrier at targeted locations
- vi. Retrofits on individual properties such as a localized barrier wall and upgraded glazing
- vii. Others as identified.

Blueprint 2000 Project Definitions Report Consistency: This request is consistent with project summary for Map 3 Segment 2, Old St. Augustine Branch Redesign Apalachee Parkway to South Monroe.

Action by the CAC and TCC: The CAC voted unanimously in favor to approve additional funding of \$200,000 from the Blueprint 2000 unallocated funds budget for the circulation and parking improvements to Bloxham Street and Gadsden Street. At the time of the CAC meeting, information regarding the thermoplastic stripping, the Cascades Park maintenance building and the sound study was not available. In addition, the CAC voted unanimously to allocate funding (undetermined amount) to the planning and development of an accessible and inclusive commemoration to Centennial Field in Cascades Park.

The TCC did not review this item.

ATTACHMENTS:

Attachment 1: February 2014 Aerial

Attachment 2: Park Circulation and Parking Improvement Project Graphic

Attachment 3: Sound Test Photos

Attachment 4: Survey Results from November 10, 2014 Sound Study

Attachment 5: Siebein and Associations Findings and Recommendations

[#9 Cascades Park Update Attachment 3 Sound test photos.pdf \(354 KB\)](#)

[#9 Cascades Park Update Attachment 2 Bloxham_Gadsden.pdf \(49 KB\)](#)

[#9 Cascades Park Update Attachment 1 Feb Aerial.pdf \(1,413 KB\)](#)

[#9 Cascades Park Update Modification.pdf \(117 KB\)](#)

[#9 Cascades Park Update Attachment 4 Survey Results.pdf \(2,138 KB\)](#)

[#9 Cascades Park Update Attachment 5 Siebein Findings- Recom.pdf \(69 KB\)](#)

APPENDIX #8

Report on Amphitheater Sound from Neighborhood Representatives
Cascades Park Working Group
April 20, 2015

At its meeting of February 24, 2014, following discussion of Gary Siebein's Live Sound Test Acoustical Study, the IA approved Sound Study staff Recommendations #1, 2,3, and 4.

We urge the city and county to move forward with Recommendation 4, which provides the following strategies if sound impacts from the amphitheater are not mitigated:

- Change the audio system to reduce the sound levels off-site.
- Purchase and install fixed sound level meters in the neighborhoods.
- Limit low frequency bass sounds, mainly those below 50Hz.
- Limit the number of touring events to no more than 10 in 18 months.
- Construct sound barriers at targeted locations.
- Retrofit individual properties with local barrier walls and upgraded glazing.
- Others as identified.

City staff can confirm that areas of both Woodland Drives and Myers Park neighborhoods are consistently impacted by sound from touring events. And that in some areas, local events at the amphitheater can be almost as intrusive. Concert sounds intrude into homes, limit the use of private outdoor space, and constitute a public nuisance.

We urge the city to

- Reduce the allowable sound levels by 5dBA and 5dBC at the mix for both touring and local events at the amphitheater, which will yield immediate results at no cost.
- Set decibel levels for P. A. systems at a maximum of 75 decibels at the amphitheater and throughout the park.
- Take other measures if necessary to maintain sound limits not to exceed 47 to 55 dBA and 65 dBC at residences, which are the numbers recommended by Gary Siebein.

We believe improvements to the amphitheater financed by the Reallocated Tourist Development Tax should serve to reduce sound intrusion into the neighborhoods.

Finally we ask commissioners to follow the Historic Preservation Element in the Comprehensive Plan, Policy 1.3.4, which provides "Tourism planning shall minimize the impacts of...noise." Much of the impacted area is a historic district.

Respectfully submitted,

Robert Lincoln Clay, Valerie Jean Conner, Vivian Young: Myers Park Neighborhood

Susan B. Campbell, Keith H. Gray, and Peter Stone: Woodland Drives Neighborhood

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

March 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13 City of Tallahassee: Movie Night	14 City of Tallahassee: Park Grand Opening	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

***Bold** denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

April 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12 Tracy Lawrence Concert
13 Charlie Wilson Concert	14	15	16	17	18	19
20 Easter Church Service	21	22	23	24	25	26 South East YoYo Contest
27	28	29	30			

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

May 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 Time For Three Concert	3
4	5	6	7	8	9	10 Bike Fest i va
11	12	13	14	15	16 Rodney Atkins Concert	17
18	19	20	21	22 Virtual Schools Grduvut i o	23	24
25	26	27	28	29	30	31

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

June 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15 New Crevt i o CCurrC Service	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

July 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 Kiwanis Club of Tallahassee: Firecracker 5K	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25 City of Tallahassee: Tally Talent Night	26 Capital City Eurocars Company Picnic & Concert
27	28	29	30	31		

***Bold** denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

August 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5 TPD & LCSO: Nvt i ova Night Out	6	7	8	9 Private Wedding
10	11	12	13	14	15	16
17 Bethel Missionary Bvpt ss CCurrC eri ire	18	19	20	21	22	23
24	25	26	27	28	29	30
31 CCriset e Michelle Concert						

***Bold** denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

September 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6 MyLife: My Fest
7	8	9	10	11	12	13
14	15	16	17	18	19 FSU Student Union Pep Rally	20
21	22	23	24	25	26	27
28 FAMU President's Inauguration 5	29	30				

*Bold denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

October 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4 Taoist Tai Chi Awareness Day & Downtown Music Fest Concert
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19 Making Strides Against Breast Cancer Walk	20	21	22	23	24	25 City of Tallahassee: Mayoral Farewell
26	27	28	29	30	31 Crist v. ... Church: Block Party	

***Bold** denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

November 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18 Lioria Capital City Winter Band Concert	19	20 Apalachee Elementary School Concert	21	22
23 Turkey Trot Fitness Fest	24	25	26	27	28	29
30						

*Bold denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

December 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5 Marvin Goldstein and Billy Dean Concert for i oi r FägCs	6 Ji Co G. riæy i use: Rock A Thon
7	8	9	10	11	12	13 City of Tallahassee: i ädvy sri æ
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

*Bold denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

January 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 MLK Day of Dialogue & Dare to Dream Fest i va	20	21	22	23	24
25	26	27	28	29	30	31 Tulip Trot

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

February 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

March 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Pink Floyd Experience Concert	4	5	6	7 North Florida Water Fest i va
8	9	10	11	12	13	14 Cascades 1 st Birthday Party
15 Myvstheniv Grvi is Walk	16	17	18	19	20	21 FSU Orchestra Concert
22	23	24	25	26	27	28 Honor Flight Concert
29 Tallahassee Dance Studio Show	30	31				

***Bold denotes event was designated as a Concert Series Event**

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

April 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Jacob Chapel Passion Plan	4
5	6	7	8	9	10 Avett Brothers Concert & Word of South Fest i va	11 Sublime with Rome Concert (Relocated) & Word of South Fest i va
12 Word of South Fest i va	13	14	15	16 Shakespeare Fest i va	17 Shvkespevre Fest i va	18 Shvkespevre Fest i va
19 Shvkespevre Fest i va	20	21 Leon High Steel Drum Concert	22	23	24 Tallahassee Symphony (Relocated)	25 Tallahassee Jazz Orchestra Concert (Relocated)
26 Wilco Concert	27	28	29	30		

*Bold denotes event was designated as a Concert Series Event

Permitted Events at Capital City Amphitheater (March 2014 – May 2015)

May 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Sundown Summer Concert Series	2
3	4	5	6	7	8 Department of Correct ons Stvff Meet nn	9 Leon County Head Start 50 th Annii ersvry
10	11	12	13	14	15 The Beach Boys Concert	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

*Bold denotes event was designated as a Concert Series Event

**Leon County
Board of County Commissioners**


Notes for Agenda Item #18

Leon County Board of County Commissioners

Cover Sheet for Agenda #18

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Agreement Awarding Bid to M of Tallahassee, Inc. in the Amount of \$973,819 for the Construction of Beech Ridge Trail/Kinhega Drive Roundabout Intersection Improvement

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director, Public Works Katherine Burke, P.E., Director of Engineering Services
Lead Staff/ Project Team:	Kimberly Wood, P.E., Chief of Engineering Coordination

Fiscal Impact:

This item has a fiscal impact. Funding for this project is available in the Beech Ridge Trail Improvements capital budget (\$521,260) and through a developer reimbursement (\$160,573). Additional funding (\$291,986) is available in the Intersection and Safety Improvement capital budget.

Staff Recommendation:

Option #1: Approve the Agreement awarding bid to M of Tallahassee, Inc., in the amount of \$973,819 for the construction of Beech Ridge Trail/Kinhega Drive Roundabout Intersection Improvement (Attachment #1), and authorize the County Administrator to execute.

Option #2: Approve the Resolution and associated Budget Amendment Request in the amount of \$452,559 (Attachment #2).

Report and Discussion

Background:

The Beech Ridge Trail/Kinhega Roundabout Project consists of the construction of a roundabout at the intersection of Beech Ridge Trail and Kinhega Drive within the Killearn Lakes subdivision (“Killearn Lakes”). The Project will connect with a newly constructed roadway to extend Beech Ridge Trail southward to an existing roundabout on Bannerman Road. This Project represents the final segment of the internal roadway interconnection improvement known as the Beech Ridge Trail Extension.

The Beech Ridge Trail Extension evolved out of the Tallahassee-Leon County 2010 Comprehensive Plan adopted in July 1990 and the Board adopted the Bradfordville Sector Plan in July 2000. Beech Ridge Trail Extension has long been recognized as a vital internal interconnecting roadway that will provide a traffic management alternative to Thomasville Road for vehicular access to commercial uses, and will help distribute traffic to reduce congestion at the Thomasville Road intersection with Bannerman Road.

County staff has met several times with the HOA Board and its various representatives in addressing the HOA Board’s concerns, and those expressed by the HOA members, with regard to the design of the roundabout and the Project in general. In response to concerns raised during these meetings, the County authorized Dantin Consulting, LLC to update the original operational analysis for the project in 2014, to determine the best type of traffic control device and configuration for the Beech Ridge Trail/Kinhega Drive intersection. Based on analysis of the current and forecasted traffic counts and turning movements, as well as several other factors, the study recommended the installation of a roundabout. The study became the basis for the design of the roundabout.

Analysis:

The Invitation to Bid for the Construction of Beech Ridge Trail/Kinhega Drive Roundabout Intersection Improvement Project was advertised locally on April 1, 2015. A total of 288 vendors were notified through the automated procurement system. Forty-nine vendors requested bid packages and the County received six bids on April 30, 2015.

The lowest responsive bidder is M of Tallahassee, Inc. for a total bid price of \$973,819 (Attachment #3).

Company	Total
M of Tallahassee	\$973,819
North Florida Asphalt	\$998,448
C.W. Roberts	\$1,282,841
Allen’s Excavation	\$987,045
Peavy & Son	\$1,019,318
Sandco	\$1,107,669

Title: Approve the Agreement Awarding Bid to M of Tallahassee, Inc., in the Amount of \$973,819 for the Construction of Beech Ridge Trail/Kinhega Drive Roundabout Intersection Improvement Project

May 12, 2015

Page 3

The bid amount is consistent with the current engineer's estimate. Staff had originally contemplated seeking additional funding through the current year budget process. However, the Beech Ridge Trail extension project is currently under construction by the developer and will be completed in the next several months. The roundabout intersection is needed to complete the connection to Kinhega Drive and also allow through traffic to head north to Chiles High School. To avoid a conflict with school traffic, the project needs to be constructed during the summer recess. As opposed to waiting for more than a year to make the connection and cause further disruption to the businesses and neighborhood, staff proceeded with the bid process during the current year. Consistent with the existing Development Agreement, a portion of the total bid is being reimbursed by the developer of Beech Ridge Trail (\$160,573). The balance of the funds (\$291,986) is available in the Intersection and Safety Improvement capital budget. A budget amendment request is necessary to realize these funds.

The M/WSBE Division reviewed the M/WBE participation plans for the six bids to determine if the 26% MWBE Aggregate Aspirational Target for the project was met (Attachment #4). Based on this analysis, M of Tallahassee, Inc. met the target with 26.1%.

Consistent with Leon County's Outreach Partnership and Enhanced Navigation (OPEN) for Business Program, and in an effort to address concerns of businesses impacted by construction, a marketing plan branded "Open for Business During Kinhega Improvements" is being developed and implemented to promote businesses near the intersection of Kinhega Drive and Thomasville Road. The cost of this is anticipated to be approximately \$10,000, in keeping with the Board Policy. The theme of the plan encourages the public to continue to support and patronize area businesses throughout the construction process. Actions on the plan, being executed by the Office of Community and Media Relations, include the following:

Open for Business During Kinhega Improvements!

1. County staff will meet with area businesses leading up to the construction date to help determine detour routes and improvement plans. Staff will continue to meet with affected area businesses throughout construction.
2. Full-page advertisement in Tallahassee Democrat with a large map featuring businesses in the construction area as well as road detours and the construction schedule.
3. Two full-page advertisements in the Lakes View Magazine, promoting area businesses to nearby residents.
4. Nearby outdoor billboard reserved to promote area businesses and the construction project. Billboard faces southbound traffic on Thomasville Road and will be in place throughout construction.
5. Monthly advertisements in the Leon County Link, published in the Tallahassee Democrat and the Capital Outlook, for June, July, and August 2015.
6. Radio advertisements on WFSU.
7. A webpage created and hosted on the Leon County main website with up-to-date information on the Kinhega Roundabout project including information on project timelines, detours, a map of local businesses in the area, as well as the advertisements that run in the Tallahassee Democrat and Capital Outlook.

8. A highly visible front page website graphic (Spotlight) to drive visitors to further construction information.
9. Highly visible directional yard signs along detour routes created to help indicate turn-ins into local businesses. These yard signs also display the website address to find more information.
10. Street signs and variable message boards along the detour route to clearly list the names of businesses affected as well as detour routes to access businesses.
11. Social media promotion with construction updates and a focus on area businesses. County staff will use Facebook, Twitter, and Instagram.
12. Promotion on Leon County's Comcast Channel 16.
13. Hand-delivered materials and door hangers to affected businesses ensuring receipt of information on ongoing construction. Materials included information on detour routes, website, and how to contact Leon County staff.
14. Active engagement with all media and community partners throughout the process via direct outreach, news advisories, and news releases.

Options:

1. Approve the Agreement awarding bid to M of Tallahassee, Inc. in the amount of \$973,819 for the Construction Beech Ridge Trail/Kinhega Drive Roundabout Improvement Project (Attachment #1), and authorize the County Administrator to execute.
2. Approve the Resolution and associated Budget Amendment Request in the amount of \$452,559 (Attachment #2).
3. Do not approve Agreement awarding bid to M of Tallahassee, Inc. in the amount of \$973,819 for the Construction of Beech Ridge Trail/Kinhega Drive Roundabout Improvement Project.
4. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Draft Construction Agreement
2. Resolution and Budget Amendment Request
3. Bid Tabulation Sheet
4. M/WBE Analysis

AGREEMENT

THIS AGREEMENT, by and between LEON COUNTY, a charter county and a political subdivision of the State of Florida, hereinafter referred to as the "County" and M OF TALLAHASSEE, INC., hereinafter referred to as the "Contractor."

WHEREAS, the County has determined that it would be in the best interest of the citizens of Leon County, Florida, that the County be able to utilize the services of private persons when such services cannot be reasonably provided by the County; and

WHEREAS, the County has determined that it would be better to contract for these services than to hire the necessary personnel to satisfy the needs of the County; and

WHEREAS, in order to secure the lowest cost for these services, the County has sought and received competitive bids from contractor for such services.

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES TO BE PROVIDED

The Contractor hereby agrees to provide to the County the following services related to Kinhega Drive Roundabout in accordance with: 1) Kinhega Drive/Beech Ridge Trail Roundabout, Bid# BC-04-30-15-28 which is attached hereto and incorporated herein as Exhibit A, to the extent that it is not inconsistent with this Agreement; and 2) the Contractor's bid submission, which is attached hereto and incorporated herein as Exhibit B, to the extent that it is not inconsistent with this Agreement or with Exhibit A.

2. WORK

Any work to be performed shall be upon the written request of the County Administrator or his representative, which request shall set forth the commencing date of such work and the time within which such work shall be completed.

The performance of Leon County of any of its obligations under this Agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of this Agreement for the current and any future periods provided for within the bid specifications.

3. TIME AND LIQUIDATED DAMAGES

The work to be performed under this contract shall be commenced within fifteen (15) days of the Notice to Proceed. All work to be performed under this Contract shall be completed within one hundred seventy five (175) consecutive calendar days of the Notice to Proceed. If the work to be performed under this Contract is not completed within the time set forth above, or within such extra time as may be granted by the County, the Contractor shall be deemed to be in default. For each day the Contractor is in default, the Contractor or its Surety shall pay to the County, not as a penalty, but as liquidated damages, an amount based on the bid price and according to Section 8-10 of the FDOT's Standard Specifications for Road and Bridge Construction, 2010 Edition.

Permitting the Contractor to continue and finish the work or any part of it after the expiration of the contract time allowed, including extensions, if any, shall in no way act as a waiver on the part of County of the liquidated damages due under the contract.

4. CONTRACT SUM

The Contractor agrees that for the performance of the Services as outlined in Section 1 above, it shall be remunerated by the County according to the unit prices contained in the Contractor's bid proposal, Exhibit

B, which is attached hereto.

5. PAYMENTS TO THE GENERAL CONTRACTOR

- A. The General Contractor shall submit to the Owner a schedule of values for the project. Pay requests shall be sworn statements based upon the progress made and submitted to the Owner on a monthly basis. Payment by the Owner to the General Contractor of the statement amount shall be made within twenty (20) days after approval of the Architect-Engineer and submitted to the Owner. Ten percent (10%) retainage shall be held at the discretion of the Owner and Architect, the 10% retainage shall be reduced to 5% at 50% completion of the work.
- B. Final Payment - Final payment constituting the unpaid balance of the cost of the Project and the General Contractor's fee, shall be due and payable within 45 days after the Project is delivered to the Owner, finished and ready for beneficial occupancy, or when the Owner occupies the Project, whichever event first occurs provided that the Project be then substantially completed and this agreement substantially performed. However, if there should remain work to be completed, the General Contractor and the Architect-Engineer shall list those items prior to receiving final payment and the Owner may retain a sum equal to 200% of the estimated cost of completing any unfinished work and the applicable portion of the General Contractor's retain age, provided that said unfinished items are listed separately and estimated cost of completing any unfinished items are likewise listed separately. Thereafter, Owner shall pay to General Contractor, monthly, the amount retained from each incomplete item after each of said items is completed.
- C. Payments to Subcontractors - The General Contractor shall promptly, but not later than 10 days after receipt of payment from the Owner, pay all the amount due subcontractors less a retain age of ten percent (10%). If there should remain items to be completed, the General Contractor and Architect-Engineer shall list those items required for completion and the General Contractor shall require the retain age of a sum equal to 200% of the estimated cost of completing any unfinished items, provided that said unfinished items are listed separately and the estimated cost of completing any unfinished items likewise listed separately. Thereafter, The General Contractor shall pay to the subcontractors, monthly, the amount retained for each incomplete item after each of said items is completed. Before issuance of final payment without any retain age, the subcontractor shall submit satisfactory evidence that all payrolls, material bills and other indebtedness connected with the Project have been paid or otherwise satisfied, warranty information is complete, as-built markups have been submitted and instruction for the Owner's operating and maintenance personnel is complete. Final payment may be made to certain select subcontractors who work is satisfactorily completed prior to the total completion of the Project but only upon approval of the Owner.
- D. Delayed Payments by Owner - If the Owner shall fail to pay the General Contractor within 20 days after the receipt of an approved payment request from the General Contractor, then the General Contractor may, upon fourteen (14) additional days advance written notice to the Owner and the Architect-Engineer stop the Project until payment of the Amount owing has been received, provided that the payment request has been submitted in sufficient detail to comply with the guidelines of the Office of the Clerk of the Circuit Court for Leon County. In the event that there is a dispute in the amount of the pay request, then only the disputed amount shall be held until resolved and the undisputed amount shall be paid within the time limits as stated within this paragraph. If undisputed amounts are timely paid, then the General Contractor shall not stop the Project in any fashion and the progress of the project shall not be interrupted. Both parties agree that best efforts be made to resolve the disputed amount.
- E. Payment for Materials and Equipment - Payments will be made for material and equipment not incorporated in the work but delivered and suitably stored at the site (or another location, subject to prior approval and acceptance by the Owner on each occasion).

6. PROMPT PAYMENT INFORMATION REQUIREMENTS

A. The County Project Manager is:

Name: Kimberly Wood
Street Address: 2280 Miccosukee Road
City, State, Zip Code: Tallahassee, FL 32308
Telephone: 850-606-1545
E-mail: woodk@leoncountyfl.gov

B. The Contractor's Project Manager is:

Name:
Street Address:
City, State, Zip Code:
Telephone:
E-mail:

C. Proper form for a payment request for this contract is:

For the purposes of this section, the term "Agent" shall refer to the Engineer when the County (Owner) has engaged their professional services an to serve as an Agent for a project. In those instances when no Agent has been retained for the project, the County shall provide services as Agent with its own staff.

When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Agent/Owner a comprehensive list of items to be completed or corrected prior to final payment. For contracts less than \$10 million in value, the list must be developed within 30 calendar days of substantial completion. For contracts more than \$10 million in value, the list must be developed within 30 calendar days of substantial completion unless the parties agree in writing to extend it up to 60 days. Failure to include an item on such list does not alter the responsibility of the contractor to complete all Work in accordance with the Contract Documents.

Upon receipt of the Contractor's list, the Agent/Owner will make an inspection to determine whether the Work or designated portion is substantially complete. If the Agent/Owner's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, it shall be added to the list and the Contractor shall, before the issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Agent/Owner. In such case, the Contractor shall then submit a request for another inspection by the Agent/Owner to determine Substantial Completion.

Upon completion or correction of all the items on the list, the Contractor may submit a payment request for all remaining retainage. The County may withhold up to 150% of the cost of any incomplete items.

D. Payment Dispute Resolution: Section 14.1 of the Leon County Purchasing and Minority, Women and Small Business Enterprise Policy details the policy and procedures for payment disputes under the contract.

7. STATUS

The contractor at all times relevant to this Agreement shall be an independent contractor and in no event shall the Contractor nor any employees or sub-contractors under it be considered to be employees of Leon

County.

8. INSURANCE

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

A. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

1. General Liability: \$1,000,000 Combined Single Limit for bodily injury and property damage per occurrence with a \$2,000,000 annual aggregate. Completed operations coverage will be provided for a period of three (3) years beyond termination and/or completion of the project. Coverage must include bodily injury and property damage, including Premise/Operations: a per location aggregate, Broad Form Contractual liability; Broad Form Property Damage; Fire Legal liability; Independent Contractors coverage; Cross Liability & Severability of Interest Clauses; and Personal Injury (deleting employee and contractual exclusions), and coverage for explosion, collapse, and underground (X,C,U).
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage. (Non-owned, Hired Car).
3. Workers' Compensation and Employers Liability: Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws and Employer's Liability with a limit of \$500,000 per accident, \$500,000 disease policy limit, \$500,000 disease each employee. Waiver of Subrogation in lieu of Additional Insured is required.

B. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

C. Other Insurance Provisions The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages (County is to be named as Additional Insured).
 - a. The County, its officers, officials, employees and volunteers are to be covered as insureds as respects; liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protections afforded the County, its officers, officials, employees or volunteers.
 - b. The Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

- c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the county, its officers, officials, employees or volunteers.
- d. The Contractor's insurance shall apply separately to each insured against whom claims is made or suit is brought, except with respect to the limits of the insurer's liability.

2. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.

- D. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of no less than A:VII.
- E. Verification of Coverage. Contractor shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the County before work commences. The County reserves the right to require complete, certified copies of all required insurance policies at any time.
- F. Subcontractors. Contractors shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. PERMITS

The Contractor shall pay for all necessary permits as required by law not specifically identified by Leon County.

10. LICENSES

The Contractor shall be responsible for obtaining and maintaining his city or county occupational license and any licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida. Should the Contractor, by reason of revocation, failure to renew, or any other reason, fail to maintain his license to operate, the contractor shall be in default as of the date such license is lost.

11. ASSIGNMENTS

This Agreement shall not be assigned or sublet as a whole or in part without the written consent of the County nor shall the contractor assign any monies due or to become due to him hereunder without the previous written consent of the County.

12. PAYMENT AND PERFORMANCE BOND

A Payment and Performance Bond in the amount of 100% of the estimated project cost shall be supplied by the Contractor at the time of Agreement execution. Also, a Payment and Material Bond for the Agreement amount shall be supplied by the Contractor at the same time.

Payment and Performance and Material Bonds shall provide that, in the event of non-performance on the part of the Contractor the bond can be presented for honor and acceptance at an authorized representative or institution located in Tallahassee, Florida. The Payment and Performance Bond shall be in the following form:

PUBLIC CONSTRUCTION BOND

Bond No.(enter bond number)

BY THIS BOND, We _____, as Principal and _____ a corporation, as Surety, are bound to _____, herein called Owner, in the sum of \$ _____, for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract dated _____, between Principal and Owner for construction of _____, the contract being made a party of this bond by reference, at the time and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

DATED on this the _____ day of _____, 20__.

(Name of Principal)

By:
(As Attorney-In-Fact)

(Name of Surety)

Payment bonds executed as a result of the requirements herein by a surety shall make reference to Section 255.05, Florida Statutes, by number and shall contain reference to the notice and time limitation provisions in Section 255.05, Florida Statutes.

13. INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the County, its officials, officers and employees, from and against any and all liabilities, damages, losses and costs, including, but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this agreement.

The County may, at its sole option, defend itself or required the Contractor to provide the defense. The Contractor acknowledges that the sum of ten dollars (\$10.00) of the amount paid to the Contractor constitutes sufficient consideration for the Contractor's indemnification of the County, its officials, officers and employees.

It is understood that the Contractors responsibility to indemnify and defend the County, it officials, officers and employees is limited to the Contractors proportionate share of liability caused by the negligent acts or omissions of the Contractor, its delegates, agents or employees.

14. MINORITY BUSINESS ENTERPRISE (M/WBE) PARTICIPATION

The Contractor shall meet or exceed the M/WBE participation levels stated in the Contractor's M/WBE Participation Statement included as part of the Contractor's response for this project, see **Exhibit B**, attached hereto and made a part hereof except when the County Good Faith Committee approves an exception.

The Contractor shall provide a monthly report to the Leon County Minority, Women and Small Business Enterprise Division in a format and manner prescribed by the Division. The report shall, at a minimum, indicate the business name of each certified Minority Business Enterprise or Women Business Enterprise sub-contractor utilized, the amount paid, the type of work performed, the appropriate invoice date, and the payment date to the Division.

Should Contractor's sub-contractor utilization fall below the level required in this Agreement or should Contractor substitute MWBE sub-contractors without prior written approval of the Division, the Contractor may be in breach of the Agreement. Contractors found in breach of their Agreement with the County may be suspended from bidding on and/or participation in any future County projects for up to three (3) years as provided in Section 15 of the Purchasing and Minority, Women, and Small Business Enterprise Policy 96-1.

Any change in the subcontractor utilization as listed on the participation plan (**Exhibit B**), must be approved by the MWSBE Division. Should the Contractor determine that the MWBE named in their participation plan submittal is unavailable or cannot perform the work, the Contractor shall request a change order. Such change order must be submitted to the MWSBE Division in writing at 2284 Miccosukee Road, Tallahassee, Florida or by facsimile to (850) 606-1651.

15. AUDITS, RECORDS, AND RECORDS RETENTION

The Contractor agrees:

- a. To establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided by the County under this Agreement.
- b. To retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this Agreement for a period of five (5) years after termination of the Agreement, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of this Agreement.
- c. Upon completion or termination of the Agreement and at the request of the County, the Contractor will cooperate with the County to facilitate the duplication and transfer of any said records or documents during the required retention period as specified in paragraph 1 above.
- d. To assure that these records shall be subject at all reasonable times to inspection, review, or audit by Federal, state, or other personnel duly authorized by the County.
- e. Persons duly authorized by the County and Federal auditors, pursuant to 45 CFR, Part 92.36(l)(10), shall have full access to and the right to examine any of provider's Agreement and related records and documents, regardless of the form in which kept, at all reasonable times for as long as records are retained.

- f. To include these aforementioned audit and record keeping requirements in all approved subcontracts and assignments.

16. MONITORING

To permit persons duly authorized by the County to inspect any records, papers, documents, facilities, goods, and services of the provider which are relevant to this Agreement, and interview any clients and employees of the provider to assure the County of satisfactory performance of the terms and conditions of this Agreement.

Following such evaluation, the County will deliver to the provider a written report of its findings and will include written recommendations with regard to the provider's performance of the terms and conditions of this Agreement. The provider will correct all noted deficiencies identified by the County within the specified period of time set forth in the recommendations. The provider's failure to correct noted deficiencies may, at the sole and exclusive discretion of the County, result in any one or any combination of the following: (1) the provider being deemed in breach or default of this Agreement; (2) the withholding of payments to the provider by the County; and (3) the termination of this Agreement for cause.

17. TERMINATION

Leon County may terminate this Agreement without cause, by giving the Contractor thirty (30) days written notice of termination. Either party may terminate this Agreement for cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder, or if in the County's opinion, the services being provided are not satisfactory. In such case, the County may immediately terminate the Agreement by mailing a notice of termination to the Contractor.

18. PUBLIC ENTITY CRIMES STATEMENT

In accordance with Section 287.133, Florida Statutes, Contractor hereby certifies that to the best of his knowledge and belief neither Contractor nor his affiliates has been convicted of a public entity crime. Contractor and his affiliates shall provide the County with a completed public entity crime statement form no later than January 15 of each year this Agreement is in effect. Violation of this section by the Contractor shall be grounds for cancellation of this Agreement by Leon County.

19. UNAUTHORIZED ALIEN(S)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the County.

20. EMPLOYMENT ELIGIBILITY VERIFICATION

- a. Contractor agrees that it will enroll and participate in the federal E-Verify Program for Employment Verification under the terms provided in the "Memorandum of Understanding" governing the program. Contractor further agrees to provide to the County, within thirty days of the effective date of this contract/amendment/extension, documentation of such enrollment in the form of a copy of the E-Verify "Edit Company Profile" screen, which contains proof of enrollment in the E-Verify Program (this page can be accessed from the "Edit Company Profile" link on the left navigation menu of the E-Verify employer's homepage).
- b. Contractor further agrees that it will require each subcontractor that performs work under this contract to enroll and participate in the E-Verify Program within sixty days of the effective date of this contract/amendment/extension or within sixty days of the effective date of the contract between the Contractor and the subcontractor, whichever is later. The Contractor shall obtain from the subcontractor(s) a copy of the "Edit Company Profile" screen indicating enrollment in the E-Verify

Program and make such record(s) available to the Agency upon request.

- c. Contractor will utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of: (a) all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement.
 - 1) Contractor must use E-Verify to initiate verification of employment eligibility for all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida within 3 business days after the date of hire.
 - 2) Contractor must initiate verification of each person (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement within 60 calendar days after the date of execution of this contract or within 30 days after assignment to perform work pursuant to the Agreement, whichever is later.
- d. Contractor further agrees to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County or other authorized state entity consistent with the terms of the Memorandum of Understanding.
- e. Compliance with the terms of this Employment Eligibility Verification provision is made an express condition of this contract and the County may treat a failure to comply as a material breach of the contract.

21. NON-WAIVER

Failure by the County to enforce or insist upon compliance with any of the terms or conditions of this Agreement or failure to give notice or declare this Agreement terminated shall not constitute a general waiver or relinquishment of the same, or of any other terms, conditions or acts; but the same shall be and remain at all times in full force and effect.

22. DELAY

No claim for damages or any claim other than for an extension of time shall be made or asserted against the County by reason of any delays. The Contractor shall not be entitled to an increase in the contract sum or payment or compensation of any kind from the County for direct, indirect, consequential, impact or other costs, expenses or damages, including but limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by the Contractor for hindrances or delays due solely to fraud, bad faith, or active interference on the part of the County or its agents. Otherwise, the Contractor shall be entitled only to extensions of the contract time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

23. REVISIONS

In any case where, in fulfilling the requirements of this Agreement or of any guarantee, embraced in or required thereby it is necessary for the Contractor to deviate from the requirements of the bid, Contractor shall obtain the prior written consent of the County.

24. VENUE

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

25. CONSTRUCTION

The validity, construction, and effect of this Agreement shall be governed by the laws of the State of Florida.

26. CONFLICTING TERMS AND CONDITIONS

In the instance that any other agreement exists concerning the matters herein, then the terms and conditions in this Agreement shall prevail over all other terms and conditions.

ORDER OF PRECEDENCE

1. Agreement
2. Solicitation Document
3. Vendor Response

ATTACHMENTS

- Exhibit A - Solicitation Document
- Exhibit B - Contractor Response
- Exhibit C - Tabulation Sheet

The remainder of this page intentionally left blank.

WHERETO, the parties have set their hands and seals effective the date whereon the last party executes this Agreement.

LEON COUNTY, FLORIDA

M OF TALLAHASSEE, INC.

By: _____
Vincent S. Long
County Administrator

By: _____
President or designee

Printed Name

Date: _____

Title: _____

Date: _____

ATTEST:
Bob Inzer, Clerk of the Circuit Court & Comptroller
Leon County, Florida

BY: _____

Approved as to Form:
Leon County Attorney's Office

BY: _____
Herbert W. A. Thiele, Esquire
County Attorney

Bid Title: Kinhega Drive/Beech Ridge Trail Roundabout
Bid No: BC-04-30-15-28
Opening Date: April 30, 2015 at 2:00 PM
Location: 1800-3 N. Blair Stone Road, Tallahassee, Florida 32308

I. INSTRUCTION TO BIDDERS

To Insure Acceptance of Your Bid, Please Follow These Instructions:

1. Items listed on the bid checklist in this form and all other items required within this invitation to bid must be executed and/or submitted in a sealed envelope. Address your sealed envelope as follows:

*Bid No. _____
Board of County Commissioners
Leon County Purchasing Division
1800-3 N. Blair Stone Road
Tallahassee, Florida 32308*

2. Bid must be typed or printed in ink. All corrections made by the bidder prior to the opening must be initialed and dated by the bidder. No changes or corrections will be allowed after bids are opened.
3. Bid must contain an original, manual signature of an authorized representative of the company.
4. The bid opening shall be public on the date and time specified on the bid. It is the bidder's responsibility to assure that the bid is delivered at the proper time and location. Bids which are received after the bid opening time will be returned unopened to the bidder.
5. Bidders are expected to examine the specifications, delivery schedule, bid prices and extensions and all general and special conditions of the bid prior to submission. In case of error in price extension, the unit price will govern.
6. Special Accommodation: Any person requiring a special accommodation at a Pre-Bid Conference or Bid opening because of a disability should call the Division of Purchasing at (850) 606-1600 at least five (5) workdays prior to the Pre-Bid Conference or Bid opening. If you are hearing or speech impaired, please contact the Purchasing Division by calling the County Administrator's Office using the Florida Relay Service which can be reached at 1(800) 955-8771 (TDD).

NOTE: ANY AND ALL CONDITIONS OR REQUIREMENTS ATTACHED HERETO WHICH VARY FROM THE INSTRUCTIONS TO BIDDERS WILL BE PRECEDENT.

PURPOSE:

Leon County is seeking the services of a qualified contractor to construct a new intersection at Kinhega Drive and Beech Ridge Trail. Currently the intersection of Kinhega Drive at Beech Ridge Trail is a T-intersection with Kinhega being the major leg and Beech Ridge Trail extended to the north. The propose configuration will be a 4 legged roundabout as work to extend Beech Ridge Trail from Bannerman Road north to Kinhega Drive is currently underway. The Scope of Work to be performed under this unit price bid will include excavation, base, subbase reconstruction and other items necessary to install the roundabout and will also include the installation of curb and gutter, underground stormwater collection system, asphaltic pavement, landscaping and lighting in accordance with the plans and specifications of for the improvements to Kinhega, Beech Ridge Roundabout Improvements (Attachment #1) as associated pay item sheet (Attachment #2)

Working hours would normally be from 9:00 a.m. to 5:00 p.m., Monday through Friday, however, Kinhega Drive and north leg of Beech Ridge Trail must be opened to traffic no later than August 16, 2015, and hours on this phase of the job will not be restricted. The contractor may work 24 hours per day including weekends. However, working hours must be coordinated in advance with the County's Construction Management Section. Any remaining work after August 16, 2015, will be restricted to normal working hours and will require approval from Construction Management for deviations.

SCHEDULE OF EVENTS

Below in Table 1 is the current schedule of the events that will take place as part of this solicitation. Leon County reserves the right to make changes or alterations to the schedule as the Leon County determines is in the best interests of the public. If any changes to the Schedule of Events are made, Leon County will post the changes on the Leon County website either as a public meeting notice, or as an addendum, as applicable. **It is the responsibility of Registered Planholders and other interested persons and parties to review the Purchasing Division's website to stay informed of the Schedule of Events, addenda issued, and public meetings scheduled.** The website addresses follow:

Addenda: <http://www.leoncountyfl.gov/procurementconnect/>

Public Meetings: <http://www.leoncountyfl.gov/procurementconnect/>

Table 1 - Schedule of Events	
Date and Time (all eastern time)	Event
April 1, 2015	Release of the ITB
April 15 at 10:00 a.m.	MANDATORY PRE-BID MEETING: Date and time a mandatory pre-bid meeting will be held at Leon County Purchasing's offices, located at 1800-3 North Blair Stone Road, Tallahassee, FL 32308.
Not later than: April 20, 2015 at 5:00 p.m.	QUESTIONS/INQUIRIES DEADLINE: Date and time by which questions and inquiries regarding the ITB must be received by Leon County.
Not later than: April 30, 2015 at 2:00 p.m.	BID SUBMISSION DUE DATE/OPENING OF TECHNICAL RESPONSE: Date and time by which Bid Submissions must be received by the Leon County Purchasing Division, located at 1800-3 North Blair Stone Road, Tallahassee, FL 32308.

BID INFORMATION AND CLARIFICATION:

Questions pertaining to bid procedures or regarding the specifications should be addressed to Shelly Kelley and Don Tobin, phone(850) 606-1600; fax (850) 606-1601; E-mail kelleys@leoncountyfl.gov and tobind@leoncountyfl.gov. **Bidders are requested to send such requests to both representatives of the Purchasing Division.** Email inquiries are preferred.

Each Bidder shall examine the solicitation documents carefully; and, no later than seven days prior to the date for receipt of bids, he shall make a written request to the County for interpretations or corrections of any ambiguity, inconsistency or error which he may discover. All interpretations or corrections will be issued as addenda. The County will not be responsible for oral clarifications. No negotiations, decisions or actions shall be initiated or executed by the proposer as a result of any discussions with any County employee prior to the opening of proposals. Only those communications which are in writing from the County may be considered as a duly authorized expression on the behalf of the Board. Also, only communications from firms which are in writing and signed will be recognized by the Board as duly authorized expressions on behalf of proposers.

ADDENDA TO SPECIFICATIONS

If any addenda are issued after the initial specifications are released, the County will post the addenda on the Leon County website at: <http://www.leoncountyfl.gov/procurementconnect/>. For those projects with separate plans, blueprints, or other materials that cannot be accessed through the internet, the Purchasing Division will make a good faith effort to ensure that all registered bidders (those who have been registered as receiving a bid package) receive the documents. It is the responsibility of the bidder prior to submission of any bid to check the above website or contact the Leon County Purchasing Division at (850) 606-1600 to verify any addenda issued. The receipt of all addenda must be acknowledged on the bid response sheet.

PROHIBITED COMMUNICATIONS

Any Form of communication, except for written correspondence with the Purchasing Division requesting clarification or asking questions, shall be prohibited regarding a particular request for proposal, request for qualification, bid, or any other competitive solicitation between:

1. Any person or person's representative seeking an award from such competitive solicitation; and
2. Any County Commissioner or Commissioner's staff, or any county employee authorized to act on behalf of the Commission to award a particular contract.

For the purpose of this section, a person's representative shall include, but not be limited to, the person's employee, partner, officer, director, consultant, lobbyist, or any actual or potential subcontractor or consultant of the person.

The prohibited communication shall be in effect as of the release of the competitive solicitation and terminate at the time the Board, or a County department authorized to act on behalf of the Board, awards or approves a contract, rejects all bids or responses, or otherwise takes action which ends the solicitation process.

The provisions of this section shall not apply to oral communications at any public proceeding, including pre-bid conferences, oral presentations before selection committees, contract negotiations during any public meetings, presentations made to the Board, and protest hearings. Further, the provisions of this section shall not apply to contract negotiations between any employee and the intended awardee, any dispute resolution process following the filing of a protest between the person filing the protest and any employee, or any written correspondence with any employee, County Commissioner, or decision-making board member or selection committee member, unless specifically prohibited by the applicable competitive solicitation process.

The penalties for an intentional violation of this article shall be those specified in §125.69(1), Florida Statutes, as amended, and shall be deemed supplemental to the penalties set forth in Section 1-9 of the Code of Laws, Leon County, Florida.

REGISTRATION:

Bidders obtain solicitation documents from sources other than the Leon County Purchasing Division MUST officially register with the County Purchasing Division in order to be placed on the planholders list for the solicitation. Bidders should be aware that solicitation documents obtained from sources other than those listed above may be drafts, incomplete, or in some other fashion different from the official solicitation document(s). Failure to register through the Purchasing Division may cause your submittal to be rejected as non-responsive.

CONTRACTOR'S QUALIFICATIONS

The Primary Contractor must be certified by the Florida Department of transportation in the major area of work as well all Roadway Construction Contractors and Stormwater Conveyance Contractors used on the project shall possess a current and valid FDOT Certificate of Qualifications. Copies of both the contractor's, and any proposed subcontractors' Certificate of Qualifications shall be submitted to Leon County concurrent with bid. Failure to demonstrate FDOT certification in the fashion described will result in the rejection of bid.

PREPARATION AND SUBMISSION OF BID:

Each Bidder shall submit Bid Prices and other requested information, including alternates or substitutions if allowed by this invitation to bid, on the proper forms and in the manner herein prescribed. Any erasures or other corrections in the Bid must be explained or noted over the signature of the Bidder. Bids containing any conditions or irregularities of any kind may be rejected by the County. All bids must be submitted in a sealed envelope or other appropriate container. Facsimiles will not be accepted. It is the intention of the County to award this bid based on the low total bid price and/or other criteria herein contained meeting all specifications.

REJECTION OF BIDS:

The County reserves the right to reject any and/or all bids when such rejection is in the best interest of the County.

RECEIPT AND OPENING OF BIDS:

Bids will be opened publicly at the time and place stated in the Invitation to Bid. The person whose duty it is to open them will decide when the specified time has arrived and no bids received thereafter will be considered. No responsibility shall be attached to any person for the premature opening of a Bid not properly addressed and identified. At the time fixed for the opening of bids, the bids will be made public and posted on the Purchasing Division website at: <http://www.leoncountyfl.gov/procurementconnect/>. A bidder may request, in their bid submittal, a copy of the tabulation sheet to be mailed in a bidder provided, stamped self-addressed envelope for their record.

Sealed bids, proposals, or replies received by the County pursuant to a competitive solicitation are exempt from public records requirements until such time as the County posts an intended decision or until 30 days after opening of the documents, whichever is earlier.

WITHDRAWAL OF BIDS:

Bids may be withdrawn by written or telegraphic request received from Bidders prior to the time fixed for opening. Negligence on the part of the Bidder in preparing the Bid confers no right for the withdrawal of the bid after it has been opened.

AWARD OF BIDS/BID PROTEST:

The bid will be awarded to the lowest responsive, responsible bidder, unless otherwise stated elsewhere in this document. The County reserves the right to waive any informality in bids and to award a bid in whole or in part when either or both conditions are in the best interest of Leon County.

Notice of the Intended Decision will be posted on the Leon County website at: <http://www.leoncountyfl.gov/procurementconnect/> for a period of seventy-two (72) consecutive hours, which does not include weekends or County observed holidays. Failure to file a protest within the time prescribed in Leon County Policy No. 96-1, Purchasing and Minority, Women and Small Business Enterprise Policy, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings. Notice of intent of bid protest shall be made in writing to the Purchasing Director, 1800-3 N. Blair Stone Road, Tallahassee, Florida 32308. The bidder shall be responsible for inquiring as to any and all award recommendation/postings.

Should concerns or discrepancies arise during the bid process, bidders are encouraged to contact the Purchasing Division prior to the scheduled bid opening. Such matters will be addressed and/or remedied prior to a bid opening or award whenever practically possible. Bidders are not to contact departments or divisions regarding the bidder complaint.

PLANHOLDERS

As a convenience to bidders, Leon County has made available via the internet lists of all registered planholders for each bid or request for proposals. The information is available on-line at: <http://www.leoncountyfl.gov/procurementconnect/> by simply clicking the planholder link at the bottom of the list of documents for each respective solicitation. A listing of the registered bidders with their telephone and fax numbers is designed to assist bidders in preparation of their responses.

BID GUARANTEE:

Bids shall be accompanied by a 5% bid guarantee which shall be a Bid Bond, Certified or Cashier's Check or Bank Draft (no cash, company, or personal checks will be accepted), made payable to the Board of County Commissioners, Leon County, Florida. Such check, bank draft, or bond shall be submitted with the understanding that the bonds will be held until award of bid.

The County reserves the right to hold the Bid Guarantee until after a contract has been entered into or a purchase order has been executed. The accepted Bidders bid bond will be held until execution of this contract and may be forfeited due to non-performance.

The check or bond shall be submitted with the understanding that it shall guarantee that the Bidder will not withdraw his bid for a period of 90 days after the scheduled closing time for the receipt of bids. It shall also guarantee that the successful bidder will enter into a contract within ten (10) days after he has received notice of acceptance of his bid. In the event of withdrawal of bid, or failure to enter into and fully execute the contract within ten (10) days the contractor may be deemed in to be in default. In such an event, the contractor shall be liable to the County for the full amount of the default.

OCCUPATIONAL LICENSES AND REGISTRATIONS:

The contractor shall be responsible for obtaining and maintaining throughout the contract period any required occupational license and other licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida. The bidder shall submit with the bid a copy of the company's local business or occupational license(s) or a written statement on letterhead indicating the reason no license exists.

If the bidder is operating under a fictitious name as defined in Section 865.09, Florida Statutes, proof of current registration with the Florida Secretary of State shall be submitted with the bid. A business formed by an attorney actively licensed to practice law in this state, by a person actively licensed by the Department of Business and Professional Regulation or the Department of Health for the purpose of practicing his or her licensed profession, or by any corporation, partnership, or other commercial entity that is actively organized or registered with the Department of State shall submit a copy of the current licensing from the appropriate agency and/or proof of current active status with the Division of Corporations of the State of Florida or such other state as applicable.

Failure to provide the above required documentation may result in the bid being determined as non-responsive.

UNAUTHORIZED ALIEN(S)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the County. As part of the response to this solicitation, please complete and submit the attached form "AFFIDAVIT CERTIFICATION IMMIGRATION LAWS."

MINORITY and WOMEN BUSINESS ENTERPRISE AND EQUAL OPPORTUNITY POLICIES

A. Minority Business Enterprise (MBE) and Women (WBE) Business Enterprise Requirements

1. The purpose of the Minority and Women-Owned Business Enterprise (MWBE) Program is to effectively communicate Leon County procurement and contracting opportunities, through enhanced business relationships, to end disparity and to increase participation opportunities for certified minority and women-owned business enterprises in a competitive environment. This program shall:
 - a. Eliminate any policies and/or procedural barriers that inhibit MBE and WBE participation in our procurement process.
 - b. Established targets designed to increase MBE and WBE utilization proportionate to documented under utilization.
 - c. Provide increased levels of information and assistance available to MBE's and WBEs.
 - d. Implement mechanisms and procedures for monitoring MBE and WBE compliance by prime contractors.
2. The term "Certified Minority Women Business Enterprise" (MWBE) is defined as Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms certified by Leon County or the City of Tallahassee. Some firms with MBE or WBE certification by the State of Florida may be accepted under a reciprocal agreement but those from other governmental organizations are not accepted by Leon County.
3. Each Respondent is strongly encouraged to secure MBE and WBE participation through purchase(s) of those goods or services to be provided by others. Firms responding to this bid are hereby made aware of the County's targets for MBE and WBE utilization. Respondents that require assistance or guidance with these MBE or WBE requirements should contact: Shanea Wilks, Leon County Minority, Women, and Small Business Enterprise Director, by telephone at (850) 606-1650; fax (850) 606-1651 or by e-mail wilkssh@leoncountyfl.gov.

Respondent **must complete** and submit the attached Minority and Women Business Enterprise Participation Plan form. Failure to submit the completed Minority and Women Business Enterprise Participation Plan form may result in a determination of non-responsiveness for the bid.

If the aspirational target is not met, you must denote your good faith effort on the Participation Plan Form. All respondents, including MBE's, and WBE's shall either meet the aspirational target(s), or if not met, demonstrate in their bid response that a good faith effort was made to meet the aspirational target(s). Failure to complete such good faith effort statement may result in the bid being non-responsive. Below, are policy examples of good faith efforts that respondents can use if they are not meeting the aspirational target. These examples can be used to demonstrate the good faith effort.

- a. Advertised for participation by M/WBEs in non-minority and minority publications within the Market area, including a copy of the advertisement and proof of the date(s) it appeared – or by sending correspondence, no less than ten (10) days prior to the submission deadline, to all M/WBEs referred to the respondent by the MWSBE Division for the goods and services to be subcontracted and/or supplied
- b. Documented that the bidding Prime Contractor provided ample time for potential MBE and/or WBE subcontractors to respond to bid opportunities, including a chart outlining the schedule/time frame used to obtain bids from MBE and WBE Vendors as applicable to the aspirational Target.
- c. Contacted the MWSBE Division for a listing of available M/WBEs who provide the services needed for the bid or proposal.
- d. Contacted MBEs and/or WBEs who provide the services needed for the bid or proposal.
- e. Documented follow-up telephone calls with potential M/WBE subcontractors seeking participation.
- f. Allowed potential M/WBE Subcontractors to review bid specifications, blueprints and all other Bid/RFP related items at no charge to the M/WBEs.
- g. Contacted the MWSBE Division, no less than five (5) business days prior to the Bid/RFP deadline, regarding problems the with respondent is having in achieving and/or reaching the aspirational targets.
- h. Other documentation indicating their Good Faith Efforts to meet the aspirational targets. Please provide details below.

For goods and/or services to be performed in this project, the following are the aspirational targets for participation by certified MBE's and/or WBE's.

Construction Sub-Contractor Targets:	Minority Business Enterprise - 17%
	Woman Business Enterprise - 9%

5. Definitions for the above targets follow:

- a. Minority/Women Business Enterprise (MWBE) - a business that is owned and controlled by at least 51% by one or more minority persons or by at least 51% by one or more women, and whose management and daily operations are controlled by one or more such persons shall constitute a Minority/Women business Enterprise. No business owned or controlled by a white female shall be considered a minority business for the purpose of this program if the ownership was brought about by transfer of ownership interest to the woman or women, other than by decent, within two (2) years following the sale or transfer of ownership. For the purpose of this program, all applicants for certification as a bona fide MWBE shall be an independent business entity which provides a commercially useful function. No business owned and controlled by a white male and transferred or sold to a minority or woman/women, for the purpose of participation in the County's MWBE Program, shall be considered eligible for MWBE Certification.
- b. Minority Person - an individual who is a citizen of the United States or a lawfully admitted permanent resident and who is a(n):
 - 1) African/Black Americans - All persons having origins in any of the Black African racial groups not of Hispanic origins and having community identification as such.

- 2) Hispanic Americans - All persons (Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race) reared in a Hispanic environment and whose surname is Hispanic and having community identification as such.
- 3) Asian American - All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands and having community identification as such.
- 4) American Indians, Alaskan Natives and American Aleuts - All persons having origins in any of the original people of North America, maintaining identifiable tribal affiliations through membership and participation and having community identification as such.

c. Women - American Woman

6. Prime contractors will negotiate in good faith with interested MWBE's, not rejecting a MWBE as unqualified or unacceptable without sound business reasons based on a through investigation of their capabilities. **The basis for rejecting any MWBE deemed unqualified or unacceptable by the Prime Contractor shall be included in the Good Faith Effort documentation.** The Prime Contractor shall not impose unrealistic conditions of performance on MWSBE's seeking subcontracting opportunities.
7. Leon County reserves the right to request supporting documentation as evidence of good faith efforts indicated above at any time. Failure to provide supporting documentation when requested shall deem your bid/proposal as non-responsive.

B. Equal Opportunity/Affirmative Action Requirements

The contractors and all subcontractors shall agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national origin, sex, age, handicap, marital status, and political affiliation or belief.

For federally funded projects, in addition to the above, the contractor shall agree to comply with Executive Order 11246, as amended, and to comply with specific affirmative action obligations contained therein.

In addition to completing the Equal Opportunity Statement, the Respondent shall include a copy of any affirmative action or equal opportunity policies in effect at the time of submission.

LOCAL PREFERENCE IN PURCHASING AND CONTRACTING

1. Preference in bidding. In purchasing of, or letting of contracts for procurement of, personal property, materials, contractual services, and construction of improvements to real property or existing structures in which pricing is the major consideration, the authorized purchasing authority of Leon County may give a preference to local businesses in making such purchase or awarding such contract, as follows:
 - a) Individuals or firms which have a home office located within Leon, Gadsden, Wakulla, or Jefferson County, and which meet all of the criteria for a local business as set forth in this article, shall be given a preference in the amount of five percent of the bid price.
 - b) Individuals or firms which do not have a home office located within Leon, Gadsden, Wakulla, or Jefferson County, and which meet all of the criteria for a local business as set forth in this article, shall be given a preference in the amount of three percent of the bid price.

The maximum cost differential shall not exceed \$20,000.00. Total bid price shall include the base bid and all alternatives or options to the base bids which are part of the bid and being recommended for award by the appropriate authority.

2. Preference in bidding for construction services in projects estimated to exceed \$250,000. Except where otherwise prohibited by federal or state law or other funding source restrictions, in the purchasing of, or letting of contracts for procurement of construction services for improvements to real property or existing structures that are estimated to exceed \$250,000 in value, the County may give preference to local businesses in the following manner:
 - a) Under a competitive bid solicitation, when the lowest responsive and responsible bid is submitted by an individual or firm that is not a local business, then the local business that submitted the lowest responsive and responsible bid shall be offered the opportunity to perform the work at the lowest bid amount, if that local business's bid was not greater than 110% of the lowest responsive and responsible bid amount.
 - b) All contractual awards issued in accordance with the provisions of this subsection (paragraph 2) shall contain aspirational trade contractor work targets, based on market and economic factors, of 85 percent as follows: The successful individuals or firms shall agree to engage not less than 85 percent of the dollar value of trade contractor work with local businesses unless the successful individuals or firms prove to the County's satisfaction, that the trade contractor work is not available locally with the Leon, Gadsden, Wakulla or Jefferson County area. The term "trade contractor" shall mean a subcontractor who contracts with the prime contractor and whose primary activity is performing specific activities (e.g., pouring concrete, masonry, site preparation, framing, carpentry, dry wall installation, electrical, plumbing, painting) in a construction project but is not responsible for the entire project.
3. Local business definition. For purposes of this section, "local business" shall mean a business which:
 - a) Has had a fixed office or distribution point located in and having a street address within Leon, Gadsden, Wakulla, or Jefferson County for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the County; and
 - b) Holds any business license required by the County, and, if applicable, the City of Tallahassee; and
 - c) Is the principal offeror who is a single offeror; a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses.
3. Certification. Any bidder claiming to be a local business as defined, shall so certify in writing to the Purchasing Division. The certification shall provide all necessary information to meet the requirements of above. The Local Vendor Certification Form is enclosed. The purchasing agent shall not be required to verify the accuracy of any such certifications, and shall have the sole discretion to determine if a bidder meets the definition of a "local business."

INSURANCE:

Bidders' attention is directed to the insurance requirements below. Bidders should confer with their respective insurance carriers or brokers to determine in advance of bid submission the availability of insurance certificates and endorsements as prescribed and provided herein. The Insurance Certification Form attached hereto is to be completed and submitted as part of your bid response. If an apparent low bidder fails to comply strictly with the insurance requirements, that bidder may be disqualified from award of the contract.

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

1. Minimum Limits of Insurance. Contractor shall maintain limits no less than:
 - a. General Liability: \$1,000,000 Combined Single Limit for bodily injury and property damage per occurrence with a \$2,000,000 annual aggregate. Completed operations coverage will be provided for a period of three (3) years beyond termination and/or completion of the project. Coverage must include bodily injury and property damage, including Premise/Operations: a per location aggregate, Broad Form Contractual liability; Broad Form Property Damage; Fire Legal liability; Independent Contractors coverage; Cross Liability & Severability of Interest Clauses; and Personal Injury (deleting employee and contractual exclusions), and coverage for explosion, collapse, and underground (X,C,U).
 - b. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage. (Non-owned, Hired Car).
 - c. Workers' Compensation and Employers Liability: Workers' Compensation insurance covering all employees and meeting statutory requirements in compliance with the applicable state and federal laws and Employer's Liability with a limit of \$500,000 per accident, \$500,000 disease policy limit, \$500,000 disease each employee. Waiver of Subrogation in lieu of Additional Insured is required.

2. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

3. Other Insurance Provisions The policies are to contain, or be endorsed to contain, the following provisions:
 - a. General Liability and Automobile Liability Coverages (County is to be named as Additional Insured).
 1. The County, its officers, officials, employees and volunteers are to be covered as insureds as respects; liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protections afforded the County, its officers, officials, employees or volunteers.
 2. The Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
 3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the county, its officers, officials, employees or volunteers.
 4. The Contractor's insurance shall apply separately to each insured against whom claims is made or suit is brought, except with respect to the limits of the insurer's liability.

b. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.

4. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of no less than A:VII.
5. Verification of Coverage. Contractor shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the County before work commences. The County reserves the right to require complete, certified copies of all required insurance policies at any time. Certificates of Insurance acceptable to the County shall be filed with the County prior to the commencement of the work. These policies described above, and any certificates shall specifically name the County as an additional Insured and shall contain a provision that coverage afforded under the policies will not be canceled until at least thirty (30) days prior to written notice has been given to the County.

Cancellation clauses for each policy should read as follows: *Should any of the above described policies be canceled before the expiration date thereof, the issuing company will mail thirty (30) days written notice to the Certificate Holder named herein.*

6. Subcontractors. Contractors shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

AGREEMENT:

After the bid award, the County will, at its option, prepare a purchase order or an agreement specifying the terms and conditions resulting from the award of this bid. Every procurement of contractual services shall be evidenced by a written agreement. The bidder will have five calendar days after receipt to acknowledge the purchase order or execute the agreement.

The performance of Leon County of any of its obligations under the purchase order or agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of the purchase order or agreement for the current and any future periods provided for within the bid specifications.

PUBLIC ENTITY CRIMES STATEMENT:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By submission of a proposal in response to this document, the vendor certifies compliance with the above requirements as stated in Section 287.133, Florida Statutes.

MANUFACTURERS' NAME AND APPROVED EQUIVALENTS:

Manufacturers' names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or exceeds the specifications for any item(s). If bids are based on

equivalent products, indicate on the bid form the manufacturer's name and catalog number. Bidder shall submit with his bid, cuts, sketches, and descriptive literature and/or specifications. The bidder should also explain in detail the reason(s) why and submit proof that the proposed equivalent will meet the specifications and not be considered an exception thereto. The Leon County Board of County Commissioners reserves the right to be the sole judge of what is equal and acceptable. Bids which do not comply with these requirements are subject to rejection. If Bidder fails to name a substitute it will be assumed that he is bidding on, and he will be required to furnish goods identical to bid standard.

IDENTICAL TIE BIDS:

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. Bidder must complete and submit as part of the bid response the attached "IDENTICAL TIE BID" form. Failure to submit a completed form may result in the bid being determined as non-responsive.

ETHICAL BUSINESS PRACTICES

- A. Gratuities. It shall be unethical for any person to offer, give, or agree to give any County employee, or for any County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or performing in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, subcontract, or to any solicitation or proposal therefor.
- B. Kickbacks. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.
- C. The Board reserves the right to deny award or immediately suspend any contract resulting from this proposal pending final determination of charges of unethical business practices. At its sole discretion, the Board may deny award or cancel the contract if it determines that unethical business practices were involved.

II. CONTRACT PROVISIONS

PAYMENT AND PERFORMANCE BOND

A Payment and Performance Bond in the amount of 100% of the estimated project cost shall be supplied by the Contractor at the time of Agreement execution. Also, a Payment and Material Bond for the Agreement amount shall be supplied by the Contractor at the same time.

Payment and Performance and Material Bonds shall provide that, in the event of non-performance on the part of the Contractor the bond can be presented for honor and acceptance at an authorized representative or institution located in Tallahassee, Florida. The Payment and Performance Bond shall be in the following form:

PUBLIC CONSTRUCTION BOND
Bond No.(enter bond number)

BY THIS BOND, We _____, as Principal and a corporation, as Surety, are bound to _____, herein called Owner, in the sum of \$ _____, for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract dated _____, between Principal and Owner for construction of _____, the contract being made a party of this bond by reference, at the time and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

DATED on this the _____ day of _____, 2013.

(Name of Principal)

By:

(As Attorney-In-Fact)

(Name of Surety)

Payment bonds executed as a result of the requirements herein by a surety shall make reference to Section 255.05, Florida Statutes, by number and shall contain reference to the notice and time limitation provisions in Section 255.05, Florida Statutes.

TIME AND LIQUIDATED DAMAGES

The work to be performed under this contract shall be commenced within fifteen (15) days of the Notice to Proceed. All work to be performed under this Contract shall be completed within one hundred seventy five (175) consecutive calendar days of the Notice to Proceed. If the work to be performed under this Contract is not completed within the time set forth above, or within such extra time as may be granted by the County, the Contractor shall be deemed to be in default. For each day the Contractor is in default, the Contractor or its Surety shall pay to the County, not as a penalty, but as liquidated damages, an amount based on the bid price and according to Section 8-10 of the FDOT's Standard Specifications for Road and Bridge Construction, 2010 Edition.

Permitting the Contractor to continue and finish the work or any part of it after the expiration of the contract time allowed, including extensions, if any, shall in no way act as a waiver on the part of County of the liquidated damages due under the contract.

EMPLOYMENT ELIGIBILITY VERIFICATION

1. Contractor agrees that it will enroll and participate in the federal E-Verify Program for Employment Verification under the terms provided in the "Memorandum of Understanding" governing the program. Contractor further agrees to provide to the County, within thirty days of the effective date of this

contract/amendment/extension, documentation of such enrollment in the form of a copy of the E-Verify "Edit Company Profile" screen", which contains proof of enrollment in the E-Verify Program (this page can be accessed from the "Edit Company Profile" link on the left navigation menu of the E-Verify employer's homepage).

2. Contractor further agrees that it will require each subcontractor that performs work under this contract to enroll and participate in the E-Verify Program within sixty days of the effective date of this contract/amendment/extension or within sixty days of the effective date of the contract between the Contractor and the subcontractor, whichever is later. The Contractor shall obtain from the subcontractor(s) a copy of the "Edit Company Profile" screen indicating enrollment in the E-Verify Program and make such record(s) available to the Agency upon request.
3. Contractor will utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of: (a) all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement.
 - a. Contractor must use E-Verify to initiate verification of employment eligibility for all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida within 3 business days after the date of hire.
 - b. Contractor must initiate verification of each person (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement within 60 calendar days after the date of execution of this contract or within 30 days after assignment to perform work pursuant to the Agreement, whichever is later.
4. Contractor further agrees to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County or other authorized state entity consistent with the terms of the Memorandum of Understanding.
5. Compliance with the terms of this Employment Eligibility Verification provision is made an express condition of this contract and the County may treat a failure to comply as a material breach of the contract.

CONSTRUCTION SITE SIGNAGE

Contractor shall provide appropriate construction site signage to be placed at a site approved in advance by the County Project manager. Sign is to be diagrammed by the contractor with approval of a proof to be made by the Director of Facilities Management prior to being ordered or erected. Signage shall meet the following specifications:

The sign will be made from a 4 ft. x 8 ft. sheet of 3/4 inch exterior grade BC plywood. The plywood shall be painted with White Enamel Gloss. The temporary sign shall be mounted on 4x4 pressure treated posts with a minimum of 2 feet of burial, and 6 feet of exposed height for maximum visibility.

Lettering shall be a non-serif block print in black type. Any logos used must have prior written consent for use of the respective entities. The sign content shall consist of the following:

- 1) Leon County project name
- 2) Leon County Seal
- 3) Names and District of each of the Leon County Board Of County Commissioner with the Chairman and Vice Chairman appropriately identified
- 4) Name of County Administrator and County Attorney
- 5) Name of Director of Facilities Management & Construction
- 6) Name of General Contractor with major subcontractors
- 7) Name of Architect with consultants

8) Name and logo of major material manufacturers (where appropriate and approved by County)

PAYMENTS TO THE GENERAL CONTRACTOR

Payments to the Contractor shall be made according to the requirements of the Local Government Prompt Payment Act, sections 218.70 - 218.79, Florida Statutes.

STATUS

The Contractor shall at all times, relevant to this contract, be an independent contractor and in no event shall the Contractor, nor any employees or sub-contractors under it, be considered to be employees of Leon County.

AUDITS, RECORDS, AND RECORDS RETENTION

The Contractor agrees:

1. To establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided by the County under this contract.
2. To retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this contract for a period of five (5) years after termination of the contract, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of this contract.
3. Upon completion or termination of the contract and at the request of the County, the Contractor will cooperate with the County to facilitate the duplication and transfer of any said records or documents during the required retention period as specified in paragraph 1 & 2 above.
4. To assure that these records shall be subject at all reasonable times to inspection, review, or audit by Federal, state, or other personnel duly authorized by the County.
5. Persons duly authorized by the County and Federal auditors, pursuant to 45 CFR, Part 92.36(l)(10), shall have full access to and the right to examine any of provider's contract and related records and documents, regardless of the form in which kept, at all reasonable times for as long as records are retained.
6. To include these aforementioned audit and record keeping requirements in all approved subcontracts and assignments.

MONITORING

To permit persons duly authorized by the County to inspect any records, papers, documents, facilities, goods, and services of the provider which are relevant to this contract, and interview any clients and employees of the provider to assure the County of satisfactory performance of the terms and conditions of this contract.

Following such evaluation, the County will deliver to the provider a written report of its findings and will include written recommendations with regard to the provider's performance of the terms and conditions of this contract. The provider will correct all noted deficiencies identified by the County within the specified period of time set forth in the recommendations. The provider's failure to correct noted deficiencies may, at the sole and exclusive discretion of the County, result in any one or any combination of the following: (1) the provider being deemed in breach or default of this contract; (2) the withholding of payments to the provider by the County; and (3) the termination of this contract for cause.

RIGHT TO INSPECT PLANT

The County may, at its discretion, inspect the part of the plant or place of business of a contractor or any subcontractor which is related to the performance of any contract awarded, or to be awarded, by Leon County. The right expressed herein shall be included in all contracts or subcontracts that involve the performance of any work or service involving Leon County.

TERMINATION

The County may terminate this Agreement without cause, by giving the Contractor thirty (30) days written notice of termination. Either party may terminate this Agreement for cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder, or if thin the County-s opinion, the services being provided are not satisfactory. In such case, the County may immediately terminate the Agreement by mailing a notice of termination to the Contractor.

This Agreement may be terminated by the County if the Contractor is found to have submitted a false certification as required under section 215.471 (5), Florida Statutes, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria.

WARRANTIES:

Bidder will warrant title to all goods sold as provided for in Section 672, Florida Statutes.

WORK

Contractor understands that no amount of work is guaranteed to it nor is the County under an obligation to utilize the services of the Contractor in those instances where the work to be performed can be done by County personnel or under separate contract. Any work to be performed shall be upon the written request of the County Administrator or his representative, which request shall set forth the commencing date of such work and the time within which such work shall be completed.

PERMITS

The Contractor shall pay for and obtain all necessary permits as required by law not specifically identified by Leon County.

CONFLICTING TERMS AND CONDITIONS

In the instance that terms, conditions, specifications, or other instruments are provided by architects, engineers, or persons other than County Procurement concerning the matters herein, then the terms and conditions in this Solicitation document shall prevail over all other terms and conditions.

ASSIGNMENT

This contract shall not be assigned or sublet as a whole or in part without the written consent of the County, nor shall the Contractor assign any monies due or to become due to him hereunder without the previous written consent of the County.

INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the County, its officials, officers and employees, from and against any and all liabilities, damages, losses and costs, including, but not limited to reasonable attorney-s fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this agreement.

The County may, at its sole option, defend itself or required the Contractor to provide the defense. The Contractor acknowledges that the sum of ten dollars (\$10.00) of the amount paid to the Contractor constitutes sufficient consideration for the Contractor's indemnification of the County, its officials, officers and employees.

It is understood that the Contractors responsibility to indemnify and defend the County, it officials, officers and employees is limited to the Contractors proportionate share of liability caused by the negligent acts or omissions of the Contractor, its delegates, agents or employees.

PENALTIES:

BIDS MAY BE REJECTED AND/OR Bidder(S) DISQUALIFIED FOR THE FOLLOWING REASONS:

1. Consistent failure to respond to bid invitation for three (3) consecutive instances.
2. Failure to update the information on file including address, product, service or business descriptions.
3. Failure to perform according to contract provisions.
4. Conviction in a court of law of any criminal offense in connection with the conduct of business.
5. Clear and convincing evidence of a violation of any federal or state anti-trust law based on the submission of bids or proposals, or the awarding of contracts.
6. Clear and convincing evidence that the bidder has attempted to give a Board employee a gratuity of any kind for the purpose of influencing a recommendation or decision in connection with any part of the Board's purchasing activity.
7. Other reasons deemed appropriate by the Board of County Commissioners.

TECHNICAL SPECIFICATIONS:

1. SUMMARY OF WORK

1.1 KINHEGA DRIVE / BEECH RIDGE TRAIL ROUNDABOUT

The Scope of Work to be performed under the unit bid for the Kinhega Drive roundabout in Killearn Lake Unit 1, is to construct a new intersection at Kinhega Drive and Beech Ridge Trail. Currently the intersection of Kinhega Drive at Beech Ridge Trail is a T-intersection with Kinhega being the major leg and Beech Ridge Trail extended to the north. The propose configuration will be a 4 legged roundabout as work to extend Beech Ridge Trail from Bannerman Road north to Kinhega Drive is currently underway. The Scope of Work to be performed under this unit price bid will include excavation, base, subbase reconstruction and other items necessary to install the roundabout and will also include the installation of curb and gutter, underground stormwater collection system, asphaltic pavement, landscaping and lighting in accordance with the plans and specifications of for the improvements to Kinhega, Beech Ridge Roundabout Improvements (Attachment #1) as associated pay item sheet (Attachment #2)

The proposed work is located at the intersection of Kinhega Drive and Beech Ridge Trail, located in;

County: Leon Section: 22 Township: 2N Range: 1E

2. GENERAL REQUIREMENTS

The construction sequence and design notes are shown on the construction plans, which were prepared by DRMP for Leon County. The construction procedure, materials, equipment, and the technical specifications listed herein, shall be in accordance with the following specifications and contract

documents:

- 2.1 Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, 2010 Edition and all supplemental documents thereto.
- 2.2 FDOT Roadway and Traffic Design Standards, 2010 Edition.
- 2.3 Leon County Supplemental Specifications to Florida Department of Transportation Standard Specification for Road and Bridge Construction 2010. (See attachment #3)
- 2.4 Manual on Uniform Traffic Control Devices (MUTCD), U.S. Department of Transportation Federal Highway Administration, Latest Edition.
- 2.5 Special Technical Provisions included in this bid package.
- 2.6 Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Latest Edition and all supplemental documents thereto only pertaining to traffic control plan implementation on SR 61 (Thomasville Road).

In the event of any conflict between the Florida Department of Transportation's standard specifications and the specifications of this contract, the specifications of this contract shall govern.

3. MANDATORY PREBID CONFERENCE

Contractors are required to attend the pre-bid conference and the subsequent onsite visit to be qualified for bidding. See schedule of events for date & time of pre-bid conference, on-site visit will be announced at that meeting.

4. SPECIAL PROVISIONS

- 4.1 An allowance of 175 calendar days has been set for the completion of this Contract, including utility coordination and relocation. Special road closures will be allowed for a total of 75 days with the following constraints:

Kinhega Drive may be closed to traffic east of Beech Ridge Trail for no more than 14 days beginning no earlier than June 2, 2015. Access to local traffic using driveways between Thomasville Road and Beech Ridge Trail must be restored at the end of 14 days. This phase is depicted as Phase I MOT in the Construction Drawings.

Kinhega Drive and Beech Ridge Trail may be closed to traffic only after local driveway access is re-established on Kinhega Drive east of the intersection. Through traffic on Kinhega Drive and north turning movements to Beech Ridge Trail must be restored on or before August 16, 2015. This phase is depicted as Phase II MOT in the Construction Drawings.

There will be no restriction in work hours during the allowable roadway closure period only. The Contractor shall coordinate work hours in advance with Construction Inspection, however, approval is not required.

Contractor shall invite all utilities involved in this project to attend the pre-construction conference. The contractor will be responsible for coordinating the any Utility Relocation

Contractor shall coordinate with outside vendor to install large diameter tree in the center of the proposed roundabout. Contractor will be responsible for preparation work including clearing grubbing and removal of unsuitable materials. Once tree is installed, Contractor shall finalize irrigation, grading and restoration activities.

4.2 Right of Way:

- a. The contractor shall notify the engineer of any encroachment of the right of way, affecting construction activities, a minimum of ten working days prior to construction activities. The engineer shall notify private property owners of encroachment of a minimum of seven working days prior to commencement of construction. Any encroachments not removed by the property owners shall be removed by the contractor as part of the clearing and grubbing for the project.
- b. The contractor shall verify location of all right of way and easement limits prior to construction in an area and maintain clearly marked right of way and easement limits around all construction activities. Any monument within the limits of construction is to be protected. If in danger of damage the contractor shall notify the engineer or his designee.

4.3 A National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Construction Activities may apply to this Contract. It is the Contractor's responsibility to secure the NPDES permit prior to commencement of construction. A copy of the NPDES permit application form can be obtained through the Florida Department of Environmental Protection's (FDEP) web site at

http://www.dep.state.fl.us/water/stormwater/npdes/permits_forms.htm.

If a NPDES permit is obtained, a copy of the permit shall be provided to Leon County Public Works Department.

4.4 The liquidated damages will be set based on the bid price and according to Section 8-10 of the FDOT's Standard Specifications for Road and Bridge Construction, 2010 Edition.

4.5 The contractor will be responsible for construction layout and surveying, including providing Record Drawings at the end of the job. The cost to prepare Record Drawings shall be incidental to the work and is included as a separate pay item.

4.6 Utilities:

- a. The Contractor will be responsible for the coordination of all utility relocations within the project limits.
- b. The exact location of all utilities in the vicinity of construction activities shall be determined by the contractor prior to construction. The contractor shall contact all utility companies prior to beginning of construction and coordinate schedules with utility owners during construction.

4.7 It is the Contractor's responsibility to establish a staging area with Engineer's review and approval prior to commencement of construction. If the staging area is outside County's right-of-way or properties, the Contractor is required to obtain a temporary staging area permit from Leon County Growth and Environmental Management Department.

The contractor shall remove all equipment from the roadway and the shoulder during non-working hours to ensure the least practicable interference with traffic and pedestrians. The contractor is to provide the area for storing equipment.

4.8 Within 5 days after the contract has been awarded, the contractor shall submit to the engineer or his designee a working schedule for the project showing in detail the working day on which he expects to begin and complete each of the various major items of the work to be performed.

4.9 The NFWFMD permit is included in the Bid Package for reference. Leon County will provide a copy of all local permits to Contractors as soon as they are approved. The NPDES Permit is referenced as the Contractors responsibility above in Section 4.3. Contractor is also responsible to ensure all construction activities comply with the permit requirements.

- 4.10 Dewatering:
- a. If pumping is necessary for dewatering, the contractor shall use biodegradable fluids to prevent potential pollution.
 - b. Best management practices shall be followed, and all dewatering measures shall be approved by the County environmental inspector.
 - c. Contractor shall check with NFWFMD for potential permit requirements at (850)921-2986.
 - d. Contractor shall also comply with the directions given by the County Environmental Inspectors.
- 4.11 Erosion controls shown on the plans are to be considered minimum and additional protection shall be accounted for in this project.
- 4.12 The Contractor shall visit the project site prior to submitting the bids so a complete understanding of the site conditions and construction details can be achieved.
- 4.13 The Contractor shall coordinate with the School Board before and during construction, regarding bus routes.
- 4.14 ***Working hours would normally be from 9:00 a.m. to 5:00 p.m., Monday through Friday, however, Kinhega Drive and north leg of Beech Ridge Trail must be opened to traffic no later than August 16, 2015, and hours on this phase of the job will not be restricted. The contractor may work 24 hours per day including weekends. However, working hours must be coordinated in advance with the County's Construction Management Section.***
- Any remaining work after August 16, 2015, will be restricted to normal working hours and will require approval from Construction Management for deviations.***
- 4.15 Obstructions and barricades shall be lighted at night and such lights shall be kept burning from sunset to sunrise. All such signing and traffic control within the limits of the project shall be done in accordance with the engineer or his designee, applicable OSHA regulations and MUTCD
- 4.16 The Contractor shall provide two weeks advanced notice to Leon County Public Works Department for any planned road closure.
- 4.17 If the construction works causes any physical damages to adjacent properties, Contractor will be responsible for compensation unless it is proved otherwise.
- 4.18 According to the OSHA requirements, a minimum 10-foot clearance (circumference) must be maintained from the overhead electric neutral and primary conductors for any construction work.

5. ATTACHMENTS

- | | |
|---------------|--|
| Attachment #1 | Final Construction Plans for Kinhega/Beech Ridge Roundabout |
| Attachment #2 | Kinhega/Beech Ridge Trail Roundabout Pay Item Sheets (on-site and Off-site) |
| Attachment #3 | Leon County Supplemental Specifications to Florida Department of Transportation Standard Specification for Road and Bridge Construction 2010 |
| Attachment #4 | Kinhega/Beech Ridge Trail Roundabout Special Pay Items and Special Technical Provisions |
| Attachment #5 | Kinhega/Beech Ridge Trail Roundabout Geotechnical Investigation Reports and Addenda |
-

Attachment #6 NFWFMD Environmental Resource Permit #1711

BID CHECKLIST:

Please submit the items on the following list and any other items required by any section of this invitation for bids. The checklist is provided as a courtesy and may not be inclusive of all items required within this invitation for bids.

- _____ Completed Bid Response Sheet with Manual Signature
- _____ Affidavit Immigration Laws
- _____ Minority/Women Business Enterprise Participation Plan/Good Faith Statement
- _____ Identical Tie Bid Statement
- _____ Insurance Certification Form
- _____ Contractor's Business Information Form
- _____ Non Collusion Affidavit
- _____ Certification/Debarment Form
- _____ Applicable Licenses/Registrations

BID RESPONSE SHEET

The Board of County Commissioners, Leon County, reserves the right to accept or reject any and/or all bids in the best interest of Leon County.

Shelly W. Kelley
Purchasing Director

Mary Ann Lindley
Chairman

This proposal is submitted by the below named firm/individual by the undersigned authorized representative.

BY _____
(Firm Name)

BY _____
(Authorized Representative)

(Printed or Typed Name)

ADDRESS _____

EMAIL ADDRESS _____

TELEPHONE _____

FAX _____

ADDENDA ACKNOWLEDGMENTS: (IF APPLICABLE)

Addendum #1 dated _____ Initials

Addendum #2 dated _____ Initials

Addendum #3 dated _____ Initials

BASE BID TOTAL FROM UNIT PRICE SHEET: _____

BID RESPONSE SHEET

The Board of County Commissioners, Leon County, reserves the right to accept or reject any and/or all bids in the best interest of Leon County.

Shelly W. Kelley
Purchasing Director

Mary Ann Lindley
Chairman

This proposal is submitted by the below named firm/individual by the undersigned authorized representative.

BY M OF TALLAHASSEE, INC.
(Firm Name)
E. J. Mayfield
(Authorized Representative)
EMORY L. MAYFIELD
(Printed or Typed Name)
ADDRESS 4223 CAPITAL CIRCLE NW
TALLAHASSEE, FL 32303
EMAIL ADDRESS hmayfield@mofallahassee.net
TELEPHONE 850-562-1022
FAX 850-562-8151

ADDENDA ACKNOWLEDGMENTS: (IF APPLICABLE)

Addendum #1 dated 04/21/15 Initials *ELM*

Addendum #2 dated _____ Initials _____

Addendum #3 dated _____ Initials _____

BASE BID TOTAL FROM UNIT PRICE SHEET: 973,818.65

**Bid Form No. 1 - Leon County R/W
Kinhega Beech Ridge Roundabout
Leon County, Florida**

DESCRIPTION		QUANT	UNIT	UNIT COST	TOTAL COST
Roundabout Roadway Construction					
101 1	1 Mobilization	1	LS	\$6,000.00	\$56,000.00
102 1	2 Maintenance of Traffic	120	DA	\$180.00	\$21,600.00
104 10 2	3 Erosion Control-Hay Bales	30	LF	\$25.00	\$750.00
104 10 3	4 Erosion Control-Silt Fence	2,083	LF	\$5.00	\$10,415.00
104 11	5 Turbidity barrier	260	LF	\$20.00	\$5,200.00
104 15	6 Construction Entrance	6	EA	\$2,500.00	\$15,000.00
104 18	7 Inlet Protection	9	EA	\$150.00	\$1,350.00
110 1 1	8 Total Site - Clearing and Grubbing	3	AC	\$10,500.00	\$28,116.18
120 1	9 Total Site - Excavation	400	CY	\$6.00	\$2,400.00
120 4	10 Excavation-Unsuitable Materials	10	CY	\$27.00	\$270.00
120 6	11 Total Site - Fill	2,610	CY	\$16.00	\$41,760.00
160 4	12 Type B Stabilization	5,134	SY	\$2.75	\$14,117.83
162 1 11	13 Prepared Soil Layer	3,402	SY	\$2.00	\$6,804.00
285 704	14 6" Base Course (Optional Base Group 04)	4,351	SY	\$8.75	\$38,071.55
327 70 15	15 Mill Existing Asphalt, 2.75" avg Thickness	1,621	SY	\$5.00	\$8,106.11
337 7 73	16 Asphalt Roadway SP 9 5 (1" asphalt)	328	TN	\$110.00	\$36,132.15
337 7 74	17 Asphalt Roadway SP 12.5 (1.5" asphalt)	493	TN	\$110.00	\$54,198.23
400 1 2	18 endwalls	6.5	CY	\$1,000.00	\$6,520.00
400 2 11	19 Gravity Wall FDOT 520	43	CY	\$750.00	\$32,607.00
425 1311	20 P-1	2	EA	\$4,375.00	\$8,750.00
425 1351	21 Stormwater Structures - Curb Inlets, Type P-5	6	EA	\$4,000.00	\$24,000.00
425 1521	22 Stormwater Structures - Ditch Bottom Inlets,	1	EA	\$2,600.00	\$2,600.00
425 2 61	23 Stormwater Structures - Manhole, Type P-8	2	EA	\$5,000.00	\$10,000.00
425 5 1	24 Sanitary System - Manhole Adjust Top	1	EA	\$1,000.00	\$1,000.00
430 175 118	25 Stormwater Pipes - 18" RCP	804	LF	\$52.33	\$42,073.32
430 175 124	26 Stormwater Pipes - 30" RCP	247	LF	\$89.18	\$22,027.46
515 23 1	27 Ped/Bicycle Guardrail/Railing	184	LF	\$80.00	\$14,712.00
520 1 10	28 Type F Curb & Gutter	1,056	LF	\$14.00	\$14,785.40
520 2 8	29 Type RA Curb & Gutter	1,165	LF	\$14.00	\$16,309.86
522 2	30 6" Sidewalk	2,834	SY	\$41.00	\$116,177.37
524 1 1	31 reinforced	72	SY	\$50.00	\$3,611.11
526 11	32 Architectural Paver	462	SY	\$85.38	\$39,421.46
530 3 4	33 Riprap	53.5	TN	\$100.00	\$5,354.67
570 1 1	34 Seed & Mulch	2,000	SY	\$0.29	\$580.00
570 1 2	35 Sod	3,611	SY	\$3.00	\$10,833.33
0580 1 1	36 <i>Zamia pumila</i> Coontie palm (1 gal.)	29	EA	\$10.80	\$313.20
0580 1 2.01	37 <i>Cercis canadensis</i> Eastern redbud (FG; 3"	2	EA	\$354.00	\$708.00
0580 1 2.02	38 <i>Cornus florida</i> Eastern dogwood (FG; 3"	5	EA	\$354.00	\$1,770.00
0580 1 2.03	39 <i>Ilex cassine</i> Dahoon holly (FG; 2" cal.)	27	EA	\$234.00	\$6,318.00
0580 1 2.04	40 <i>Ilex vomitoria</i> Yaupon holly (FG; 2" cal.)	14	EA	\$246.00	\$3,444.00
0580 1 2.05	41 <i>Magnolia grandiflora</i> 'D.D. Blanchard'™	19	EA	\$246.00	\$4,674.00
0580 1 2.06	42 <i>Magnolia grandiflora</i> 'Little Gem' Dwarf	16	EA	\$246.00	\$3,936.00
0580 1 2.07	43 <i>Viburnum obovatum</i> Walter's viburnum	6	EA	\$40.80	\$244.80
0580 1 2.08	44 <i>Myrica cerifera</i> Wax myrtle (7 gal.; 3' ht.; 3'-5' spr.)	29	EA	\$40.80	\$1,183.20
0580 1 2.09	45 <i>Rhapidophyllum hystrix</i> Needle palm (7 gal.; 2'-3' ht.; 4'-7' spr.)	29	EA	\$76.80	\$2,227.20
0580 1 2.10	46 <i>Serenoa repens</i> Saw palmetto (7 gal.; 2'-	36	EA	\$76.80	\$2,764.80
0580 1 2.11	47 <i>Viburnum obovatum</i> Dwarf Walter's	9	EA	\$40.80	\$367.20
590 70	48 Irrigation (full coverage of landscape)	1	LS	\$2,500.00	\$2,500.00
700 20 11	49 Signage Single Post <12 SF	25	EA	\$325.00	\$8,125.00
710 11111	50 Striping-6" white	999	LF	\$0.37	\$369.63
710 11123	51 Striping-12" white	495	LF	\$1.07	\$529.65
710 11124	52 Striping-18" white gore area	117	LF	\$1.28	\$149.76
710 11224	53 Striping-18" yellow gore area	31	LF	\$0.37	\$11.47
710 11211	54 Striping-6" yellow	762	LF	\$0.37	\$281.94
710 11131	55 Striping 6" White Dashed	271	LF	\$0.37	\$100.27
711 11125	55 Striping 24" white (Thermoplastic)	29	LF	\$4.27	\$123.83
711 11180	56 Striping-white yield line	75	LF	\$4.27	\$320.25
711 14170	57 Pavement Markings, Arrows	15	EA	\$72.00	\$1,080.00
SP 101	58 Arborist Work & Tree Protection	1	LS	\$5,000.00	\$5,000.00
SP-102	59 Pavment Markers	24	EA	\$40.00	\$960.00
SP-103	60 Lighting	1	LS	\$42,090.00	\$42,090.00
SP-104	61 Construction Layout and Surveying	1	LS	\$12,000.00	\$12,000.00
Roundabout Roadway Construction Total:					\$813,246.25

Roundabout Roadway Construction Total (In Words)

Eight Hundred Thirteen Thousand Two Hundred Forty Six Dollars and Twenty Five Cents

**Bid Form No. 2 - Outside Leon County R/W
Kinhega Beech Ridge Roundabout - Beech Ridge Developer Portion
Leon County, Florida**

DESCRIPTION		QUANT.	UNIT	UNIT COST	TOTAL COST
Site Construction					
102 1	1 Maintenance of Traffic	120	LS	\$15.00	\$1,800.00
104 10 2	2 Erosion Control-Hay Bales	100	LF	\$25.00	\$2,500.00
104 10 3	3 Erosion Control-Silt Fence	304	LF	\$5.00	\$1,520.00
104 11	4 Turbidity barrier	40	LF	\$20.00	\$800.00
104 15	5 Construction Entrance	1	EA	\$1,000.00	\$1,000.00
104 18	6 Inlet Protection	2	EA	\$150.00	\$300.00
110 1 1	7 Total Site - Clearing and Grubbing	0.5	AC	\$10,500.00	\$5,088.02
120 1	8 Total Site - Excavation	15	CY	\$5.00	\$75.00
120 4	9 Excavation-Unsuitable Materials	32	CY	\$27.00	\$864.00
120 6	10 Total Site - Fill	3,400	CY	\$16.00	\$54,400.00
160 4	11 Type B Stabilization	43	SY	\$2.75	\$118.01
285 704	12 Group 04)	633	SY	\$8.75	\$5,542.41
337 7 73	13 asphalt)	35	TN	\$110.00	\$3,832.18
337 7 74	14 asphalt)	52	TN	\$110.00	\$5,748.27
400 2	15 Stormwater Structures - Straight Concrete endwalls	10.4	CY	\$1,000.00	\$10,440.00
425 1311	16 Stormwater Structures - Curb Inlets,	2	EA	\$5,200.00	\$10,400.00
430 175 118	17 Stormwater Pipes - 18" RCP	199	LF	\$47.33	\$9,413.94
430 175 248	18 Stormwater Pipes - 38"x60" ERCP	104	LF	\$193.00	\$20,072.00
520 1 10	19 Type F Curb & Gutter	263	LF	\$14.00	\$3,679.20
522 2	20 6" Sidewalk	167	SY	\$41.00	\$6,864.54
530 3 4	21 Riprap	110.0	TN	\$100.00	\$11,003.85
570 1 1	22 Seed & Mulch	833	SY	\$0.29	\$241.67
570 1 2	23 Sod	400	SY	\$3.00	\$1,200.00
700 20 11	24 Signage Single Post < 12 SF	4	EA	\$325.00	\$1,300.00
710 11111	25 Striping-6" white	357	LF	\$0.37	\$132.09
710 11124	26 Striping-18" white gore area	47	LF	\$1.28	\$60.16
710 11211	27 Striping-6" yellow	284	LF	\$0.37	\$105.08
711 14170	28 Pavement Markings, Arrows	1	EA	\$72.00	\$72.00
SP 101	29 Arborist Work & Tree Protection	1	LS	\$2,000.00	\$2,000.00
Site Construction Total:					\$160,572.39

Site Construction Total (in Words) One Hundred Sixty Thousand Five Hundred Seventy Two Dollars and Thirty Nine Cents

**AFFIDAVIT CERTIFICATION
IMMIGRATION LAWS**

Leon County will not intentionally award County contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 A(e) (Section 274a(e) of the Immigration and Nationality Act ("INA").

Leon County may consider the employment by any Contractor of Unauthorized Aliens a violation of Section 274A(e) of the INA. **Such violation by the Recipient of the employment provision contained in Section 274A(e) of the INA shall be ground for unilateral cancellation of the contract by Leon County.**

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: M OF TALLAHASSEE, INC.

Signature: *Emory L. Mayfield* Title: PRESIDENT
EMORY L. MAYFIELD

STATE OF FLORIDA
COUNTY OF LEON

Sworn to and subscribed before me this 30TH day of APRIL, 2015

Personally known XX

Kristy M. Brown
NOTARY PUBLIC

OR Produced identification _____

Notary Public - State of FLORIDA

(Type of identification)

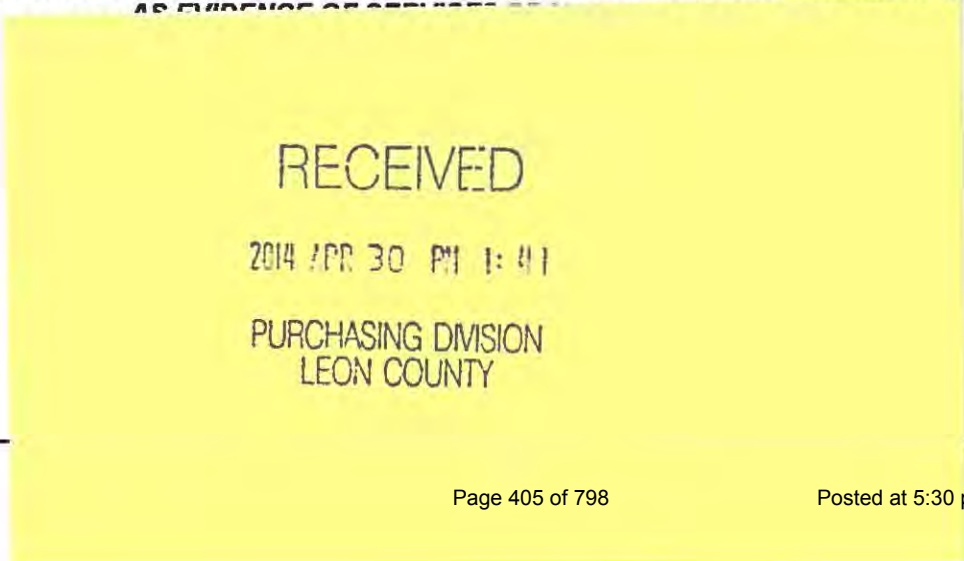
My commission expires _____



Printed, typed, or stamped commissioned name of notary

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

**LEON COUNTY RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION,
AS EVIDENCE OF COMPLIANCE.**



MINORITY AND WOMEN BUSINESS ENTERPRISE (MWBE) PARTICIPATION PLAN FORM

Respondent: M OF TALLAHASSEE, INC.

All respondents, including Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs), shall complete and submit this M/WBE Participation Plan with their proposal. Through submission of its bid/proposal, Respondent certifies, acknowledges and agrees that the Participation Level and the Good Faith Efforts herein designated are accurate and true; and, that the individual whose manual signature is on this submission is duly authorized on behalf of the respondent to make such certification.

For the purposes of MWBE participation on Leon County projects, the following definition applies:

"Certified Minority Business Enterprise (MBE) and Women Business Enterprise (WBE)" are firms certified by Leon County or the City of Tallahassee. Some firms with MBE or WBE certification by the State of Florida may be accepted under a reciprocal agreement but, those from other governmental organizations are not accepted by Leon County"

DIRECTIONS: Each respondent must designate in Section 3 its level of MWBE participation. If the aspirational targets are not met or exceeded, Section 2 must be completed. All Respondents are to list subcontractors as appropriate in Sections 3 and 4.

SECTION 1 - ASPIRATIONAL TARGET FOR M/WBE PARTICIPATION

The aspirational target for this project is:

Aspirational Target for Construction

M/WBE Classification	Aspirational Target(s)
Certified Minority Business Enterprises (MBE)	17% of the total anticipated contract value
Certified Women Business Enterprises (WBE)	9% of the total anticipated contract value

SECTION 2 - GOOD FAITH EFFORT

The following list of the good faith efforts criteria complies with Leon County's Purchasing and Minority, Women, and Small Business Enterprise Policy. This criteria is used in the determination of whether a contractor has performed and documented good faith efforts. Also, the basis for rejecting a MWBE deemed unqualified or unacceptable by the Prime Contractor shall be documented and included in the respondent's Good Faith Effort documentation.

1. Please identify all of the following activities that your firm has done as Good Faith Effort in order to secure MWBE participation and submit documentation of such. Failure to designate those actions you have done as "Good Faith" and provide documentation of all Good Faith Efforts completed by your firm may result in your proposal being determined as non-responsive. Please check the appropriate boxes that apply to your good faith activities:
 - a. Advertised for participation by MWBEs in non-minority and minority publications within the Market area, including a copy of the advertisement and proof of the date(s) it appeared - or by sending correspondence, no less than ten (10) days prior to the submission deadline, to all MWBEs referred to the respondent by the MWSBE Division for the goods and services to be subcontracted and/or supplied
 - b. Documented that the bidding Prime Contractor provided ample time for potential MBE and/or WBE subcontractors to respond to bid opportunities, including a chart outlining the schedule/time frame used to obtain bids from MBE and WBE Vendors as applicable to the

aspirational Target.

- c. Contacted the MWSBE Division for a listing of available MWBEs who provide the services needed for the bid or proposal.
- d. Contacted MBEs and/or WBEs who provide the services needed for the bid or proposal.
- e. Documented follow-up telephone calls with potential M/WBE subcontractors seeking participation.
- f. Allowed potential M/WBE Subcontractors to review bid specifications, blueprints and all other Bid/RFP related items at no charge to the M/WBEs.
- g. Contacted the MWSBE Division, no less than five (5) business days prior to the Bid/RFP deadline, regarding problems the with respondent is having in achieving and/or reaching the aspirational targets.
- h. Other documentation indicating their Good Faith Efforts to meet the aspirational targets. Please provide details below.

2. Prime contractors will negotiate in good faith with interested MWSBE's, not rejecting a MWSBE as unqualified or unacceptable without sound business reasons based on a through investigation of their capabilities. **The basis for rejecting any MWBE deemed unqualified or unacceptable by the Prime Contractor shall be included in the Good Faith Effort documentation.** The Prime Contractor shall not impose unrealistic conditions of performance on MWSBE's seeking subcontracting opportunities.
3. Leon County reserves the right to request supporting documentation as evidence of good faith efforts indicated above at any time. Failure to provide supporting documentation when requested shall deem your bid/proposal as non-responsive.

PARTICIPATION PLAN FORM continued on following pages.

Bid Title: Kinhega Drive/Beech Ridge Trail Roundabout

Bid No: BC-04-30-15-28

Opening Date: April 30, 2015 at 2:00 PM

SECTION 3 – RESPONDENT’S PROPOSED MWBE PARTICIPATION

Respondent shall complete the following Table identifying each certified MWBE firm they intend to use on this project. Attach additional sheets as necessary.

MBE and WBE Intended Utilization

Firm’s Name (Requires Leon County or City of Tallahassee MWBE certification) ¹	Firm’s Location Address (Must be in Leon, Gadsden, Jefferson or Wakulla Counties, FL to be certified)	Firm’s Telephone Number	Ethnic Group ² (B, A, H, N, F)	Total Dollar Amount of MWBE Participation	Type of Service to Provide
Minority and Women Business Enterprise(s)					
a. CAPITAL CITY CONTRACTING	27 BAY PINE DR. CRAWFORDVILLE, FL 32326	850-907-1220	B	142,000.00	CONCRETE
b. GAINES & SONS STRIPING, INC.	8771 JIMERCE CT TALL., FL 32309	850-893-4084	B	11,500.00	SIGNS & STRIPING
c. FLORIDA DEVELOPERS	642 W. BREVARD ST TALL., FL 32304	850-224-6002	B	12,500.00	TRUCKING
d. INGRAM SIGNALIZATION	3686 WOODVILLE HWY TALL., FL 32305	850-433-8266	F	36,000.00	LIGHTING
e. HALE CONTRACTING	1736 COMMERCE BLVD MIDWAY, FL 32343	850-575-2506	F	42,000.00	TRUCKING, CONCRETE
f. DELACY FARM SOD	93 PEAVY RD. HAVANA, FL 32333	850-539-5008	F	10,000.00	SOD
Total Bid Amount \$ 973,818.65		Total MWBE Participation \$ 254,000.00		MBE Participation % 17% WBE Participation % 9% (MBE or WBE Participation \$ Total Bid \$)	

¹ Certification Attach and submit a copy of each MBE and WBE certification with the proposal.

² Ethnic Group Use following abbreviations for MBE’s: African American (B); Asian American (A); Hispanic American (H); and Native American (N). WBEs include Non-Minority Female (F) owned firms.

Attachment #8
Page 7 of 12

**LEON COUNTY PURCHASING DIVISION
 BID TABULATION SHEET
 BC-04-30-15-28**

Bid Title: Kinhega Drive Round About

Opening Date: Thursday, April 30, 2015 at 2:00 PM

Item/Vendor	<i>North Florida Asphalt</i>	<i>C.W. Roberts</i>	<i>M of Tallahassee</i>
Manual Signature	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Affidavit of Immigration	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
MWSBE	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
EEO	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Tie Bid	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Contractor's Business Info	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Non Collusion	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Insurance	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate Debarment	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate of Trades	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Bond	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Base Bid:	<i>\$ 998,448.00</i>	<i>\$ 1,282,840.66</i>	<i>\$ 973,818.65</i>
No Bid:			

Tabulated By: *Shelley Kealey*

[Signature]

Attachment #2
Page 1 of 2

**LEON COUNTY PURCHASING DIVISION
 BID TABULATION SHEET
 BC-04-30-15-28**

Bid Title: Kinhega Drive Round About

Opening Date: Thursday, April 30, 2015 at 2:00 PM

Item/Vendor	<i>Allen's Excavation</i>	<i>Peavy + Son</i>	<i>Sandco</i>
Manual Signature	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Affidavit of Immigration	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
MWSBE	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
EEO	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Tie Bid	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Contractor's Business Info	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Non Collusion	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Insurance	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate Debarment	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate of Trades	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Bond	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Base Bid:	<i>\$ 987,044.25</i>	<i>\$ 1,019,318.00</i>	<i>\$ 1,107,669.00</i>
No Bid:			

Tabulated By: *Shelley Kelley*

[Signature]

Attachment #0 Page 2 of 2

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2014/2015; 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 12th day of May, 2015.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, 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 2014/2015 BUDGET AMENDMENT REQUEST

No: BAB15019
Date: 4/29/2015

Agenda Item No: _____
Agenda Item Date: 5/12/2015

County Administrator

Deputy County Administrator

Vincent S. Long

Alan Rosenzweig

Request Detail:

Revenues

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
308	054010	366932	000	Summit Group, Beech Ridge/Kinhega	-	160,573	160,573
Subtotal:						160,573	-

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
308	057001	56300	541	Intersection & Safety Improvements Other Than Buildings	5,500,761	(291,986)	5,208,775
308	054010	56300	541	Beech Ridge Trail Improvements Other Than Buildings	501,435	452,559	953,994
Subtotal:						160,573	

Purpose of Request:

This budget amendment budgets \$160,573 for developers costs and realigns \$291,986 from the Intersection & Safety Improvement project to the Beechridge Trail Improvement project to cover additional costs associated with the Kinhega Roundabout Project, which is the final segment of the Beech Ridge Trail Improvement project.

Group/Program Director

Senior Analyst

Scott Ross, Director, Office of Financial Stewardship

Approved By: Resolution Motion Administrator

**LEON COUNTY PURCHASING DIVISION
 BID TABULATION SHEET
 BC-04-30-15-28**

Bid Title: Kinhega Drive Round About

Opening Date: Thursday, April 30, 2015 at 2:00 PM

Item/Vendor	<i>North Florida Asphalt</i>	<i>C.W. Roberts</i>	<i>M of Tallahassee</i>
Manual Signature	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Affidavit of Immigration	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
MWSBE	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
EEO	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Tie Bid	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Contractor's Business Info	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Non Collusion	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Insurance	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate Debarment	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Certificate of Trades	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Bond	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Base Bid:	<i>\$ 998,448.00</i>	<i>\$ 1,282,840.66</i>	<i>\$ 973,818.65</i>
No Bid:			

Tabulated By: *Shelley Kealey*

[Signature]

**LEON COUNTY PURCHASING DIVISION
 BID TABULATION SHEET
 BC-04-30-15-28**

Bid Title: Kinhega Drive Round About

Opening Date: Thursday, April 30, 2015 at 2:00 PM

Item/Vendor	<i>Allen's Excavation</i>	<i>Peavy + Son</i>	<i>Sandco</i>
Manual Signature	Yes	Yes	Yes
Affidavit of Immigration	Yes	Yes	Yes
MWSBE	Yes	Yes	Yes
EEO	Yes	Yes	Yes
Tie Bid	Yes	Yes	Yes
Contractor's Business Info	Yes	Yes	Yes
Non Collusion	Yes	Yes	Yes
Insurance	Yes	Yes	Yes
Certificate Debarment	Yes	Yes	Yes
Certificate of Trades	Yes	Yes	Yes
Bond	Yes	Yes	Yes
Base Bid:	\$ 987,044.25	\$ 1,019,318.00	\$ 1,107,669.00
No Bid:			

Tabulated By: *Shelley Kelley*

[Signature]

BOARD OF COUNTY COMMISSIONERS

Attachment #4
Page 1 of 4

Inter-Office Memorandum

Date: April 30, 2015

To: Kim Wood, Chief of Engineering Coordination
Division of Engineering Services
Department of Public Works

From: Shanea Y. Wilks, Director
Minority, Women, & Small Business Enterprise (MWSBE) Division
Office of Economic Vitality

Subject: M/WBE Analysis for the Kinhega Drive/Beech Ridge Trail Roudabout (BC-04-30-15-28)

The Minority, Women, & Small Business Enterprise (MWSBE) Division reviewed the MWBE Participation Plans for six (2) firms to determine if the 17% MBE and 9% WBE Aspirational Targets for Construction Subcontracting were achieved for the Kinhega Drive/Beech Ridge Trail Roundabout project.

The submitted MWBE Participation Plans for each bidder are as follows:

M of Tallahassee, Inc. exceeded the M/WBE Aspirational Target for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **M of Tallahassee, Inc.** intends to utilize on this project.

Total Bid Amount		\$973,818			
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Capital City Contracting, LLC	African American Male	Leon County	Concrete	\$142,000	14.6%
Gaines & Sons	African American Male	City of Tallahassee	Signs/Striping	\$11,500	1.2%
Florida Developers, Inc.	African American Male	City of Tallahassee	Trucking	\$12,500	1.3%
Ingram Signalization	Non-Minority Female	City of Tallahassee	Lighting	\$36,000	3.7%
Hale Contracting	Non-Minority Female	City of Tallahassee	Trucking, Concrete	\$42,000	4.3%
Delacy Farm Sod	Non-Minority Female	City of Tallahassee	Sod	\$10,000	1.03%
Total M/WBE Dollars				\$254,000	
Total M/WBE Utilization Percentage					26.1%

Allen's Excavation, Inc. exceeded the MWBE Aspirational Targets for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **Allen's Excavation, Inc.** intends to utilize on this project.

Total Bid Amount	\$987,044				
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Gaines & Sons	African American Male	City of Tallahassee	Striping	\$10,347	1.05%
Capital City Contracting	African American Male	Leon County	Concrete	\$161,649	16.38%
Persica Landscaping	Non-Minority Female	City of Tallahassee	Landscaping	\$37,897	3.84%
Delacy Farm Sod	Non-Minority Female	City of Tallahassee	Sodding	\$11,000	1.11%
Bannerman Landscaping	Non-Minority Female	City of Tallahassee	Arborist	\$5,000	0.51%
Ingram Signalization	Non-Minority Female	City of Tallahassee	Lights	\$35,075	3.55%
Total M/WBE Dollars				\$260,968	
Total M/WBE Utilization Percentage					26.4%

North Florida Asphalt, Inc. met the MWBE Aspirational Targets for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **North Florida Asphalt, Inc.** intends to utilize on this project.

Total Bid Amount	\$998,448				
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Capital City Contracting	African American Male	Leon County	Concrete	\$169,800	17.0%
Bannerman Landscaping	Non-Minority Female	City of Tallahassee	Landscaping/- Erosion Controls	\$90,000	9.0%
Gaines and Sons Striping	African American Male	City of Tallahassee	Pavement Markings/Striping	\$10,347	1.0%
Total M/WBE Dollars				\$ 270,147	
Total M/WBE Utilization Percentage					27.0%

Peavy and Sons Construction, Inc. exceeded the MWBE Aspirational Targets for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **Peavy and Sons Construction, Inc.** intends to utilize on this project.

Total Bid Amount		\$1,019,318			
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Nova Materials, Inc.	Non-Minority Female	City of Tallahassee	Liquid Asphalt Supply	\$22,500	2.21%
Bannerman Landscaping	Non-Minority Female	City of Tallahassee	Landscaping	\$60,000	5.89%
Unique Concrete	African American Male	City of Tallahassee	Concrete Work	\$139,000	13.64%
Gaines and Sons, Inc.	African American Male	City of Tallahassee	Striping, Etc.	\$41,300	4.05%
Moore Bass Consulting	Non-Minority Female	City of Tallahassee	Engineering	\$23,000	2.26%
Total M/WBE Dollars				285,800	
Total M/WBE Utilization Percentage				28.0%	

Sandco, Inc. did not meet the MWBE Aspirational Targets for Construction Subcontracting; and, the Good Faith Effort Form was submitted with their bid response. **The MWBE firms listed** below are the firms **Sandco, Inc.** intends to utilize on this project.

Total Bid Amount		\$1,107,669			
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Capital City Contracting	African American Male	Leon County	Concrete Work	\$158,000	14.26%
Gaines and Sons, Inc.	African American Male	City of Tallahassee	Pavement Markings/Asphalt Patching	\$31,000	2.80%
Persica Landscaping	Non-Minority Female	City of Tallahassee	Landscaping, Grassing, Clear and Grub	\$35,000	3.16%
Total M/WBE Dollars				224,000	
Total M/WBE Utilization Percentage				20.2%	

C.W. Roberts Contracting, Inc. did not meet the MWBE Aspirational Targets for Construction Subcontracting; and the Good Faith Effort Form was submitted with their bid response. The MWBE firms listed below are the firms **C.W. Roberts Contracting, Inc.** intends to utilize on this project.

Total Bid Amount		\$1,282,840			
Name of M/WBE	Race/Gender	Certifying Agency	Goods & Services	M/WBE Dollars	M/WBE Utilization
Gaines and Sons, Inc.	African American Male	City of Tallahassee	Striping	\$10,347	0.81%
Suzanne Diambra Landscaping	Non-Minority Female	City of Tallahassee	Landscape/Irrigation	\$56,098	4.37%
Capital City Contracting	African American Male	Leon County	Concrete	\$158,185	12.33%
Total M/WBE Dollars				224,630	
Total M/WBE Utilization Percentage				17.5%	

**Leon County
Board of County Commissioners**


Notes for Agenda Item #19

Leon County Board of County Commissioners

Cover Sheet for Agenda #19

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: First of Two Public Hearings on Proposed Revisions to the Bradfordville Chapter 163 Development Agreement

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator David McDevitt, Director, Development Support and Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Director, Development Services

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Conduct the first of two Public Hearings to consider proposed revisions to the Bradfordville Chapter 163 Development Agreement (Attachment #1), and schedule the second and final Public Hearing for June 9, 2015 at 6:00 p.m.

Report and Discussion

Background:

On January 21, 2014, the Board approved a Chapter 163, Florida Statutes, Development Agreement (DA) which implemented roadway infrastructure improvements in the Bradfordville area (Attachment #1). The DA with area property owner, Rick Kearney, also provided for:

- 1) the transfer of ownership of County property to Mr. Kearney;
- 2) the relocation of the historic Bradfordville School, which serves as a community meeting area;
- 3) the ownership transfer to the County of land adjacent to the relocated school to be utilized as a County park;
- 4) the reallocation and transfer of development rights previously approved by the County from the north side of Bannerman Road to the south side of Bannerman Road;
- 5) the construction of the Beech Ridge Trail extension from Kinhega to Bannerman Road;
- 6) the construction of a roundabout on Bannerman Road; and
- 7) the widening of a segment of Bannerman Road (including right-of-way donation) to the west of the new roundabout on Bannerman Road.

To date, the installation of the roundabout on Bannerman Road has been completed, and the construction associated with of the Beech Ridge Trail extension is currently underway. Additionally, the expansion of the commercial shopping area on the south side of Bannerman Road, adjacent to the existing Bannerman Crossing Shopping Center, has been permitted and is currently under construction.

Analysis:

Staff has received a request from the representative of the owner of the property encumbered by the Bradfordville area DA to amend the DA to increase the allowable office from 20,000 to 40,000 square feet, and to increase the retail commercial from 101,500 to 116,500 square feet (Attachment #2). Additionally, the request includes the addition of a signage and way finding plan to accommodate the pedestrian-oriented design of the approved site plan for the southern retail commercial component of the development (Attachment #3).

The approved site plan for the portion of the development located south of Bannerman Road includes two buildings with 10,000 square feet of office on the second floor. The initial concept plan for the project as reflected in the DA noted 20,000 square feet of office that was intended to be located adjacent to the Beech Ridge Trail extension north of Bannerman Road. This square footage was ultimately transferred and utilized by development south of Bannerman Road. The DA amendment request would re-establish this 20,000 square feet of office use north of Bannerman Road.

This request is consistent with the Bradfordville Sector Plan and implementing provisions of the Land Development Code (LDC). The storm water associated with the proposed office use will be accommodated in the storm water management facility that has been constructed for the northern component of the proposed development and the Beech Ridge Trail extension project. Additionally, the off-site traffic impacts anticipated for the additional office use will be mitigated by the proportionate share mitigation provided by the property owner in the commitment to right-of-way donation to the County and Bannerman Road capacity improvements as reflected in the current DA.

The request for an additional 15,000 square feet of retail commercial entitlements will provide flexibility in final site design, including further options for the outparcels planned for the property located south of Bannerman Road. The proposal to increase the retail commercial land uses at this location is consistent with the Bradfordville Sector Plan and implementing provisions of the LDC. The permitted storm water management facility for the portion of the development located south of Bannerman Road will accommodate the impacts associated with the requested increase in development intensity. The anticipated off-site traffic impacts associated with the additional retail commercial and office uses will be mitigated by the owner's proportionate share commitments as established in the DA, which will not be modified by the amendment request.

The approved site plan for the portion of the project located south of Bannerman Road reflects a pedestrian oriented, village concept, which includes four buildings that define a public open area internal to the project. This approved design requires a signage and way finding solution that is not consistent with the signage regulations typical of the auto-oriented design initially intended at this location and implemented by the applicable provisions and regulatory criteria of the LDC. Therefore, the property owner is requesting the DA be amended to allow flexibility in the regulatory framework for signage and way finding design solutions applicable to the component of the development located south of Bannerman Road. The design and regulatory flexibility requested would complement the approved site plan that has entrances oriented internal to the site in order to define a public realm and to encourage people to walk, shop, linger, and enjoy the village atmosphere. The signage and way finding solutions would be internal to the project and would not be visible from Bannerman Road, as it would be with an auto-oriented design approach. The signage-related amendment request would not impact the applicability of the Bradfordville Design Guidelines and would require review and approval of a comprehensive signage and way finding plan for the area in question by the County prior to implementation. Staff supports this request because it serves to further implement the approved pedestrian-oriented village center concept, which is consistent with the overall goals and polices of the Bradfordville Sector Plan.

In addition to the three revisions that have been requested by the property owner, staff is proposing several clean-up items in the DA. These include the deletion of section number 9 that outlines proposed amendments to the Bradfordville Sector Plan and implementing land development regulations required to fully implement the DA. All of the revisions noted have been completed and approved by the Board. Also, several typos and formatting issues have been addressed.

The applicant has had preliminary discussions with area neighborhood and property owner associations, who have indicated they do not object to the proposed revisions to the Bradfordville area DA. Staff scheduled this item for the April 23, 2015 meeting of the DSEM Citizen's User Group for review and recommendations prior to the first Public Hearing. Due to agenda deadlines, their recommendation will be provided at the Board's first Public Hearing on May 12, 2015.

Based on the criteria established in the LDC, the consideration of a proposed amendment to a Chapter 163, DA, requires two advertised Board Public Hearings. The Public Hearing has been publicly noticed consistent with the requirements of Florida Statutes (Attachment #4).

Options:

1. Conduct the first of two Public Hearings to consider proposed revisions to the Bradfordville Chapter 163 Development Agreement (Attachment #1), and schedule the second and final Public Hearing for June 9, 2015 at 6:00 p.m.
2. Conduct the first of two Public Hearings to consider proposed revisions to the Bradfordville Chapter 163 Development Agreement and do not schedule the second and final Public Hearing for June 9, 2015 at 6:00 p.m.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Bradfordville Area Chapter 163 Development Agreement
2. Letter from Tom O'Steen Requesting Development Agreement Amendment
3. Approved Bannerman Southside Commercial Site Plan
4. Legal Advertisement

AMENDED DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered by and between Leon County, Florida (“County”), a political subdivision of the State of Florida, and Bannerman Forest, LLC, a Florida limited liability company, Bannerman Crossings V, LLC, a Florida limited liability company, Bannerman Crossings II, LLC, a Florida limited liability company, and Summit Holdings VIII, LLC, a Florida limited liability company, by and through Terra Vista Group, manager or managing member of said entities (collectively referred to as “Developer”).

Recitals:

WHEREAS, Summit Holdings VIII, LLC owns that certain parcel of land, formerly owned by the DesSantis Trust, described in **Exhibit A** (hereinafter the DeSantis Parcel); and,

WHEREAS, County owns those two certain parcels of land, comprising 7.5 acres, lying to the south of Bannerman Road which are described in **Exhibit B** (hereinafter “County Parcels”). Surrounding the County Parcels are lands owned by Bannerman Forest, LLC, Bannerman Crossings II, LLC and Bannerman Crossing V, LLC (hereinafter the “Bannerman Parcels”) also described in **Exhibit C**. The County Parcels and the Bannerman Parcels constitute the portion of the property subject to this Agreement that lies south of Bannerman Road (“Southern Property”); and,

WHEREAS, on February 24, 1998, Leon County and Robert G. Lauder, Wilma B. Lauder, and Fred J. Petty entered into a Development Agreement (“Lauder DA”). The Lauder DA is recorded at Book 2097, Page 1839 in the Public Records of Leon County; and,

WHEREAS, subsequent to entering into the Lauder DA, the County purchased a 75 +/- acre parcel of property from Wilma B. Lauder and Fred J. Petty (hereinafter the “Lauder Parcel”). This purchase occurred on May 1, 2002. The Lauder Parcel is more particularly described in **Exhibit D**. The County subsequently sold the Lauder Parcel, less a 10 acre parcel that was sold to Bradfordville Baptist Church, to Richard S. Kearney (hereinafter “Kearney”) on January 14, 2004, also conveying to him all rights and obligations of the Lauder DA. Kearney subsequently divided said property and conveyed said property to Bannerman Forest LLC, Bannerman Crossing II LLC, Bannerman Crossing LLC, and Leon County. These entities are the successors in interest to the Lauder DA; and,

WHEREAS, on June 19, 2002, Leon County entered into an agreement with H.L. Laird and Margaret L. Hirt, James K. Godfrey and Kristin H. Godfrey, the Arlene L. Carter Revocable Trust Agreement and the Bradfordville Hunt Club (“Godfrey-Laird Agreement”) governing the DesSantis Parcel; and,

WHEREAS, the County and the Peter A. DesSantis Trust (successor in interest to the Godfrey-Laird Agreement) entered into a Traffic Mitigation Agreement and First Amendment to the Godfrey-Laird Agreement (“Traffic Mitigation Agreement”) on or about July 10, 2008, recorded in OR Book 3881, Page 1760, public records of Leon County, Florida; and,

WHEREAS, on December 21, 2012, Summit Holdings VIII, LLC purchased the DeSantis Parcel from the Peter DeSantis Trust becoming the successor in interest to the Godfrey-Laird Agreement, and the Traffic Mitigation Agreement (cumulatively “the DeSantis Agreements”); and,

WHEREAS, pursuant to the DeSantis Agreements the Developer is entitled to the net number of new vehicular trips that would be created by a mixed-use development consisting of 75,000 square feet of commercial retail land use and 32 residential dwelling units, approximately 232 trips during the PM peak hour of generation; and,

WHEREAS, in consideration for the project roadway impacts generated by the development anticipated in the Godfrey-Laird Agreement, the Developer is obligated to dedicate right-of-way and drainage easements to the County between the northern boundary of the northern parcel and the northern right-of-way of Bannerman Road with the intention that a roadway be constructed within this right-of-way, which will be an extension of Beech Ridge Trail, a public road, extending from the southern right-of-way of Kinhega Drive to the northern edge of the pavement of Bannerman Road (hereafter “Beech Ridge Trail Extension”); and

WHEREAS, the County and Summit Holdings VIII, LLC entered into the First Amendment to the DeSantis Proportionate Share Mitigation Agreement and First Amendment to Settlement Agreement to extend the term of the DeSantis Proportionate Share Mitigation Agreement until July 10, 2018; and

WHEREAS, the rights and obligations to the Lauder DA and the DeSantis Agreements are held by the Developer; and,

WHEREAS, because it is the intent of the Developer and the County that this Agreement be a comprehensive agreement detailing those rights and obligations which remain outstanding in the Lauder DA and the DeSantis Agreements, all unexercised rights or unfulfilled obligations are incorporated herein. Those rights and obligations not specifically mentioned herein are deemed extinguished or satisfied; and,

WHEREAS, County is desirous of exchanging the 7.5 acre County Parcels for a +/- 17.8 acre parcel contained within the DeSantis Parcel, which shall be designated as a passive park, public road right-of-way and a regional storm water facility contained therein **Exhibit E**; and,

WHEREAS, Developer desires to participate in the exchange referenced above and desires to develop certain lands along Bannerman Road within the DeSantis parcel and also the County Parcels along with other contiguous parcels it presently owns into one (1) cumulative commercial/retail and residential center as depicted in **Exhibit F**; and,

WHEREAS, the developer wishes to utilize/allocate the DeSantis entitlements (listed above) in combination/addition to the 83,156 SF of existing retail/commercial development (Bannerman I and II) entitlements, to develop one (1) mixed-use project (see **Exhibit F**). The developer proposes (up to); ~~401,500~~116,500 SF of retail/commercial ~~(anticipated to be allocated with 25,500 SF north of Bannerman~~

~~Road & 76,000 SF south of Bannerman Road), 20,000~~40,000 SF of office (north of Bannerman Road), and a maximum of 153 single family residential units (south of Bannerman Road); and

WHEREAS, this Agreement is a Development Agreement adopted pursuant to Chapter 163, Florida Statutes, and Chapter 10, Article II, Division 5 of the Leon County Code of Laws, and the powers of Leon County as a charter county.

NOW, THEREFORE, in consideration of the mutual promises and premises set forth herein, Leon County and the Developer (the “Parties”) enter into this First Amendment to the Lauder Development Agreement, Second Amendment to the DeSantis Proportionate Share Traffic Mitigation Agreement, and Second Amendment to the Godfrey-Laird Settlement Agreement, as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by reference as if specifically set out.
2. Comprehensive Plan Consistency. All of the properties contemplated in this agreement are within the Bradfordville Future Land Use Category of the Tallahassee / Leon County Comprehensive Plan and further implement the development patterns identified in Policy 1.7.9. The proposed uses and densities / intensities are within the development patterns thresholds and will locate commercial development within the Thomasville Road / Bannerman Road node as envisioned. The County has determined that, upon full implementation of this Agreement, the development permitted or proposed shall be consistent with the Tallahassee-Leon County Comprehensive Plan and land development regulations.
3. Property Transfer.
 - a. Property Exchange. The County will transfer to Developer, via County Deed the County Parcels, with no encumbrances or title exceptions excepting for those identified in **Exhibit B-1**. Developer will transfer to the County, via Statutory Warranty Deed, the 17.8 acre parcel (Beech Ridge Trail Extension right-of-way, community center site, stormwater ponds and passive park), as described in **Exhibit E**, free and clear of encumbrances and title exceptions excepting for those identified in **Exhibit A-1**. The transfer of said properties shall occur upon completion of the construction by Developer and acceptance of dedication by the County of the Beech Ridge Trail Extension.
 - b. School House Relocation. The Developer, at their expense, will relocate the Historic County School House (“School House”) to an agreed-upon location on the DesSantis parcel no later than 60 days following the acceptance of Beech Ridge Trail Extension by the County. The Developer will take special precaution and care in moving the School House to maintain the structural integrity of the building. The Developer will provide the following at the new School House site: 1) installation of asphalt (or other material acceptable to the County) ingress/egress through curb return, 2) gravel parking lot with 15 parking stalls and 1 concrete handicap accessible parking space, 3) all necessary utility connections, 4) structurally designed concrete piers to set house, 5) sidewalk from the

handicap accessible parking space to ingress/egress ramp 6) stabilize site and relocation of the Capital Area Flood Warning Network (CAFWN) weather monitoring equipment to the new site. The site and building will be owned and operated by Leon County as a Community Center.

4. Beech Ridge Trail Extension and Passive Park

- a. To mitigate for the roadway impacts anticipated to occur as a result of the development contemplated by the Agreement, the Developer will dedicate to the County right-of-way and drainage easements between the northern boundary of the DesSantis parcel and the northern right-of-way of Bannerman Road with the intention that a roadway be constructed within this right-of-way, which will be an extension of Beech Ridge Trail, a public road, extending from the southern edge of the pavement of Kinhega Drive to the northern edge of the pavement of Bannerman Road. The dedication will include sufficient area to provide for the construction, operation and maintenance of facilities for stormwater treatment, including drainage easements, for the run-off generated by the Beech Ridge Trail Extension. The dedicated right-of-way shall be no less than sixty (60) feet in width, which may require that a governmental subdivision be approved.
- b. Funding and construction of the Beech Ridge Trail Extension shall include all design, surveying, engineering, permitting, testing, construction management or other costs associated with the construction of the Beech Ridge Trail extension and associated stormwater treatment. The design process shall include submittal of design documents to Leon County Public Works and Leon County Development Support and Environmental Management for review, comments (which comments shall be implemented by the Developer) and approval, as appropriate, at the customary points of design completion: 30%, 60%, 90%, and 100% of design completion. Leon County Public Works and Leon County Development Support and Environmental Management shall be afforded adequate time for this review, including not less than 30 days for review of final plans for final approval at 100% completion. The County must approve or reject the final plans within 60 days, exclusive of time required for the applicant to respond to a notice of application deficiency, or it shall be deemed that the County has approved the final plans as submitted.
- c. Developer will bear the costs of designing, surveying, engineering, permitting, conducting evaluations/investigations and cost of the construction of the Beech Ridge Trail Extension and associated storm water facilities.
- d. Developer has agreed to contribute to the County one-half of the cost, on a reimbursement basis, not to exceed a total contribution of \$100,000.00 for surveying, engineering, designing, and permitting a roundabout at Kinhega Drive and of the acquisition of needed right-of-way to access the roundabout and for construction of the roundabout. Of the committed funds, \$36,734.00 of the Developer's contribution

remains outstanding. Attached as **Exhibit G** is the acknowledgement from the County confirming the Developer's contribution to-date.

- e. The County shall be responsible for all remaining costs of permitting, design, construction, and additional right of way acquisition needed for the roundabout at Kinhega Drive and Beech Ridge Trail (that exceed the contribution by the Developer) along with the needed acquisition and cost of the necessary right-of-way or easements for the Beech Ridge Trail stormwater pond outfall. The County will acquire all necessary rights of way and/or easements in timely manner and fund construction of said roundabout commensurate with the final approval of this agreement by the County Commission. The County will, upon execution of this Agreement, in a timely manner, take all required steps to acquire the drainage easement as depicted in **Exhibit E.**, attached. Should said drainage easement not have been acquired by the date which is 60 days prior to the estimated date of the acceptance of the dedication of Beech Ridge Trail Extension by the County, then the County shall initiate a "quick take" condemnation of the drainage easement. The County shall not withhold the permitting of the construction of Beech Ridge Trail and associated stormwater ponds due to the lack of said drainage easement.
- f. Beech Ridge Trail Extension shall be designed and constructed as a collector street, consistent with the parameters established by and in coordination with Leon County Department of Public Works, and shall include the following design elements: two eleven-foot wide travel lanes; curb and gutter along each side of the street; four-foot wide bicycle travel lanes along each side of the street; a sidewalk of no less than five feet of width to be provided along one (1) side of the street; conveyances for stormwater; a stormwater detention or retention facility in compliance with the Bradfordville Stormwater Standards and the Bradfordville Sector Plan, with adequate access thereto; a traffic signal at the intersection of Beech Ridge Trail and Bannerman Road, including associated support structures, signal box, pedestrian crossing signals, and wiring, the cost of which shall be borne by the Developer.
- g. The Developer may proceed with the construction of the Beech Ridge Trail Extension and reserves the right to design, permit, and build a temporary road terminus with its associated stormwater infrastructure. If feasible, the County will fund the Beech Ridge Trail Extension roundabout construction commensurate with Developer's issuance of an invitation to bid for the construction of the Beech Ridge Trail Extension. The Developer's invitation to bid will also include the roundabout (as addendum) and to construct the roundabout via 'construction agreement' between the County and Developer.
- h. Upon the final completion of the construction of Beech Ridge Trail Extension and associated storm water facilities construction, and acceptance of that construction by Leon County Public Works, the Developer shall dedicate or convey the ownership of

Beech Ridge Trail Extension right-of-way to Leon County along with all applicable drainage conveyances to the stormwater management facilities, and the said stormwater management facilities, subject to the Board of County Commissioners' acceptance. The construction and dedication of Beech Ridge Trail Extension to Leon County qualifies as significant benefits under the provisions of Section 6.2.5.3.b. of the Leon County Concurrency Management Policies and Procedures Manual, adopted on November 14, 2006.

- i. The parties agree and understand that the commitments for the construction, dedication and acceptance of Beech Ridge Trail Extension, in its entirety, shall be pre-requisites for the issuance of any certificate of occupancy for any building constructed on the DeSantis Parcel. Except, however, should the County fail to construct its portion of the road and roundabout, such failure shall not affect the Developer's right and ability to obtain building permits for development on the DeSantis Parcel and the commercial parcels on the south side of Bannerman Road. In such case, the northern termination of Beech Ridge Trail Extension shall be at the north property line of the DeSantis Parcel.
- j. As a condition of any development order or environmental permit, pursuant to this Agreement, the Developer shall provide a surety device for the construction of Beech Ridge Trail Extension and associated improvements as specified herein, which have not been constructed. The surety device shall:
 - (1) Be acceptable to and approved by the County Engineer and the County Attorney; and, cover 110 % of the cost of any uncompleted road, storm water management conveyance improvements, or other required infrastructure as estimated by the engineer of record and approved by the County Engineer; and,
 - (2) Be conditioned upon completion of construction and dedication of roads and storm water management conveyances as shown on the approved construction plans within 18 months, or as extended by the county engineer; and,
 - (3) Be payable solely to and for the indemnification of Leon County.
- k. The Developer shall provide a surety device, payable solely to and for the indemnification of Leon County, in the amount of 10% of the total cost of all required improvements as approved in the site and development plan to cover defects in materials and/or workmanship for two years for the Beech Ridge Trail Extension.

5. General Development Requirements

- a. Design Standards. Development shall comply with the Bradfordville Site and Building Design Standards Manual to the extent that it does not impact the original development rights granted under the DeSantis Agreements.

b. Traffic Concurrency.

- (1) Utilizing the latest ITE Trip Generation Manual, the Developer, in conjunction with the Leon County Department of Development Support and Environmental Management, has performed and completed the 'Traffic Concurrency Application' (dated 5/22/2013, amended 10/15/2013) which calculated and compared the aggregate sum of all existing and proposed non-residential (shopping center (184,656 SF)/office (20,000 SF)) and residential (153 units) PM peak hour trips for the entire mixed-use development against the cumulative sum of: 1) the number of trips already approved for the existing 83,156 SF retail/commercial development; and 2) what is reserved in the DesSantis Agreements (approximately 232 trips) during the PM peak hour of generation. Any net new external PM peak hour trips for the development will be identified after deducting the previously reserved transportation concurrency trips. The calculated net external PM peak hour trips are 219 VPH and have minimal adverse effect on the surrounding roadway capacity network. To quantify, the proportionate cost by the developer to mitigate the offsite deficit presented by this proposed development is approximately \$64,451. The additional 15,000 square feet of retail use and 20,000 square feet of office use reflected in this amendment generate 44 PM Peak Hour External Trips. The proportionate share calculation for the new impact will be deducted from the credit found in Section 5(b)(5) of this Agreement.
- (2) Signal and Turn Lane. Signal Warrant and Turn Lane Analysis (5/28/2013) was performed by Developer, at the request of Leon County Public Works Department, to ensure traffic operational safety along the Bannerman Road Corridor with respect to: 1) the proposed new intersection and signal at Beech Ridge Trail/Bannerman Road, and 2) the proposed shopping center and residential expansion west and north of the existing Bannerman Crossing development. The conclusion of this report shows that the Signal is warranted at its new location and modifications to Bannerman Road within its existing rights of way/pavement can be achieved to properly accommodate signal and new development (see 6.a below). It was determined however that a new westbound left turn lane off Bannerman Road to the future extension of Quail Common Drive south is recommended and would be beneficial to the residential development. This improvement is not immediately needed and furthermore is the second ingress/egress for the residential portion of this development and therefore could be built as part of the Bannerman Road widening project (see 6.d below for further detail). The anticipated cost of building the westbound left turn lane is approximately \$75,000 will be constructed during the widening of Bannerman Road. The traffic analysis will be updated during site plan review based on trip generation calculated from the proposed final development.

- (3) Developer Roundabout Expense: The remaining commitment due to the County for the Roundabout by the Developer is \$36,734. Said amount shall be offset against the benefits set forth in 5.b.(4), below.
- (4) Significant benefits to offset additional offsite PM peak trips, turn lanes, and roundabout (and all associated costs) as determined in 5.b.(1), (2), and (3), above:
 - (a) The 40' of land (1.5 ac.) provided by Developer along south side of Bannerman Road as described in 6.e. below is valued at \$900,000.
 - (b) The 20' of land (0.23 ac.) provided by Developer along north side of Bannerman Road as described in 6.c. below and the stormwater treatment and attenuation provided for same by the Developer. Is valued at \$125,000.
 - (c) Relocation of Beech Ridge Trail Extension by Developer at Bannerman Road approximately 300' west of previously approved DeSantis agreement location as described in 6.a. below is valued at \$75,000.00.
- (5) Costs required by Developer as described in 5.b.(1), (2), and (3) above total approximately \$176,185 and the value provided by the developer as described in 5.b.(4) above totals approximately \$1,100,000.00 for a net value owed to the developer of \$923,815. The developer will be allocated a credit of \$923,815 to be used towards the funding of the Bannerman Road widening project, should additional concurrency mitigation is necessary. The Bannerman Road widening project may be constructed in phases, with the first phase occurring from Beech Ridge Trail to the drainage divide located approximately 900' west of Quail Commons Drive. Additional significant benefits provided by Developer could be realized by the County in land provided by the Developer for stormwater treatment/attenuation for this initial phase of Bannerman Road widening as further discussed in Section 6.(b) and (e) below.

c. Entitlements.

- (1) As concurrency has been finalized and properly mitigated, three (3) categories of land use entitlements will be created for all future development to allocate concurrency:
 - (a) Shopping Center (commercial/retail) (~~101,500~~ 116,000 square feet);
 - (b) Office (~~20,000~~ 40,000 square feet);
 - (c) Residential (153 single family);

- (2) Land Use Conversion Tables. A land use conversion table is attached hereto as **Exhibit H**, utilizing the latest Traffic and Transportation Engineering methodologies, that interconnects the three (3) categories, above, shall be utilized should future land use changes be requested by the Developer.
- d. Public Transit. The Developer will coordinate with Star Metro to locate a transit stop and shelter on the Developer's parcel lying south of Bannerman Road should Star Metro determine need and have appropriate funds to implement. The costs of design, permitting, construction, and installation of such a transit stop/shelter shall be borne by Star Metro with the exception of the concrete pad for the stop/shelter, which will be borne by the Developer. All future maintenance of said stop/shelter will be determined at later date between the parties.
 - e. Natural Area.
 - (1) The Developer will donate the undisturbed lands that remain outside the limits of Beech Ridge Trail Extension right-of-way, stormwater management ponds, Community Center, and the proposed commercial development lying on the north side of Bannerman Road to Leon County. These areas will be available for use towards natural area credit for future development north of Bannerman Road, including existing or manmade wetlands (wet ponds), and otherwise consistent with the County's GRACE program.
 - (2) Open Space may be included in rezoning and/or sector plan amendments if needed to achieve Natural Area credit. To the extent that the natural area is not sufficient onsite, for off-site credit the Developer may use the County's GRACE program to provide required open space mitigation offsite. All wetlands, watercourses, and stormwater facilities that are designated as wet ponds may count towards the Natural Area requirement.

6. Improvements to Bannerman Road.

- a. The Developer will bear the costs to redesign and permit the intersection of Beech Ridge Trail Extension and Bannerman Road so that such intersection aligns with the new proposed entrance to the development on the Southern Property presently undeveloped. The 5/28/2013 Signal Warrant and Turn Lane Analysis has demonstrated that maintaining the existing westbound left turn lane off of Bannerman Road into the existing Bannerman Crossings shopping center in conjunction with the proposed westbound left turn lane at the new traffic signal is allowed. The Developer is responsible for any and all median construction/ reconstruction, signage and striping for said turning movements associated with the realignment. Once construction/reconstruction is complete and a reasonable time period has occurred allowing for vehicle traffic patterns to adjust, the County may eliminate the left turn

movement at the first existing entrance and consolidate left turn events to the signal at Beech Ridge Trail should traffic problems not be resolved through signal timing.

- b. Pursuant to the PD&E study done by RS&H for the widening of Bannerman Road, the Developer under the direction of the County will conduct (at County expense) a stormwater analysis (for phase I as described in 5.b.(5) above) to determine if right-of-way costs can be minimized and/or eliminated by utilizing Developer land south of Bannerman Road to treat/attenuate stormwater run off from the proposed Bannerman roadway widening. Based upon those results, a detailed construction cost assessment will be conducted to determine the economic viability of proceeding with the design, permitting and construction of this initial phase of Bannerman Road widening. Should such an arrangement be determined to be desirable by the Board of County Commissioners, the Board may consider an agreement for the engineering and/or construction of the project, which may authorize the Developer (at county expense) to proceed with the design and permitting of the initial phase of Bannerman Road widening as preliminarily designed by RS&H in said PD&E study. Furthermore, the proposed county widening of Bannerman Road will not affect Developer's construction of Beech Ridge Trail Extension or its realignment with Bannerman Road. Should the County proceed with the 'First phase' widening of Bannerman Road commensurate with the Developer's construction of Beech Ridge Trail the Developer may add this work as an addendum to their construction plans via a construction agreement between the Parties.
- c. Developer will provide 20 feet of frontage along the north side of Bannerman Road from its western property line to the realigned Beech Ridge Trail Extension intersection with Bannerman Road to accommodate the future 10' multipath side walk to be designed and built by Leon County. Developer will provide the capacity/attenuation and treatment for this multi-use path consistent with Leon County standards for the Bradfordville Study Area.
- d. County will maintain full intersection allowances at Quail Common and Bannerman Road, unless future traffic patterns/safety analysis concludes differently. The required westbound left turn lane identified in 5.b.(2) above will be built by the Developer at the total expense of Developer, to be determined, should impacts be recognized prior to County commencing with their Bannerman Road widening project. Should impacts not be recognized as described above, the County will build the westbound left turn lane off Bannerman Road onto the southerly extension of Quail Common Drive as part of their Bannerman Road widening design / construction. Sufficient median is proposed in the County's Bannerman Road widening plans to accommodate this left turn lane. Developer is solely responsible for the design and construction of the southerly extension of Quail Common Drive.
- e. Developer will donate to the County the necessary 40 feet of frontage along the south side of Bannerman Road to accommodate the County's need for additional right-of-way

to construct the future widening of Bannerman Road and potentially additional lands outside the donated 40 feet of frontage described above to accommodate the needed stormwater treatment/attenuation for the initial phase of widening of Bannerman road as described in 6.(b) above.

7. Development of the DeSantis Parcel

- a. The portion of the DeSantis Parcel not conveyed to the County, as set forth above and depicted in **Exhibit E**, shall retain and be entitled to +/-25,500 SF of commercial retail space and 20,000 SF of office space with the associated PM peak hour trips calculated from the new cumulative trip assessment determined in 5.b.(1) above and placed appropriately. The approximate location of the intended uses of the remaining parcel is depicted on **Exhibit F**.
- b. The Developer will be authorized to subdivide the portion of the property not conveyed to the County into a maximum of seven (7) commercial lots, with a maximum of three (3) lots west of Beech Ridge Trail, and a maximum of four (4) lots east of Beech Ridge Trail. As shown in **Exhibit F**, access to the commercial properties shall be provided by a rear access road and shall not be permitted directly off Bannerman Road. Design standards will be adopted to relate the western lots to the park via pedestrian access. Fast food drive-through operations will be limited to three of the six parcels that abut Bannerman road. In the event of contiguous fast food development the County will allow; interconnected/shared vehicular and pedestrian access, and minimal landscape medians between parking isles by utilizing cumulative and contiguous natural buffers (cleared of underbrush) along Bannerman/Beech Ridge Trail Extension road frontage to compensate for internal shortfall. A single bank of parking may be allowed on the sides of the buildings facing Bannerman Road and/or Beech Ridge Trail Extension. The commercial buildings should be designed such that the side of the building facing Bannerman Road has doors, windows, or other design elements giving the appearance of accessibility to Bannerman Road. Developer shall install a buffer along the western boundary of the DeSantis Parcel where it is contiguous to Lots 10 and 11, Block C, Killlearn Lakes Unit 1. The buffer to be installed will be in compliance with a Type B buffer as set forth in Section 10-7.522 and shall be 10 feet in width, excluding the width of the buffer already in existence on the Killlearn Lakes Unit 1 Plat.

8. Development of Southern Property

- a. Interconnectivity. All land use components shall be designed to ensure optimal pedestrian, bicycle and vehicular interconnection(s) with the other land use components of the Southern Property, including interconnectivity between the retail and single-family residential components. To ensure interconnectivity between the commercial/retail component and the single-family component, the first component to be permitted and constructed shall provide both a pedestrian and vehicular interconnection to the

component boundary line, in locations which will make future continuation into the second component feasible. The second component to be permitted and constructed shall continue the pedestrian and vehicular interconnection accordingly. In addition, transit opportunities shall be maximized.

- b. Lake McBride Scenic Overlay District. All development on the parcels lying south of Bannerman Road shall comply with and implement the Lake McBride Scenic Overlay District contained in Sec. 10-6.678 the Leon County Code of Laws.
- c. Commercial/Retail. A total of PM Peak Hour trips equivalent to +/- 76,000 SF of commercial retail space will be calculated from the new cumulative trip assessment determined in 5.b.(1) above and provided to the Southern Property.
- d. Single-family residential
 - (1) A total of PM peak hour trips equivalent to 153 single-family detached units will be calculated from the new cumulative trip assessment. This total shall be based on the Single Family Detached (210) rate found within the ITE Trip Generation Manual. The trip assessment has been determined in paragraph 5.b.(1) above and provided on the Southern property indicated on **Exhibit F** as single family.
 - (2) The Single-family component will be designed to ensure multiple access points to the other components of the Southern Property.
 - (3) The residential component on the Southern Parcels contains an existing single-family residential (SFR) home. This SFR home is located in the northwestern portion of the Southern Parcels and located within a residential component not directly adjacent to the main body of residential development (refer to Figure "F"). This outlying residential component is located in the Residential Preservation zoning district. The outlying residential component shall only be entitled to further subdivision upon the inclusion of an interconnection between this residential component and the main body of residential development. The inclusion of an interconnection may entitle the outlying residential component to the density afforded by the applicable Residential Preservation zoning district standards noted in Section 10-6.617 of the Leon County Land Development Code (LDC). It should be noted that required infrastructure, traffic concurrency, and any environmental constraints may further limit the number of lots that may be developed. Development included on this property may not exceed the 153 single-family unit allocation for the Development.
- e. Open Space/Natural Area that is indicated on Exhibit F shall serve all development on the Southern Property with the exact boundaries of this land to be designated at permitting.

e.f. Signage and Way Finding. Based on the pedestrian-oriented, village center concept represented in the approved site plan reflected in Exhibit I, the Developer shall submit a comprehensive signage and way finding plan. The plan shall consider the appropriate signage and way finding solutions for the development in question based on building orientation, number of entrances, and pedestrian access. The total square footage of signage proposed for an individual tenant or establishment included in the plan shall not exceed the total amount provided by the County's Sign Code. The signage and way finding solutions provided in the plan shall be internal to the project in a manner that they are not visible from Bannerman Road.

9. Amendments to the Bradfordville Sector Plan, Land Development Code, and Rezoning

Bradfordville Sector Plan.

- ~~(0) The County will consider an ordinance amendment to designate the entire DeSantis Parcel as Commercial Overlay Zone One (CO-1) in the Bradfordville Sector Plan and will confirm that the entitlements for this parcel are included in the allocated commercial square feet anticipated in the Bradfordville Sector Plan.~~
- ~~(0) The County will consider an ordinance amendment to remove the Commercial/Mixed Use Overlay Zone Two (CMUO-2) of the Bradfordville Sector Plan from the south side of Bannerman Road and to extend the existing CO-1 Overlay to the west.~~

Amendments to the Official Zoning Map

- ~~(0) The County will consider amendments to the Official Zoning Map to rezone all land subject to this Agreement lying north of Bannerman Road to be Bradfordville Commercial Auto Oriented District (BC-1).~~
- ~~(0) The County will consider amendments to the Official Zoning Map to rezone a portion of the property subject to this Agreement lying South of Bannerman Road proposed for retail development and stormwater pond to be Bradfordville Commercial Auto Oriented District (BC-1).~~
- ~~(0) The County will consider amendments to the Official Zoning Map to rezone a portion of the land subject to this Agreement lying south of Bannerman road for single family residential development, stormwater pond and natural area to develop at a density of up to 3.5 units/acre based on gross land area.~~
- ~~(0) The Developer will complete a boundary settlement, or where applicable, a subdivision of property to configure the lot boundaries to conform with the boundaries of the zoning map, as amended.~~

18.9. Declaration of Covenants, Conditions, and Restrictions.

- a. The County and the Developer agree to effectuate an amendment to the Amended Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 3132, Page 782, in the Public Records of Leon County, Florida to allow construction of the development contemplated by this Agreement.
- b. The Amended Restrictive Covenants shall be amended and restated as follows:
 - (1) An amended Exhibit "A" (see attached **Exhibit D** to this Agreement) shall be provided which shall indicate the appropriate land uses pursuant to the Second Amendment.
 - (2) Article II shall be amended so as to relate only to the existing church parcel which shall be restricted to residential property with a density of one unit per ten acres or less; and a church or other religious facility shall be allowed on a portion of the residential property, provided that the church does not include a cemetery, a day school with more than 150 students or for children of kindergarten age or older, an adult congregate living facility, a nursing home, or similar activity.
 - (3) Article III shall be amended so as to relate to the existing and proposed commercial parcels and will be restricted to no greater than commercial zoning.
 - (4) Article IV will be amended to relate to proposed residential components and shall provide that any and all development on the portion of the 75.35-acre Property lying within the Lake Viewshed Overlay, as designated in Figure 12 of the Bradfordville Sector Plan, shall be consistent the applicable Leon County Land Development Regulations as set forth in Section 4 of County Ordinance No. 00-31 adopted by the Board of County Commissioners of Leon County on July 11, 2000 (hereinafter the "Ordinance"); provided, however, that single family residential development of Lot 1 shown on Exhibit "A" shall be limited to a density of 3.5 units per 1 acre further restricted to no more than 153 single-family residential units
- c. The County agrees that it will take those steps necessary to effectuate and execute said amendment. The Parties understand that the amendment will have to be executed by Bradfordville Baptist Church and Bannerman Crossing, LLC in order for it to be effective. The County makes no representations as to the willingness of Bradfordville Baptist Church and Bannerman Crossing, LLC to executing said amendment. Such amendment is also contingent upon the modification of settlement agreements entered into by Leon County in Case Nos. 1997 CA 2689 and 2000 CA 1784 with Lake McBride Area Residents Association, Inc. and also with Killearn Lakes Home Owners Association, Inc.

19.10. Indemnification. If this Agreement is challenged in any judicial or administrative action as being arbitrary or unreasonable, inconsistent with the Tallahassee-Leon County

Comprehensive Plan, unconstitutional or otherwise invalid or unlawful for any reason, the Developer shall diligently defend such action or, at the option of the Board of County Commissioners in consultation with Developer, shall pay all the County's defense costs and fees which are reasonable and necessary. The Developer shall also be liable for and hold the County, its officers, officials and employees, harmless from any costs, fees, damages and attorney's fees, which may be assessed against the County, its officers, officials and employees, as it relates to such challenge. If the County is unable to perform any of its obligations under this Agreement due to delay caused by litigation or a final order of any court or administrative body or agency, Developer agrees it may not act under this Agreement to enforce such County obligation(s) nor shall Developer have a cause of action against the County for failure to meet such obligation. Additionally, the Developer shall have the right at any time during any such action(s) to withdraw the application for the 163 Agreement, re-zoning application, or request withdrawal of the Sector Plan Amendment.

~~20.11.~~ Description of Necessary Development Permits. Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

~~21.12.~~ Effects of Annexation. The rights and obligations of this Agreement shall remain in full force and effect in the event that the Property, or any portion thereof, is annexed into the City of Tallahassee. The burdens and benefits of this Agreement shall be binding upon and shall inure to all successors in interest to the County and Owner.

~~22.13.~~ Term. The rights and obligations under this Agreement shall run for a period of 20 years from the date of execution hereof or until such time as build out is complete, whichever occurs first.

~~23.14.~~ Approval and Effective Date. Approval of the development agreement shall expire unless, within 30 days after approval by the Board of County Commissioners, the agreement is fully executed by all legal owners of the land covered by this Agreement. Within 14 days after the full execution of this Agreement, the County shall record this Agreement in the public records of Leon County. This Agreement shall become effective upon recordation in the public records.

~~24.15.~~ Applicable Law. This Agreement shall be interpreted under the laws of the state of Florida.

~~25.16.~~ Costs and Fees. In the event of any litigation involving the terms of this Agreement or the duties or obligations of the parties, the prevailing party shall be entitled to recover its costs and expenses, including without limitation, expert fees, consulting fees and all other fees reasonably incurred, and a reasonable attorney's fee in connection therewith, whether incurred at trial or appeal.

~~26.17.~~ Binding Effect. The rights and obligations of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their lawful heirs, successors, and assigns, and any future owners of the parcels that are described herein.

~~27.18.~~ Severability. If any work, phrase, clause, section, or portion of this Agreement shall be held invalid by a court of competent jurisdiction, such portion or word shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions of this Agreement.

~~28.19.~~ Complete Agreement. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises, or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Outstanding provisions in the Lauder DA, Godfrey-Laird Agreement, and DesSantis Traffic Mitigation Agreement are incorporated herein and those rights and obligations not specifically mentioned herein are deemed extinguished or satisfied.

~~29.20.~~ Amendments. Any amendment to this Agreement shall not be binding upon the parties hereto unless such amendment is in writing and executed by all parties hereto.

IN WITNESS WHEREOF, the Parties hereto, through their duly authorized representatives, have executed this Development Agreement.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, 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

Developer Signatures Follow on Next Page
Remainder of this Page is Intentionally Blank

Witnesses:

BANNERMAN FOREST, LLC,

by: Tierra Vista Group, LLC
Its Manager

By: _____
Claude R. Walker, its Manager

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this ____ day of _____, 201~~5~~⁴ by Claude R. Walker, as Manager of Tierra Vista Group, LLC, as Manager of Bannerman Forest, LLC, who: Is () personally known to me or () produced _____ as his identification.

Notary Public, State of Florida

Witnesses:

BANNERMAN CROSSINGS II, LLC,

by: Tierra Vista Group, LLC
Its Managing Member

By: _____
Claude R. Walker, its Manager

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this ____ day of _____, 201~~5~~⁴ by Claude R. Walker, as Manager of Tierra Vista Group, LLC, as Managing Member of Bannerman Crossings, LLC, who: Is () personally known to me or () produced _____ as his identification.

Notary Public, State of Florida

Witnesses:

BANNERMAN CROSSINGS V, LLC,

by: Tierra Vista Group, LLC
Its Managing Member

By: _____
Claude R. Walker, its Manager

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this ____ day of _____, 201~~5~~⁴ by Claude R. Walker, as Manager of Tierra Vista Group, LLC, as Managing Member of Bannerman Crossings V, LLC, who: Is () personally known to me or () produced _____ as his identification.

Notary Public, State of Florida

Witnesses:

SUMMIT HOLDINGS VIII, LLC,

by: Tierra Vista Group, LLC
Its Managing Member

By: _____
Claude R. Walker, its Manager

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this ____ day of _____, 201~~5~~⁴ by Claude R. Walker, as Manager of Tierra Vista Group, LLC, as Managing Member of Summit Holdings VIII, LLC, who: Is () personally known to me or () produced _____ as his identification.

Notary Public, State of Florida

EXHIBITS

- A. DesSantis Parcel.
- B. County Parcels.
- C. Southern Parcel.
- D. Lauder Parcel.
- E. DesSantis Parcel, proposed.
- F. DesSantis Parcel and Southern Parcel,
proposed development and use.
- G. County Acknowledgement.
- H. Land Use Conversion Table.
- ~~H.I. Bannerman Crossing Southside Commercial Site Plan.~~
- ~~I. Proposed Amendments to the Bradfordville Sector Plan
Commercial Overlay Districts.~~

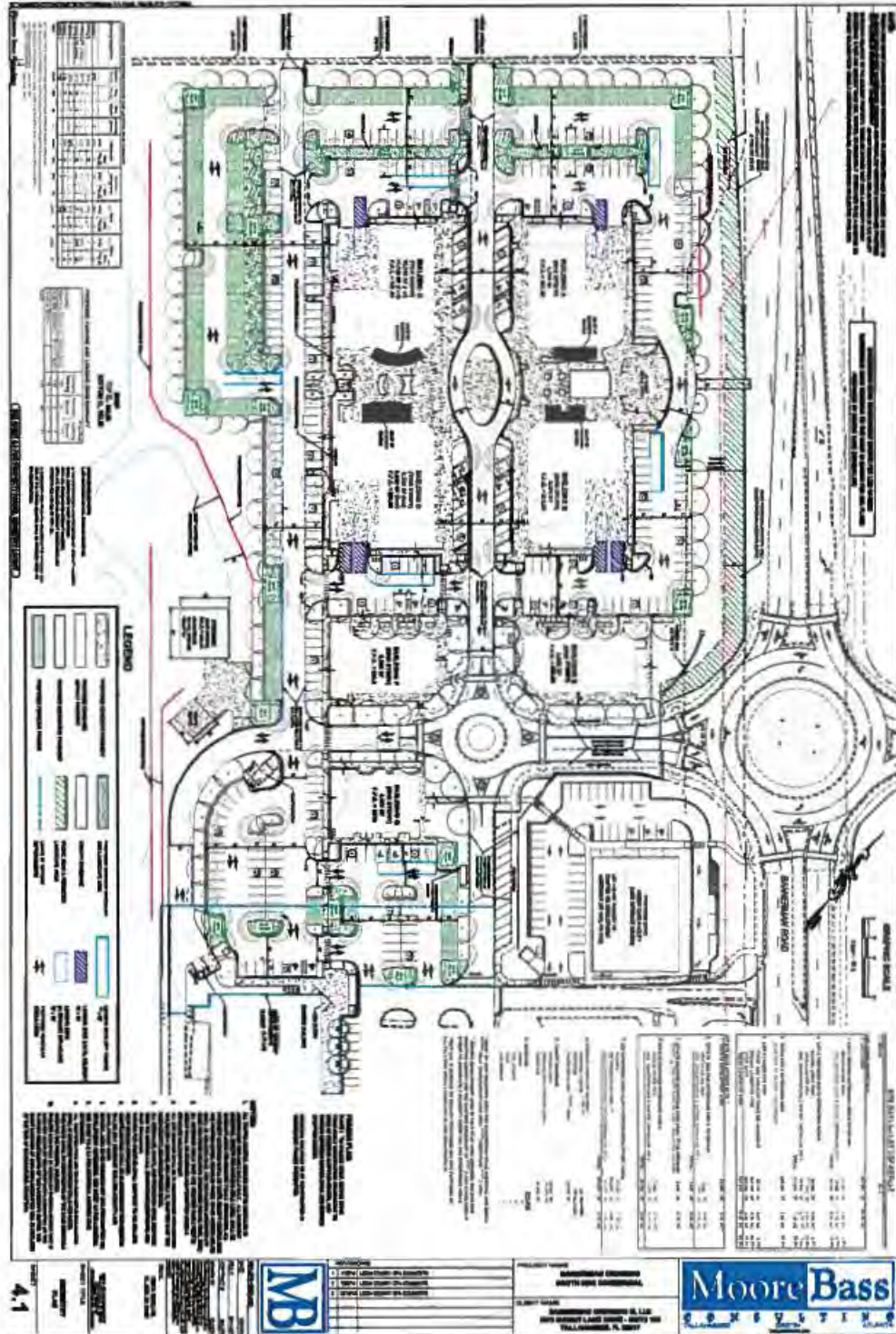


EXHIBIT "A"



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

April 8, 2015

Mr. David McDevitt
Leon County
Department of Development Support and Environmental Management
435 North Macomb Street, 2nd Floor
Tallahassee, FL 32301

Re: Amendment to Bannerman Crossing 163 Agreement

Dear David:

As we discussed, the majority of the commercial development authorized by the Bannerman Crossing 163 Agreement has been designed, permitted and is under construction.

During the design process, it was determined that a transfer of the allocated office space could be allocated from the north side of Bannerman Road (where it was originally anticipated) to the second floor of two of the commercial buildings on the south side of Bannerman Road. Additionally, more accurate market demand has indicated a need for a slight increase in the previously allocated retail commercial entitlement than originally anticipated.

For these reasons, an amendment to the Bannerman Crossing 163 Agreement is sought to increase the anticipated amount of retail commercial (15,000 gsf) and office development (20,000 gsf). Also needed is a clarification of how signage for the project will meet the Bradfordville Design Guidelines.

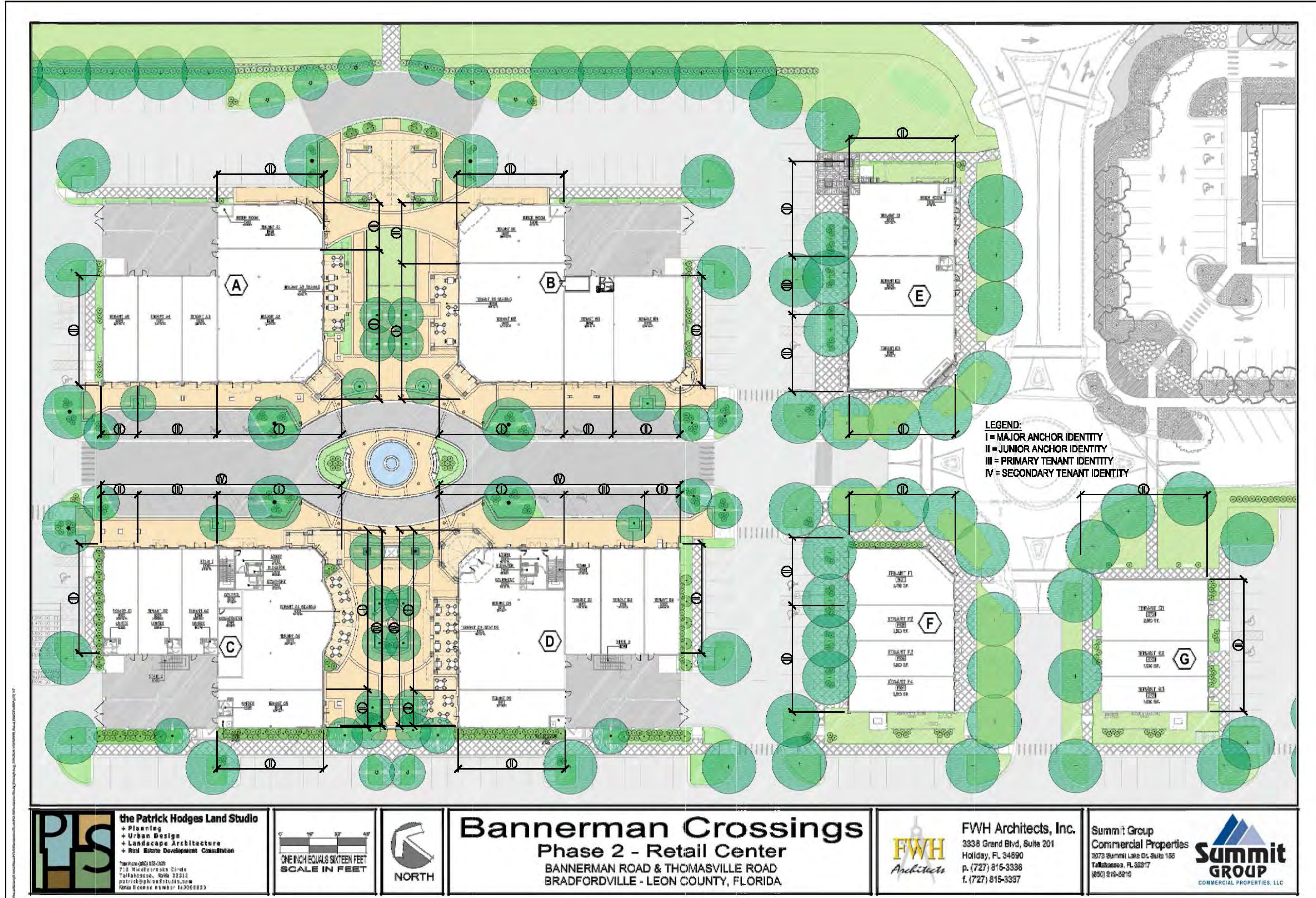
As the authorized agent for the property owner, I would request that you initiate this amendment process and strive to have the final agreement before the Leon County Commission prior to their summer recess.

We look forward to working with you again on this project.

Sincerely,
Moore Bass Consulting, Inc.

A handwritten signature in black ink that reads "Tom O'Steen". The signature is written in a cursive, slightly slanted style.

Tom O'Steen



NOTICE OF INTENT TO CONSIDER AMENDED DEVELOPMENT AGREEMENT

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, May 12, 2015, 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 a proposed Amended Development Agreement for the Bannerman Crossing development. The subject property is located on both the north and south sides of Bannerman Road in Bradfordville, approximately 700 feet northwest of the intersection of Bannerman Road and Thomasville Road.

The proposed Amended Development Agreement will approve signage and wayfinding and the types of uses set forth for the development, including up to 116,500 square feet of commercial/retail and 40,000 square feet of office. The proposed Amended Development Agreement does not amend the following types of uses set forth for the development: 153 single family detached residential units, a passive park, stormwater facilities, Beech Ridge Trail extension, and Kinhega Drive roundabout. The Amended Development Agreement does not specifically approve population densities, except for population densities associated with 153 single family residential units. The Amended Development Agreement does not specifically approve building intensities or heights.

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 based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000; 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), or 711 via Florida Relay service.

Copies of the Amended Development Agreement may be inspected at the following location during regular business hours:

Department of Development Services and Environmental Management
435 N. Macomb Street
Renaissance Center, 2nd Floor
Tallahassee, Florida 32301
Telephone: (850) 606-1300

Advertise: May 4, 2015

**Leon County
Board of County Commissioners**

Notes for Agenda Item #20

Leon County Board of County Commissioners

Cover Sheet for Agenda #20

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: First and Only Public Hearing on a Resolution Adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, Director, Public Works & Community Development Wayne Tedder, Director of P.L.A.C.E Cherie Bryant, Manager, Tallahassee-Leon County Planning Department
Lead Staff/ Project Team:	Stephen Hodges, Senior Planner

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Conduct the first and only public hearing and approve the Resolution adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy (Attachment #1).

Report and Discussion

Background:

First adopted via resolution by the Leon County Board of County Commissioners at a Board workshop on September 19, 2000, the Tallahassee-Leon County Local Mitigation Strategy (LMS) is a joint hazard mitigation plan intended to identify natural and other hazards that affect Leon County and to provide a series of mitigation initiatives to address these hazards where feasible.

While a local government is not required to have an LMS, federal disaster assistance and other technical support cannot be obtained without adopting an LMS that meets certain minimum criteria. Federal law also requires an adopted LMS to be reviewed and updated, as necessary, every five years. Consistent with this schedule, the LMS was previously updated in 2005 and in 2010. Each of these updates was adopted by the Board and the Tallahassee City Commission by resolution as part of a public hearing.

The current LMS expires on May 22, 2015. A proposed Resolution adopting the 2015 Tallahassee-Leon County Local Mitigation is provided as Attachment #1.

Analysis:

The planning process to develop the 2015 update of the LMS included extensive public outreach, including public meetings, LMS Steering Committee meetings, and several City and County Commission workshops and hearings. An LMS Steering Committee was initially assembled by the Apalachee Regional Planning Council, which had prepared the original 2000 edition of the plan. Local government departments having a substantive role in hazard mitigation, disaster response, reconstruction, or public safety were invited to participate. Additionally, other public and private institutions that may be affected by disasters, including area hospitals, the universities and public schools, were invited. Private sector participation was solicited through the Tallahassee Chamber of Commerce and the Council of Neighborhood Associations (CONA).

In addition, the Florida Division of Emergency Management (DEM) participated in the drafting and review of the original LMS. Each of these stakeholders continues to participate in the Steering Committee and as part of an LMS Working Group, which includes the Committee and additional staff members. The list of Steering Committee members is included in the updated 2015 LMS, as well as a complete list of meetings.

This update reflects existing commitments for ongoing hazard mitigation programs and previously approved capital improvement projects (Attachment #1, pages 4-333). There are no direct financial impacts to the County as a result of adopting the proposed LMS update. The proposed Resolution does, however, direct the LMS Steering Committee to annually evaluate the LMS to identify any new initiatives or related capital projects. Any such proposals, including assessments of individual project's costs and benefits, will be brought back to the Board for consideration. This evaluation process will require one or more annual meetings of the Steering Committee over the next five years.

Title: First and Only Public Hearing on a Resolution Adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy.

May 12, 2015

Page 3

The Public Hearing has been publicly noticed consistent with the requirements of Florida Statutes (Attachment #2).

Options:

1. Conduct the first and only public hearing and approve the Resolution adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy (Attachment #1).
2. Conduct the first and only public hearing and do not approve the Resolution adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. Proposed Resolution adopting the 2015 Update of the Tallahassee-Leon County Local Mitigation Strategy with 2015 Update of the Tallahassee-Leon County Local Mitigation Strategy
2. Public Notice

RESOLUTION NO. R15-

RESOLUTION ADOPTING LOCAL HAZARD MITIGATION STRATEGY

WHEREAS, Leon County is subject to natural and man-made hazards, such as floods, hurricanes, sinkholes, wildfires, and release of hazardous materials and these hazards affect the health and property of the citizens of the County as well as its economic viability; and

WHEREAS, businesses lose revenue when damaged or isolated by storms and homeowners are subject to evacuation, lower home values, and higher insurance premiums; and

WHEREAS, disasters also impact local government when community infrastructure such as roads, water systems and wastewater treatment plants are subject to damage and costly repair; and

WHEREAS, hazard mitigation consists of actions, such as structural enhancements, planning, code enforcement, and responsible development, taken to permanently reduce or eliminate the long-term risks to people and property from the effects of hazards; and

WHEREAS, a “Local Mitigation Strategy” can minimize the effects of hazards by the following:

1. Identifying hazards to which the County is vulnerable;
2. Determining where the county is vulnerable to these hazards;
3. Assessing facilities and structures vulnerable to hazards;
4. Preparing a prioritized list of mitigation projects;
5. Identifying sources of funding, and
6. Making hazard awareness a community goal.

WHEREAS, the City and the County participate in the development and maintenance of the Local Mitigation Strategy under an interlocal agreement; and

WHEREAS, a Local Mitigation Strategy was originally adopted by the Board of County Commissioners in September 2000; and

WHEREAS, Federal and State rules require that each local government participating in a Local Mitigation Strategy must adopt and maintain the document individually.

WHEREAS, a Local Mitigation Strategy has been prepared for the County by the Tallahassee – Leon County Planning Department;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, assembled in regular session this 12th day of May, 2015, that:

1. The Board of County Commissioners adopts the 2015 update of the Local Mitigation Strategy, attached hereto and incorporated herein as if fully set forth below.
2. The Board supports the following local hazard mitigation goals of the strategy:
 1. Protect human health, safety and welfare;
 2. Protect economic activities within the community;
 3. Enhance regional mitigation efforts;
 4. Promote adequate and safe housing;
 5. Protect community resources, including but not limited to, infrastructure, and environmental, recreation and historical resources; and
 6. Promote the community's ability to respond to a disaster in a timely manner.
3. The Local Mitigation Strategy represents a set of goals, and does not require the Board to affirmatively act unless and until the Board identifies and commits the resources necessary to act.
4. As resources permit, the Board of County Commissioners will pursue federal, state, and other financial and technical resources and incentives with which to implement the Local Mitigation Strategy in a cost-effective manner.
5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, this 12th day of May, 2015.

LEON COUNTY, FLORIDA

By: _____
Mary Ann Lindley, Chairman
Board of County Commissioners

Attested By:

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, Esq.
County Attorney

EXHIBIT A

2015 Update City of Tallahassee/Leon County Local Mitigation Strategy

City of Tallahassee / Leon County Local Mitigation Strategy

2015 Update



May 2015

This page is intentionally blank.

2015 LOCAL MITIGATION STRATEGY TABLE OF CONTENTS

<u>Executive Summary</u>	v
<u>Glossary</u>	vii
<u>Chapter 1 – Planning Process</u>	1
1.1 History	1
1.2 Jurisdiction	2
1.3 Benefits of Hazard Mitigation	2
1.4 LMS Steering Committee and Working Group Members	3
1.5 Current LMS Update and Plan Adoption Process	7
1.6 Incorporation of Supporting Information and Documents	9
1.7 Planning Process	10
1.8 Opportunity for Public Involvement	11
<u>Chapter 2 – Risk Assessment and Vulnerability Analysis</u>	13
2.1 Leon County Profile	13
2.1.1 Land Uses	14
2.1.2 Physiographic and Environmental Characteristics	15
2.1.3 Future Development Trends	16
2.2 Hazard Risks and Vulnerability	19
2.2.1 Risk	21
2.2.2 Hazard Vulnerability Modeling	22
2.3 Vulnerability Assessment	25
2.3.1 Hurricanes and Tropical Storms	26
2.3.2 Thunderstorms	47
2.3.3 Tornados	54
2.3.4 Lightning	59
2.3.5 Drought	64
2.3.6 Flooding	67
2.3.7 Wildfires	87
2.3.8 Sinkholes	98
2.3.9 Storm Surge/Tsunami	104
2.3.10 Dam Failure	109
2.3.11 Exotic Pest Infestations	117
2.3.12 Diseases and Pandemics	123

2.3.13 Technological and Societal Hazards	134
2.3.13.1 Hazardous Materials Storage and Transportation	135
2.3.13.2 Terrorism	151
2.3.13.3 Aviation Incidents	153
2.3.13.4 Energy Failures/Disruptions	155
2.5 Critical Facilities	158
2.6 Risk Summary	160
<u>Chapter 3 – Mitigation Strategy</u>	161
3.1 Hazard Mitigation Goals and Objectives	161
3.2 Prioritization Procedures for Hazard Mitigation Actions	163
3.3 Current Prioritized Hazard Mitigation Actions	163
<u>Chapter 4 - Plan Maintenance</u>	180
4.1 Monitoring, Maintenance and Updating	181
4.2 Coordination with Other Planning Mechanisms	181
4.3 Public Participation	182

Figures

1. Leon County Urban Area Future Land Use Map, 2014
2. Conceptual Model of Hazus-MH Methodology
3. Historical Track of Hurricanes Passing within 65 miles of Leon County, 1985 – 2013
4. Landfall Probabilities Regional Map, 2014
5. Estimated Hurricane Storm Surge within Franklin and Leon counties
6. Model Category 3 Hurricane Path
7. Category 3 Hurricane Loss by Census Tract – Leon County
8. Category 3 Hurricane Loss by Census Tract – City of Tallahassee
9. Housing Vulnerability – Leon County
10. Housing Vulnerability – City of Tallahassee
11. Historic Properties in the City of Tallahassee
12. Mobile Home Cluster and Hurricane Storm Surge
13. Lightning Fatalities by State, 1959-2011
14. Lightning Flash Density Map of Leon County, Florida
15. 10-year U.S. Flash Density
16. Florida Drought Map for February 24, 2015
17. 100-Year Flood Plain in Leon County, Florida
18. 100-Year Floodplain in the City of Tallahassee, Florida
19. Zone AE Depth-to-Flood in Leon County, Florida
20. Zone AE Depth-to-Flood in the City of Tallahassee, Florida
21. Mobile Home Clusters in the 100-Year Flood Plain
22. Septic Tanks in the 100-Year Floodplain
23. Wildland Urban Interface of Leon County, Florida
24. Wildfire Risk in Leon County, Florida
25. Wildfire Risk in the City of Tallahassee, Florida
26. Karst Subsidence Events in Leon County, Florida, 1967 – 2014
27. Areas of Sinkhole Occurrence: Florida
28. NOAA Estimate of Storm Surges along Florida's Gulf Coast, 13 March 1993
29. Leon County Tsunami Vulnerability MEMPHIS Map, 2005
30. Estimated Hurricane Storm Surge within Franklin and Leon counties
31. Dam Locations, Leon County, Florida, 2014
32. 1957 Break in Jackson Bluff Dam
33. 2012 Southern Pine Beetle Forecasted Infestation Levels
34. Southern Pine Beetle Florida Township Hazard Rating Map 2009
35. Pandemic Severity Index, 2007
36. Areas with Confirmed Human Cases of Avian Influenza (H5N1), 2003 – 2009

Technical Appendices

- A. Resolutions Adopting the Tallahassee-Leon County LMS**
- B. Amended LMS Steering Committee Bylaws (2009)**
- C. LMS Committee Meeting Minutes (2010 – 2014)**
- D. Local Government Inventory of Flooded Structures and Planned Drainage Improvement Projects**
- E. 2014 Annual CRS Report**
- F. Leon County Small Quantity Generator Data (2009-2013)**
- G. Southern Wildfire Risk Assessment Summary Report for Leon County (2014)**
- H. Public Meeting Notice**
- I. Common Invasive Plants of Leon County**
- J. Channeled Apple Snail**
- K. Thunderstorm Events (January 1, 2010 – December 31, 2014)**
- L. Lightning Events (January 1, 2010 – December 31, 2014)**

EXECUTIVE SUMMARY

The *Tallahassee-Leon County Local Mitigation Strategy* (LMS) is a comprehensive plan intended to reduce the community's long-term vulnerability to natural and technological hazards through various forms of mitigation. Hazard mitigation is any program, initiative, or action taken to permanently reduce or eliminate long-term risk to people and their property from the effects of hazards. Hazards can be natural, such as hurricanes and floods, or technological, such as hazardous materials incidents or a large-scale loss of power.

The Plan is organized into four chapters:

- Chapter 1 describes the role of the LMS Committee and the larger Working Group in developing the overall mitigation strategy and its component initiatives.
- Chapter 2 is the Hazard Identification and Vulnerability Assessment. This section provides an overview of the types of natural and technological hazards the County is vulnerable to, and a history of these hazards and their effects. Natural hazards identified and assessed by the working group include hurricanes and tropical storms, thunderstorms, tornados, lightning, drought, floods, wildfires, sinkholes, storm surge/tsunami, dam failure, exotic pest infestations, and diseases and pandemics. Technological hazards include hazardous materials storage and transportation, terrorism, aviation incidents, and energy failures/disruptions.
- Chapter 3 describes ongoing and proposed mitigation programs, policies and projects identified by the Working Group. These include program and policy initiatives such as ordinances or updates to existing codes and plans. These are often ongoing, non-capital programs that have been directed by local elected officials. Mitigation projects are capital improvements such as road paving and culvert repairs and other infrastructure upgrades or replacements. For these efforts, local government may require outside funding assistance. To assist the latter, each mitigation initiative identified in this Chapter includes potential funding sources where available.
- Chapter 4 describes the process to monitor, evaluate, and update the plan over the next five years. This section also describes procedures intended to keep the public actively involved in local hazard mitigation planning, and how the LMS will be consistent and incorporated into other local planning mechanisms where appropriate.

Within the LMS, the Steering Committee has developed a series of mitigation initiatives intended to address hazards that affect various areas and constituencies of Leon County, while trying to protect the public at large from these hazards. This is also intended to be an evolving list that will change as current projects are completed, new needs and problems are identified, and local priorities change with development, population shifts and increases. The Steering Committee will meet annually to review and update this strategy. These procedures are detailed in Chapter 4, while the LMS Steering Committee bylaws are included in Technical Appendix B.

The Florida Division of Emergency Management requires local mitigation strategy plans be adopted by resolution by local government(s). To fulfill this requirement, the *Tallahassee-Leon County Local Mitigation Strategy 2015 Update* will be adopted by resolution by both the Leon County Board of Commissioners and the Tallahassee City Commission. Adoption of the LMS will not have any effect on the Tallahassee-Leon County Comprehensive Plan at this time, as the policy changes identified in the

most recent update have been provided within the Tallahassee – Leon County Local Government Comprehensive Plan. Adoption of the LMS will allow Leon County and the City of Tallahassee to apply for hazard mitigation and disaster recovery funds from state and federal sources, as well as provide a framework for applying these funds.

Glossary of Natural Hazard and Mitigation Terms¹

The following terms are used in the field of hazard mitigation, or describe community facilities, federal programs, processes, or elements of a hazard mitigation or community recovery program.

Aquifer Recharge Areas: Areas contributing to or providing volumes of water, which make a contribution to the storage or regional flow of an aquifer.

Base Flood Elevation (BFE): The highest elevation, expressed in feet above sea level, of the level of flood waters occurring in the regulatory base flood (i.e. 100-year flood event).

Building Codes: Regulations adopted by local government that establish standards for construction, modification, and repair of buildings and other structures.

Coastal High Hazard Area (CHA): Evacuation zone for a Category 1 hurricane as established in the Tampa Bay Regional Planning Council's Hurricane Evacuation Study.

Community Development Block Grants (CDBG): The objective of the CDBG program is to facilitate the development of viable urban communities by providing decent housing and a suitable living environment, while expanding economic opportunities primarily for persons of low and moderate incomes. Funds must be used so as to give maximum feasible priority to activities which will carry out one of the three broad national objectives of: benefit to low and moderate income families; or aid in the prevention or elimination of slums or blight; or activities designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Community Rating System (CRS): An initiative of the Federal Insurance Administration to encourage increased efforts in the reduction of flood losses, facilitate accurate insurance ratings and promote the awareness of flood insurance.

Comprehensive Emergency Management Plan (CEMP): Required by Florida Statutes and addresses the four inter-related phases of emergency management: preparedness, response, recovery and mitigation.

Critical Facilities: A structure from which essential services and functions for victim survival, continuation of public safety actions, and/or disaster recovery are performed or provided. These may include one or more of the following: Hospitals, nursing homes, medical service facilities, convalescent and assisted living facilities; police stations, fire stations, storage of critical records; government buildings and law enforcement offices; evacuation shelters and emergency operation centers that are needed for flood response activities before, during, or after a flood; and public and private utility (water and wastewater) facilities that are vital to maintaining or restoring normal services to flooded areas before, during, and after a flood; radio/cellular/TV towers; schools and universities ; landfills; and structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic and/or water-reactive materials. The term includes facilities that are assigned Risk Category III and Risk Category IV pursuant to the Florida Building Code, Building.

Cultural Facilities: Establishments such as museums or art galleries of an historic, educational or cultural interest that are not operated commercially.

¹ Pasco County Local Mitigation Strategy, 2014.

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

Disaster: Any natural, technological, or civil emergency that causes damage of sufficient severity and magnitude to result in a request for a declaration of a state of emergency or disaster by a community or state to the President of the United States. Disasters are identified by the severity of resulting damage, as follows:

- **Minor Disaster:** A disaster that is likely to be within the response capabilities of local government and to result in only a minimal need for State or Federal assistance.
- **Major Disaster:** A disaster that will likely exceed local capabilities and require a broad range of State and Federal assistance.
- **Catastrophic Disaster:** A disaster that will require massive state and federal assistance, including immediate military involvement.

Drainage: Surface water runoff or the removal of surface water or groundwater from land by drains, grading or other means.

Emergency Management, Preparedness and Assistance (EMPA) Trust Fund Grant Program: Competitive grant for the state or regional agencies, local governments and private non-profit organizations for the implementation of projects that will further state and local emergency management objectives.

Evacuation Routes: Routes designated by Pasco County Office of Emergency Management and the Tampa Bay Regional Planning Council for the movement of persons to safety in the event of a hurricane.

Floodplain Management Plan: The operation of a program containing corrective and preventive measures for reducing flood damage including, but not limited to, flood control projects, floodplain land use regulations, flood proofing of buildings and emergency preparedness plans.

Flood-prone Areas: Areas inundated during a 100-year event or areas identified by the National Flood Insurance Program as an "A Zone" on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Goal: Long-term end toward which programs or activities are ultimately directed.

Habitat: The particular natural community or communities that typically support a population of a particular plant or animal species.

Hazardous Material: Any substance or material in a quantity or form which may be harmful to humans, animals, crops, water systems, or other elements of the environment if accidentally released.

Hazardous materials include: explosives, gases (compressed, liquefied, or dissolved), flammable and combustible liquids, flammable solids or substances, oxidizing substances, poisonous and infectious substances, radioactive materials and corrosives.

Hazard Mitigation Grant Program (HMGP): The program operates under the authority of Public Law 100-707, the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Section 404 provides to eligible applicants 75/25 (75% federal/25% local) matching funds to implement immediate and long-term hazard mitigation measures. Up 15% of the combined Public Assistance (PA) and Individual Assistance (IA) funding distributed during any single disaster is available to fund hazard mitigation projects. Section 406 is site-specific mitigation that is written if authorized by the federal/state/local officials and is in accordance with any applicable rules and regulations.

Historic Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hurricane Shelter: A structure which meets the shelter selection guidelines, designated by local officials to be pre-identified for sheltering residents during a hurricane.

Infrastructure: Man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges and roadways.

Local Mitigation Strategy (LMS): Plan developed to minimize negative impacts (potential loss of life or property damage) from a natural, man-made or technological disaster.

Long-Term Temporary Housing: Tents, mobile homes, suitable rental housing, or other readily fabricated dwellings set-up for residents to live in until they are able to return to their own homes or find new homes. Utilization of this type of housing can last up to six months or longer.

Mitigate: To offset or reduce negative impacts through measures such as, but not limited to:

- Not taking action or parts of certain action.
- Limiting the degree or magnitude of the action.
- Repairing, rehabilitating, or restoring the affected resources.
- Preserving and maintaining operations over time during the life of the action, and
- Replacing or providing substitute resources or environment.

Mobile Home: A structure, transportable in one or more sections, twelve (12) body feet or more in width, and over forty (40) feet in length, which is built upon an integral chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained herein. If fabricated after June 15, 1976, each section shall bear a HUD label certifying that it was built in compliance with Federal Manufacturing Home Construction and Safety Standards 42 USC 5401 and 24 CR 3282 and 3283.

Mobile Home Park: A mobile home development consisting of a parcel of land under single ownership which has been, or is proposed to be, planned and improved for the placement of mobile homes for non-transient use.

Mobile Home Space: A plot of land for placement one mobile home within a mobile home park.

National Flood Insurance Program (NFIP): A federal program, which authorizes the sale of federally subsidized flood insurance in communities that agree to adopt and implement flood mitigation strategies and regulations.

Non-Special Flood Hazard Area (NSFHA): Moderate-to-low risk areas where the risk of being flooded is reduced but not completely removed. These areas submit over 20% of NFIP claims and receive one-third of disaster assistance for flooding. Flood insurance isn't federally required in moderate-to-low areas, but it is recommended for all property owners and renters. They are shown on FIRMs as zones labeled with the letters B, C or X (or a shaded X).

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Space: Undeveloped lands suitable for passive recreation or conservation uses.

Post-Disaster Recovery: Long-term activity designed to return life to normal or improved levels following a disaster.

Project Impact: FEMA initiative that challenges communities to take actions that protect families, businesses and property by reducing the effects of natural disasters.

Public Facilities: Systems or facilities falling into categories such as transportation, sewer, solid waste, drainage, potable water, educational, parks and recreation, and public health.

Recreational Vehicle: Vehicle type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Recreational Vehicle (RV) Park: Place set aside and offered by a person, for either direct or indirect remuneration of the owner, leaser, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and the group camping and similar recreational facilities.

Retrofit: Corrective measures taken on an existing structure to minimize damage caused by water, wind and fire.

Runoff: The part of the rainfall that travels to surface streams and water bodies via surface or subsurface routes.

Special Flood Hazard Area (SFHA): High-risk areas where there is at least a 1 in 4 chance of flooding during a 30-year mortgage. All home and business owners in these areas with mortgages from federally regulated or insured lenders are required to buy flood insurance. These areas are shown on the FIRMs as zones labeled with the letters A or V.

Storm Surge: The abnormal rise in water level caused by the wind and pressure forces of a hurricane or tropical storm. Storm surge produces most of the flood damage and drowning associated with storms that make landfall or that closely approach the coastline.

Stormwater: Flow of water resulting from a rainfall event.

Subdivision: The division of land, lot, tract or parcel into two or more lots, parcels, plats or sites, or other divisions of land for the purpose of sale, lease, offer, or (immediate or future) development. The term also includes the division of residential, commercial, industrial, agricultural, or other land by means such as deed, metes and bounds description, lease, map or plat.

Undetermined-Risk Areas: No flood-hazard analysis has been conducted in these areas, but a flood risk still exists. Flood insurance rates reflect the uncertainty of the flood risk. These areas are labeled with the letter D on the FIRMs.

Wetlands: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Chapter 1 –Planning Process

This Chapter covers the planning process that the Local Mitigation Strategy Steering Committee utilized to develop the LMS.

1.1 History

In the summer of 1998, the Florida Department of Community Affairs (DCA) provided funding to all Florida counties and municipalities to assist them in preparing a comprehensive Local Mitigation Strategy (LMS). The original goals of the LMS was to help local officials identify and assess the various natural and technological disasters the county faced and to identify locally developed strategies to reduce the impact of future disasters.

Utilizing this funding, the City of Tallahassee and Leon County entered into an inter-local agreement to administer a state contract to prepare an LMS that would benefit both local governments.

The original LMS Committee was assembled by the Apalachee Regional Planning Council to create the 1999 edition of the LMS. All local government departments and divisions with a role in hazard mitigation, disaster response, or public safety were invited to participate. Major employers, including the area hospitals, the universities and schools, were also included, as well as the Tallahassee Builder's Association, the Chamber of Commerce, the Council of Neighborhood Associations (CONA), representing homeowner interests, and the State of Florida via the Division of Emergency Management.

Following an advertised public workshop on September 19, 2000, the first edition of the LMS was adopted by the Leon County Board of County Commissioner at a regular meeting on September 26, 2000, and by the Tallahassee City Commission at a regular meeting on October 11, 2000.

Building upon a 1998 interlocal agreement between the City of Tallahassee and Leon County, bylaws for the Tallahassee-Leon County Local Mitigation Strategy Steering Committee were adopted and ratified by both local governments on November 26, 2002. Steering Committee bylaws were approved at advertised meetings of both commissions. All meetings of the Steering Committee have and continue to be publicly advertised as per State of Florida statutory requirements for local government meetings.

The 2005 update was prepared in response to Steering Committee direction provided at an advertised meeting on December 9, 2004. Technical support and preliminary review for the selected portions of the update were provided by the Steering Committee departments, the Apalachee Regional Planning Council, the Capital Chapter of the American Red Cross, the Division of Emergency Management (DEM), and the Federal Emergency Management Agency (FEMA). An advertised public meeting regarding the 2004 update was held on December 21, 2004. The advertised County and City commission meetings adopting the 2004 update were held on January 11 and January 12, 2005 respectively.

1.2 Jurisdiction

The *Tallahassee-Leon County Local Mitigation Strategy* is a joint product of the participating local governments and represents a consistent, comprehensive set of goals, initiative and programs and capital projects intended to reduce risks for the citizens of both the unincorporated areas of Leon County as well as those residing in the incorporated area (i.e., the City of Tallahassee). This document, which has been updated several times, also serves as the City of Tallahassee's Floodplain Management Plan. Other than in its capacity as the Local Mitigation Strategy for Leon County in general, the document provides no other role for developing areas and/or rural communities in the unincorporated county such as Woodville, Miccosukee, or Bradfordville.

Since the initial adoption of the LMS, the LMS Steering Committee has continued to meet on a regular basis and to endorse specific projects for funding through Federal disaster assistance programs. As of 2015, the LMS Committee has submitted requests for approximately \$14.4 million dollars in Federal matching funds for local hazard mitigation projects since 2000.

Although the LMS is a planning document for both jurisdictions, data and analyses developed specifically for the participating local governments are provided separately where necessary. Capital projects are also listed independently for these two governments because their budgets and implementing agencies are independent of each other. Other initiatives or policies unique to either local government are also identified where appropriate. Nevertheless, the *Tallahassee-Leon County Local Mitigation Strategy* applies to the entirety of Leon County.

1.3 Benefits of Hazard Mitigation

Hazard mitigation is any action taken to permanently reduce or eliminate long-term risk to people and their property from the effects of hazards. Some examples of hazard mitigation include land use planning that limits infrastructure in high hazard areas, retrofitting existing structures to meet new building codes and standards, and acquiring existing structures in a high hazard area. Communities can minimize the effects of future hazards through a mix of planning, code enforcement and responsible development.

A *Local Mitigation Strategy* is a community-based plan to make cities and counties safer and more resistant to natural and technological hazards. Every community is exposed to some level of risk from hazards. Hurricanes, tornados, floods, hazardous material spills, fires, and sinkholes are some of the hazards experienced by Florida communities. Hazards cannot always be eliminated, but exposure to these hazards and their potential effects can be reduced through proper planning. The local mitigation strategy does this by accomplishing the following:

1. Identifying hazards to which the county is vulnerable, such as hurricanes, tornados, floods, fires, and hazardous materials releases;
2. Determining where the community is most vulnerable to these hazards;
3. Assessing the facilities and structures that are most vulnerable to hazards;
4. Preparing a prioritized list of mitigation projects to take advantage of available funding;
5. Identifying funding sources for the mitigation projects; and
6. Making hazard awareness and education a community goal.

A local mitigation strategy benefits the community by not only reducing risks, but also by conserving valuable economic, natural, and other resources. Businesses in high hazard areas lose valuable revenue when damaged or isolated by storms. The American Red Cross estimates that less than 50 percent of businesses heavily damaged by a disaster will still be in business three to five years after the disaster. Residents who build in high hazard areas are subject to evacuation, damage to their homes and personal property, lower home values, and higher insurance premiums.

Disasters also cost local governments in time and revenues. Community infrastructure such as roads, drainage systems, water systems, and wastewater treatment plants built in high hazard areas are subject to frequent damage and costly repairs. Federal post-disaster assistance does not cover all the costs of recovery. A local government is responsible for up to 12.5 percent of local public recovery costs in a federally declared disaster. In smaller events that are not federally declared, the local government is responsible for 100 percent of the local recovery costs. These costs can put a significant strain on the budget of a small local government without significant revenue sources. Disruption of the community's infrastructure can also hamper the local economy, impacting the tax base and making recovery more difficult. But the public costs of a disaster are not related to infrastructure alone. Critical facilities such as hospitals, schools, airports, and major government buildings located in high hazard areas are often subject to damaging conditions just when they are needed the most. And of course, the cost to community health, safety and welfare can never be accurately calculated.

The *Tallahassee-Leon County Local Mitigation Strategy* will enable county and municipal officials, the business community and local citizens can help reduce risks and costs by including hazard mitigation as part of everyday planning, rather than limiting it to the measures taken immediately before or after a disaster strikes.

1.4 LMS Steering Committee and Working Group Members

The *Tallahassee-Leon County Local Mitigation Strategy* was largely developed by the LMS Committee, a working group comprised of City and County personnel, and representatives from various private, public, and non-profit sector interests. Beginning in October 1998, the group met numerous times to identify and evaluate the hazards facing Leon County and the City of Tallahassee. (For a complete list of meeting dates and minutes, please refer to Technical Appendix C.)

The original LMS Committee was eventually divided into two groups for efficiency: the Steering Committee, whose function was to direct the course of the local mitigation strategy development; and the Working Group, who provided much of the data that went into the Hazard Identification and Vulnerability Assessment, as well as identifying many of the proposed mitigation initiatives. The Steering Committee was created in accordance with the Code of Federal Regulations, Title 44 CFR Part 201, and Section 252.46 Florida Statutes, and it is governed by a set of bylaws adopted by the City of

Tallahassee and Leon County. Both the Steering Committee and Working Group are collectively referred to in this document as the LMS Committee. The representative agencies and organizations are listed below.

The interlocal agreement between both participating local governments establishing the Steering Committee designates the LMS Committee to undertake long-range mitigation planning and implementation of the LMS. The leadership of the Steering Committee includes several department-level directors to help ensure that hazard mitigation issues and priorities can be addressed more directly at the higher levels of administration within both the City and the County.

The following lists include all current members of the Steering Committee and the Working Group. The primary roles of Steering Committee members are also defined.

Table 1.1: Steering Committee Members (in order of appearance in bylaws).

Title	Agency / Department	Primary Role(s)	Status
David McDevitt Director	Leon County Department of Development Services and Environmental Management	Code Compliance; Environmental Review	Voting
Tony Park Director	Leon County Department of Public Works	Drainage, Flood Control, Roads and Evacuation; Solid Waste Management	Voting
Kevin Peters Director	Leon County Sheriff's Office	Emergency Management	Voting
Gabe Menendez Director	Tallahassee Department of Public Works	Drainage, Flood Control	Voting
Jerome Gaines Chief	Tallahassee Fire Department	Fire; Emergency Rescue; HazMat Response	Voting
Michael DeLeo Chief	Tallahassee Police Department	Public Safety	Voting
Wayne Tedder Director	Tallahassee-Leon County Planning Department	Mitigation Planning; Comprehensive Planning	Voting
Scott Weisman Coordinator	Tallahassee/Leon County MIS/GIS	Environmental and Property Data; Mapping	Voting
Sharon Tyler CEO	Capital Area Chapter of the American Red Cross	Public Safety; Emergency Response	Voting
Tom Quillin Chief	Leon County Emergency Medical Services	Emergency Medical Services	Voting
Alexander Falcone Planner	Florida Division of Emergency Management	Agency Liaison	Non-voting (ex officio)
Philip Doyle Emergency Preparedness Coordinator/ Planner	Tallahassee Memorial Hospital	Regional Hospital	Non-voting (ex officio)
Ralph Waccary Emergency Preparedness Coordinator/ Planner	Capital Regional Medical Center	Regional Hospital	Non-voting (ex officio)
Dave Bujak Emergency Preparedness Coordinator/ Planner	Florida State University	University Liaison	Non-voting (ex officio)
Emergency Preparedness Coordinator/ Planner	Florida Agricultural and Mechanical University	University Liaison	Non-voting (ex officio)
GW Lupton Emergency Preparedness Coordinator/ Planner	Tallahassee Community College	Emergency Management Coordinator	Non-voting (ex officio)
Christic Henry President	Council of Neighborhood Associations	Homeowner Community Liaison	Non-voting (ex officio)
Sue Dick Director	Tallahassee Area Chamber of Commerce	Business Community Liaison	Non-voting (ex officio)

Officers

2015 LMS Committee Chair:

Gabriel P. Menendez, Director
Public Works
300 S. Adams Street, A-16
Tallahassee, FL 32301
E-mail: Gabriel.Menendez@talgov.com

2015 LMS Committee Vice-chair:

Tony Park, P.E.
Director, Department of Public Works
2280 Miccosukee Road
Tallahassee, Fl. 32308
850-606-1500
E-mail: ParkT@leoncountyfl.gov

Support Staff

Stephen M. Hodges, AICP
Senior Planner & LMS Coordinator
Tallahassee – Leon County Planning Department
Renaissance Center
435 N. Macomb Street
Tallahassee, Florida 32301
850.891.6408 work
E'-mail: steven.hodges@talgov.com

Under the LMS Committee bylaws, the LMS coordinator is a designated staff of the Tallahassee-Leon County Planning Department, a joint department that reports to both the City and County Commissions. The LMS coordinator provides staff support for all Steering Committee and Working Group meetings and communications. The LMS coordinator serves as a clearinghouse for local government activities and is responsible for placing most actions regarding the LMS on the agenda for the appropriate commission. The LMS coordinator is also the primary point of contact with the Division of Emergency Management regarding LMS planning, hazard mitigation in general, and grants processing.

The jurisdiction of this LMS is Leon County and the City of Tallahassee. Stakeholders represented on the LMS Committee and Working Group include all local departments with emergency response, hazard mitigation, and development responsibilities, as well as other departments providing significant services in these areas. Additional stakeholders include all of the local major hospitals and institutions of higher learning, and the leadership of the local Council of Neighborhood Associations. Regional agencies providing assistance and coordination include the Apalachee Regional Planning Council and the Northwest Florida Water Management District. There are no other agencies within the County which regulate local development, nor any additional neighboring communities within the County.

1.5 Current LMS Update and Adoption Process

Details of how the four chapters of the LMS were updated are discussed below.

Chapter One – The Planning Process

This chapter was revised to include the procedures employed to prepare the 2015 LMS update. The Planning Process section describes how the LMS has been developed and updated. Chapter One also describes the current composition of the LMS Steering Committee and Working Group. In re-evaluating local hazard mitigation needs, the LMS Steering Committee voted to add representatives of the three local institutions of higher learning (Florida State University, Florida Agricultural and Mechanical University, and Tallahassee Community College). This section also details how the public was involved in local hazard mitigation planning processes, and also describes opportunities for public participation in the LMS update process.

Chapter Two – Risk Assessment and Vulnerability Analysis

This chapter was revised to evaluate and update with new data where it was available all hazards, including their general description and location, historical occurrences, estimated impacts, probability, and extent, vulnerability, and risk. Risk and vulnerability analyses generated by selected Hazus modeling runs were incorporated into the Vulnerability Analysis sections for selected natural hazards for which such data were available. Hazus identifies the population and structures at risk for selected hazards and uses Department of Revenue data to estimate potential dollar losses of vulnerable structures. The Hazus modeling runs utilized were conducted with Hazus-MH 2.0 in late 2011 and early 2012 for the 2012 Tallahassee – Leon County Post-Disaster Redevelopment Plan. The latest versions of Hazus (Hazus-MH 2.1 and 2.2) were released too late to be utilized for this edition of the LMS. Natural hazard profiles evaluated by the Update Subcommittee resulting in the following changes:

1. Hazard profiles for **Hurricanes and Tropical Storms, Thunderstorms, and Tornadoes** incorporated into one section called “Severe Weather Events.” **Lightning** was added to this section as a new hazard, and **Flooding** was assigned as a stand-alone hazard. These changes make the updated LMS more consistent with the new 2012 Leon County Post Disaster Redevelopment Plan and the existing Leon County Comprehensive Emergency Management Plan.
2. A hazard profile for **Aviation Incidents** was added to reflect increased airport and other aerial activity, and the hazard profiles for **Earthquakes** and **Volcanic Activity** were removed. There are no records of either of the latter in Leon County, and the Update Subcommittee determined that these were unlikely to occur.
3. Similarly, hazard profiles for **Hazardous Materials Storage and Transportation** (previously **Hazardous Materials**), **terrorism**, **Aviation Incidents**, and **Energy Failures/Disruptions** were combined in one section labeled “**Technological and Societal Hazards.**”
4. The hazard profile **Southern Pine Beetle Infestation** has been expanded and renamed “**Exotic Pest Infestations**” to reflect potential hazards from global climate change. The hazard profile for ‘**Pandemic Influenza**’ has also been expanded and renamed to “**Diseases and Pandemics**” to reflect the same concerns.

The updated LMS incorporated new development through the Hazus modeling runs, including parcels,

value, and population estimates. Additional developments intended to mitigate stormwater impacts and other hazards, as well as hazard mitigation initiatives, were reviewed and updated in the LMS within the hazard profiles in Chapter Two and the list of mitigation initiatives in Chapter Three. These developments include the Cascade Park and Franklin Avenue improvements, the new Tallahassee – Leon County Public Safety Center, and the new American Red Cross facility adjacent to the Public Safety Center.

Although the original purpose of the LMS was to address community vulnerability to natural hazards, as specified by FEMA regulations, the updated LMS recognizes selected technological and societal hazards. Specific procedures and plans for addressing local vulnerability to these societal and technological hazards are developed, maintained, and updated by other local agencies and departments. For example, the City of Tallahassee Utilities maintains plans and procedures for dealing with power and gas loss during hazard events, both natural and man-made. The Leon County Comprehensive Emergency Management Plan (CEMP) specifically details mitigation actions and local plans for addressing local vulnerability to these hazards.

Chapter Three – Mitigation Strategy

Changes in City of Tallahassee and Leon County priorities were incorporated into the plan in the goals and objectives and the hazard mitigation initiatives. The LMS Steering Committee evaluated and revised the goals and objectives in this chapter to incorporate changes in local government and other stakeholder priorities since the last plan update, as well as the list of mitigation initiatives. For instance, an existing initiative to construct a joint emergency management center was struck from the list because this center has been constructed and is operational. Another initiative was added to address a hazard (lightning) that can now be mitigated through the use of computer technology not previously available. Chapter Two was also updated to reflect the County's application into the Community Rating System program, which is a new priority of Leon County.

A detailed discussion of these changes is in Chapter 3, and modified and completed initiatives are included as a benchmark for progress in Technical Appendix D. As initiatives were re-evaluated and re-prioritized, economic considerations of mitigation initiatives were factored into the prioritization process, and a new Prioritized List of Hazard Mitigation Initiatives was created for the 2015 LMS Update. Lastly, a discussion of Leon County's and the City of Tallahassee's participation in the National Flood Insurance Program was also added to Chapter 3.

Chapter Four – Plan Maintenance

Chapter Four describes the process intended to monitor, evaluate, and update the plan over the next five years. The Plan Maintenance section also describes how the public actively involved in local hazard mitigation planning.

The current update was submitted to the Florida Division of Emergency Management in February 2015. Tallahassee - Leon County Planning Department staff requested adoption via resolution of the 2015 LMS update by the Leon County and Tallahassee City commissions at an advertised meeting of each commission in the first quarter of 2015 pending approval from the state Department of Emergency Management and the Federal Emergency Management Agency. The updated plan is available to elected officials, staff, and the public on the Planning Department's website, and a press

release was distributed by both the City and the County.

1.6 Incorporation of Supporting Information and Documents

The following section describes information sources consulted by LMS Committee staff to ensure the most current and best available data was included in the 2015 LMS update, and to help the LMS Committee and Update Subcommittee assess new local mitigation needs.

2010 Tallahassee-Leon County Local Mitigation Strategy Update

The information included in the 2010 LMS update served as the primary data source for the 2015 LMS update process, as well as providing the structure and format for the update.

Tallahassee-Leon County Comprehensive Plan

The Tallahassee-Leon County Comprehensive Plan is the main comprehensive planning document that guides land development, infrastructure, environmental protection, and other aspects of local governance in both the City of Tallahassee and Leon County. Comprehensive Plan policies detail future land use in Tallahassee and Leon County and other growth management policies which must be considered for effective local mitigation planning.

Leon County Comprehensive Emergency Management Plan

The Comprehensive Emergency Management Plan is the short-term, post-disaster planning document for Leon County that establishes the chain of command and all related organizational responses immediately following a significant hazard event or other catastrophe. The CEMP follows the National Incident Management System (NIMS) structure, and is divided into three (3) sections (Basic, Recovery and Mitigation) and Annexes which include a Terrorism Annex and Maps.

The Basic Plan contains preparedness and response elements including general information about hazards in our community, geography, demographics, concept of operation, responsibilities, financial management, and specific references to standard operating guides, supporting plans, and County and State authority to implement the CEMP.

The Recovery section contains the outline of how the County will recover from an event by: implementing damage assessment processes; opening disaster recovery centers to assist residents; managing debris; keeping citizens informed through community relations; identifying unmet needs; and providing emergency housing of citizens.

The Mitigation section contains the process for identifying mitigation projects, identifying sources of funding for projects, and providing mitigation education. This annex identifies participating agencies of the Local Mitigation Strategy (LMS) Committee, and their responsibilities. It also identifies the Steering Committee, and its process.

City of Tallahassee/Leon County Local Mitigation Strategy Hazard Mitigation Procedures Initiatives Annual Progress Reports

These annual progress reports are required by FEMA as part of the City of Tallahassee's participation in the National Flood Insurance Program (NFIP), and to maintain their standing in the associated municipal Community Rating System (CRS). These reports are useful in that they review the initiatives in the LMS on an annual basis, and are provided to the public annually.

Tallahassee – Leon County Post-Disaster Redevelopment Plan

The PDRP identifies policies, operational strategies and roles and responsibilities for implementation that will guide decisions that affect long-term recovery and redevelopment of the community after a disaster. The PDRP emphasizes seizing opportunities for hazard mitigation and community improvement consistent with the goals of the Comprehensive Plan and the initiatives of the LMS.

Other information was utilized in the update of this LMS, including state, federal, and other information sources. Citation footnotes are provided for all information presented in the Risk Assessment and Vulnerability Analysis (Chapter 2 of the LMS).

1.7 Planning Process

The federal rules that govern the local mitigation strategy process require that the LMS Committee (also known locally as the LMS Steering Committee) meet regularly at least once a year to review the LMS and any proposed changes. The LMS Committee has done so in accordance with these rules, and the minutes from these meetings are included in this document as Appendix C. All Committee members and additional stakeholders are contacted via an email distribution list that is regularly updated by the LMS Coordinator. The Public Information Officers for both jurisdictions (Leon County and the City of Tallahassee) are also on this email distribution list.

The formal planning process to review and update the existing Tallahassee-Leon County Local Mitigation Strategy began in late 2013 at a publicly advertised meeting of the Steering Committee. Since that initial meeting, local officials and staff and other community members and organizations have met several times as a subcommittee to share information and coordinate the update processes for policies and information included in the 2015 update. These meetings were open to the public. All regular LMS Committee meetings are publicly noticed in conformance with existing Florida Statutes and rules as well as local government policies and rules. For a complete listing of regular LMS Committee meetings since the adoption of the 2015 LMS update and meeting minutes, please refer to Technical Appendix C.

LMS Planning Process and Schedule (2010-2015)

December 2013

The LMS Committee initiated the 2015 LMS update process at their regular meeting on December 10, 2013. At that meeting, the LMS Committee members discussed the LMS update process and invited Florida Department of Emergency Management (DEM) staff to talk about new FEMA requirements. Planning Department staff sought authorization from the Committee to create an LMS Update Subcommittee composed of interested stakeholders to provide hazard mitigation data and other

information for the 2015 update process. The Subcommittee was composed of staff from the organizations comprising the membership of the Steering Committee, as well as other local institutions and agencies and the public. The direction of the Steering Committee to the Update Subcommittee was to provide the most current data regarding hazard occurrences and mitigation in order to conduct subsequent vulnerability and other analyses.

Spring 2014

The Update Subcommittee met on March 27, 2014 and May 29, 2014. At the March meeting, the Subcommittee reviewed elements of the existing LMS, including hazards, and discussed new flood mapping efforts, major mitigation and emergency management initiatives, studies, and completed projects, and discussed new data and other LMS requirements.

At the May 29 meeting, the Subcommittee reviewed additional LMS materials, including a revised list of hazards from the March meeting, existing LMS goals and objectives, hurricane scenarios used in the PDRP, and wildfire modeling results from the Florida Forest Service. Additional topics discussed by the Subcommittee included repetitive loss properties, critical facilities and their mapping, and Leon County's current NFIP/CRS application.

Summer 2014

During this period, Planning Department and Tallahassee Leon County Geographic Information Systems (TLCGIS) staff collected supporting documents, researched new occurrences of hazards, analyzed vulnerability, and gathered other relevant data as part of the 2015 LMS update process. Staff reviewed the previous LMS update, reviewed new requirements, and noted data deficiencies. As a part of this phase, staff began drafting the 2015 LMS update. Throughout the updated process, DEM staff was consulted for guidance regarding FEMA requirements.

Fall/Winter 2014

Elements of the 2015 LMS update were revised to incorporate changes recommended by the LMS Committee, surrounding counties, and citizens, was presented to the LMS Committee at their annual meeting on December 11, 2014. This meeting was publicly noticed and citizens were welcome to attend this meeting and discuss revisions to the 2015 LMS.

Spring 2015

The 2010 LMS has been accessible to the public on the City of Tallahassee's Hazard Mitigation website at <http://www.talgov.com/planning/planning-mitstrat-mitstra.aspx> since it was adopted in 2010. The public meeting to present the 2015 update was also advertised on this webpage.

A draft copy of the 2015 update was submitted to the Florida Division of Emergency Management for review on February 24, 2015. To encourage public participation and increase community knowledge regarding the local mitigation strategy and related planning processes, a draft copy of this plan was added to the City of Tallahassee's Hazard Mitigation website at <http://www.talgov.com/planning/planning-mitstrat-mitstra.aspx> on February 6, 2015.

The advertised Leon County and City of Tallahassee commission meetings for adoption by resolution of the 2015 LMS update were held respectively on April 28 and 22, 2015.

1.8 Opportunity for Public Involvement

The City of Tallahassee and Leon County both recognize the necessity of public participation in the LMS update process. All LMS Committee meetings are open to the public and are promoted in various online and other media by Public Information Officers for both jurisdictions.

In addition to these meetings, an advertised public meeting regarding the 2015 update was held on March 12, 2015. A copy of the public notice, which was provided to the LMS Steering Committee, Working Group, and both Leon County and City of Tallahassee public information offices, is provided in this document as Appendix H. This public notice was also posted to the Planning Department's website in early March.

The full 2015 LMS update, including maps and technical appendices, is available on the City of Tallahassee's Hazard Mitigation website at <http://www.talgov.com/planning/planning-mitstrat-mitstra.aspx>, as well as the latest CRS annual (progress) report and a description of the 2015 LMS update process. Contact information for the Tallahassee-Leon County Planning Department (TLCPD), as well as a link for citizens to report general comments and feedback through e-mail, is also provided on this webpage.

To encourage public participation and increase community knowledge regarding the current LMS update and related planning processes, a draft copy of the 2015 LMS update was also added to the Hazard Mitigation Planning webpage. This draft copy of the 2015 LMS update was added to the website to give the community a reasonable period of time to review the draft document prior to the [TBA] public meeting. If community members are unable to attend any LMS public or other meetings, citizens can contact TLCPD staff with questions, concerns or comments via an e-mail link on the webpage or by telephone through the number listed on the webpage.

Finally, the County and City commission meetings adopting the 2015 update advertised were held respectively on April 22 and May 12, 2015. These meetings were publicly noticed, and citizens had a minimum of 30 days to review and comment on the draft LMS before the City and County Commissions adopted the 2015 update to the LMS.

Chapter 2 – Risk Assessment and Vulnerability Analysis

2.1 Leon County Profile

Leon County is located in the northwest region of Florida, traditionally known as the “Florida Panhandle.” Leon County covers approximately 702 mi², including 667 mi² of land², and is bordered by Georgia to the north, Jefferson County to the east, and Wakulla County to the south. The Ochlockonee River runs along the entire western edge separating Leon from Gadsden and Liberty Counties.

The City of Tallahassee is the only incorporated municipality in Leon County, and is the state capital of Florida. Tallahassee is also home to two state universities, Florida State University (FSU) and Florida Agricultural and Mechanical University (FAMU).

Official 2015 population estimates for the City of Tallahassee and the unincorporated areas within Leon County are presented in Table 2.1.

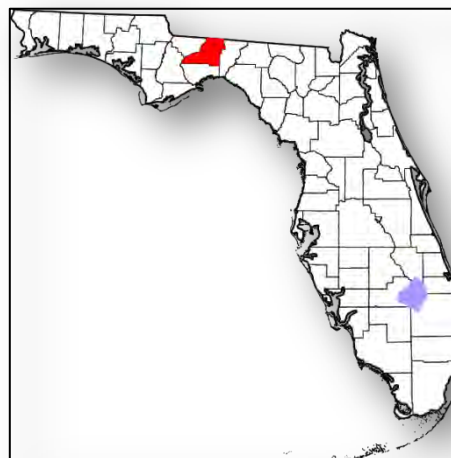


Table 2.1: Leon County Population Estimates by Jurisdiction, 2010 – 2015.³

Jurisdiction	Population Census, 2010	Population Estimate, 2015	% Change 2010-2015	% of Total Population (2015)
Unincorporated	94,111	96,467	2.5%	33.9%
Tallahassee	181,736	189,300	4.2%	66.5%
Countywide Total	275,487	284,800	3.4%	100%

According to the University of Florida, Bureau of Economic and Business Research (2006), Leon County’s population is expected to experience steady population growth rates for the next 25 years. Table 2.2 displays the range of population projections for Leon County through 2040.

² Leon County Profile. Wikipedia, The Free Online Encyclopedia, http://en.wikipedia.org/wiki/Leon_County, Florida.

³ Sources: U.S. Department of Commerce, Bureau of the Census (1930-2010), University of Florida, Bureau of Economic and Business Research (2013 estimate)

Table 2.2: Population Projections for Leon County, 2015 – 2040.⁴

Year	City of Tallahassee	Unincorporated Leon County	Countywide Total
2015	189,300	95,500	284,800
2020	200,900	97,500	298,400
2025	211,800	99,300	311,100
2030	221,800	101,100	322,900
2035	230,200	102,500	332,700
2040	237,700	103,800	341,500

2.1.1 Land Uses

To ensure consistency with other local planning mechanisms, the following existing land use figures and descriptions are derived from the 2007 Evaluation and Appraisal Report (EAR), which updated the Tallahassee-Leon County Comprehensive Plan. Based on the results of EAR analysis, the majority of land within Leon County is vacant. Table 2.3 displays Leon County existing land uses by category.

Table 2.3: Leon County Existing Land Uses, 2007.⁵

Existing Land Use	City of Tallahassee		Unincorporated Leon County		Leon County	
	Acreage	Percent	Acreage	Percent	Acreage	Percent
Residential	17,075	28.3%	41,912	11.5%	58,987	13.9%
Motel/Hospital/Clinic	353	0.6%	46	0.0%	399	0.1%
Retail	1,793	3.0%	358	0.1%	2,151	0.5%
Office	1,380	2.3%	327	0.1%	1,707	0.4%
Warehouse	1,137	1.9%	1,514	0.4%	2,651	0.6%
Government Operation	8,514	14.1%	1,750	0.5%	10,264	2.4%
School	2,282	3.8%	536	0.1%	2,818	0.7%
Open Space	10,196	16.9%	122,815	33.7%	133,011	31.3%
Religious/Non-Profit	608	1.0%	636	0.2%	1,244	0.3%
Vacant	17,044	28.2%	194,523	53.4%	211,567	49.8%
Totals	60,382	100.0%	364,417	100.0%	424,799	100.0%

⁴ Sources: University of Florida, Bureau of Economic and Business Research (2015-2040 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2015-2040) projections assuming continued annexations and share of population growth captured by the City between 2000 and 2010 will continue throughout the projected time horizon). Based on the medium population projection, Leon County is expected to add over 100,000 new residents to its population between 2007 (272,896) and 2030 (378,100).

⁵ Source: Evaluation and Appraisal Report of the 2010 Tallahassee-Leon County Comprehensive Plan (2007).

Residential Land Use

Acres devoted to residential development in Leon County is approximately 58,987 acres or 13.9% of the County's land base. Within the limits of the City of Tallahassee the percentage of land in residential use is 28.3% while the percentage is 11.5% within the unincorporated area of Leon County.

Commercial Land Use

The existing land use categories "Motel/Hospital/Clinic", "Retail," "Office," and "Warehouse" were aggregated together for the Commercial land use category. Commercial development constitutes 1.6% of all land in Leon County and 8.6% of developed land. Almost 75% of existing commercial development in Leon County is located in the northern half of the County: 41% of the total in the Northwest quadrant and 31% of the total in the Northeast. Within the City of Tallahassee, commercial development comprises 7.7% of all lands (and 14.1% of developed property). Commercial development in the unincorporated area of the County accounts for 0.6% of all land and about 4.8% of developed property.



Vacant Land Use

For the purposes of this analysis, land categorized as "Vacant" also includes single-family residential development that is located on parcels that are ten acres and larger (wherein these parcels have the greatest potential to be redeveloped). Based on the above definition, vacant land in Leon County consists of approximately 211,567 acres or 49.8% of all land in the County. Vacant lands comprise 8.1% of the area of the City of Tallahassee and 91.9% of the unincorporated County.

2.1.2 Physiography and Environmental Characteristics

Leon County is comprised of three main physiographic regions:

1. Northern Highlands
2. Gulf Coastal Lowlands
3. River Valley Lowlands.

The Northern Highlands include the Tallahassee Hills of the central and northern half of the county. The Tallahassee Hills are the county's largest physiographic region, constituting over 40 percent of total county land area, including the City of Tallahassee. Areas of higher elevation, while less susceptible to flooding, may experience more intense winds, especially from severe storms. Abundant rainfall and loamy soils support an abundance of vegetation, even within urban areas. The resulting forest cover provides an abundant source of potential storm debris and fuel source for wildfires.

The sloped terrain and clayey upland soils within this region enhances and concentrates stormwater flow, including volume and rate. Additionally, karst features are common and may threaten property through sinkhole development, or many provide a conduit between the surface and groundwater.

These conditions, combined with the fact that the Tallahassee Hills contain the county's most intense land uses, present serious challenges to managing stormwater and flooding associated with development.

The Gulf Coastal Lowlands encompass the southern half of the county. The western portion of this division is characterized by a water table perched near the surface. The southeastern portion of the county includes a mix of sandhills and karst plain with well-drained soils and numerous sinkhole lakes and springs. Abundant rainfall and sandy/loamy soils also support an abundance of vegetation in this area, including approximately 100,000 acres of the Apalachicola National Forest and extensive private forested lands. This forest cover provides an abundant source of potential storm debris and fuel source for wildfires. There are also extensive floodprone areas within this region. The combination of high water tables and karst topography presents specially challenges for managing concentrated volumes of stormwater associated with development.

The River Valley Lowlands comprise the county's two rivers and their associated floodplains. These include the St. Marks River in the southeast portion of the county, and the Ochlockonee River in the west area of the county. Notably, hurricane surge modeling reveals the St. Marks River as one of the few areas with the potential to experience storm surge flooding. These regions are less densely populated than the Tallahassee Hills, although they do contain the Tallahassee Regional Airport and southern portions of urban Tallahassee.

2.1.3 Future Development Trends

To ensure consistency with other local planning mechanisms, future development trends are derived from the 2007 Evaluation and Appraisal Report (EAR), which provided the basis for the most recent significant update of the Tallahassee-Leon County Comprehensive Plan, as well as additional amendments to the Comprehensive Plan to reflect changes in land use and associated densities and intensities, and new population estimates.

Within the Comprehensive Plan, the Future Land Use Element establishes the blueprint for the growth and development of the area. In order to adequately plan for future growth in Leon County and the City of Tallahassee, assumptions are made as to the amounts of residential, commercial and other uses that will be required to support land development and population growth within the 2030 planning horizon. The Future Land Use Map (Figure 2.2) within the Comprehensive Plan is based upon these assumptions, as well as the population projections of the community and the location and distribution of natural resources, infrastructure, agricultural areas, and other features.

Through the state-mandated Comprehensive Plan, Leon County and the City of Tallahassee have identified priority growth areas and developed strategies to direct growth into these areas. These strategies were established to alleviate development pressures on the northeastern part of the City and County where much growth has occurred beyond the urban core and at densities lower than the average of the community. Consequently, the Southern Strategy seeks to direct new growth to the underutilized Southside, which is closer to downtown and where infrastructure is in place. Future development strategies are also intended to encourage growth in the Multimodal Transportation District (MMTD; also called the Mobility District), which includes downtown, the universities, and older neighborhoods and corridors. The MMTD is viewed as the area within which to encourage higher density development that may be served with mass transit and other modes of transportation.

Finally, future development is directed in large part by the Urban Services Area (USA) boundary as

established in the Comprehensive Plan. The USA limits the area in which urban infrastructure such as sewer services are to be provided, which in turn forces development of vacant lands (and the redevelopment of developed areas) at higher densities and intensities within the USA, thereby minimizing low-density urban sprawl.

The Future Land Use Map (Figure 1) within the Comprehensive Plan displays the future growth areas within Leon County. The Plan is intended through policy and the Future Land Use Map to create a compact, urban development form through 2030 within the USA. This pattern of development was selected to minimize urban sprawl and to focus growth where infrastructure is in place.

A number of objectives and policies in the Comprehensive Plan also mandate the strict protection of the community's natural resources, placing the highest priority in the development of land on protection of the natural environment. Protected environmental features include steep slopes, wetlands, floodplains, floodways, listed species habitat, and karst features. Land development regulations require the protection of these areas by placing them under permanent conservation easements.

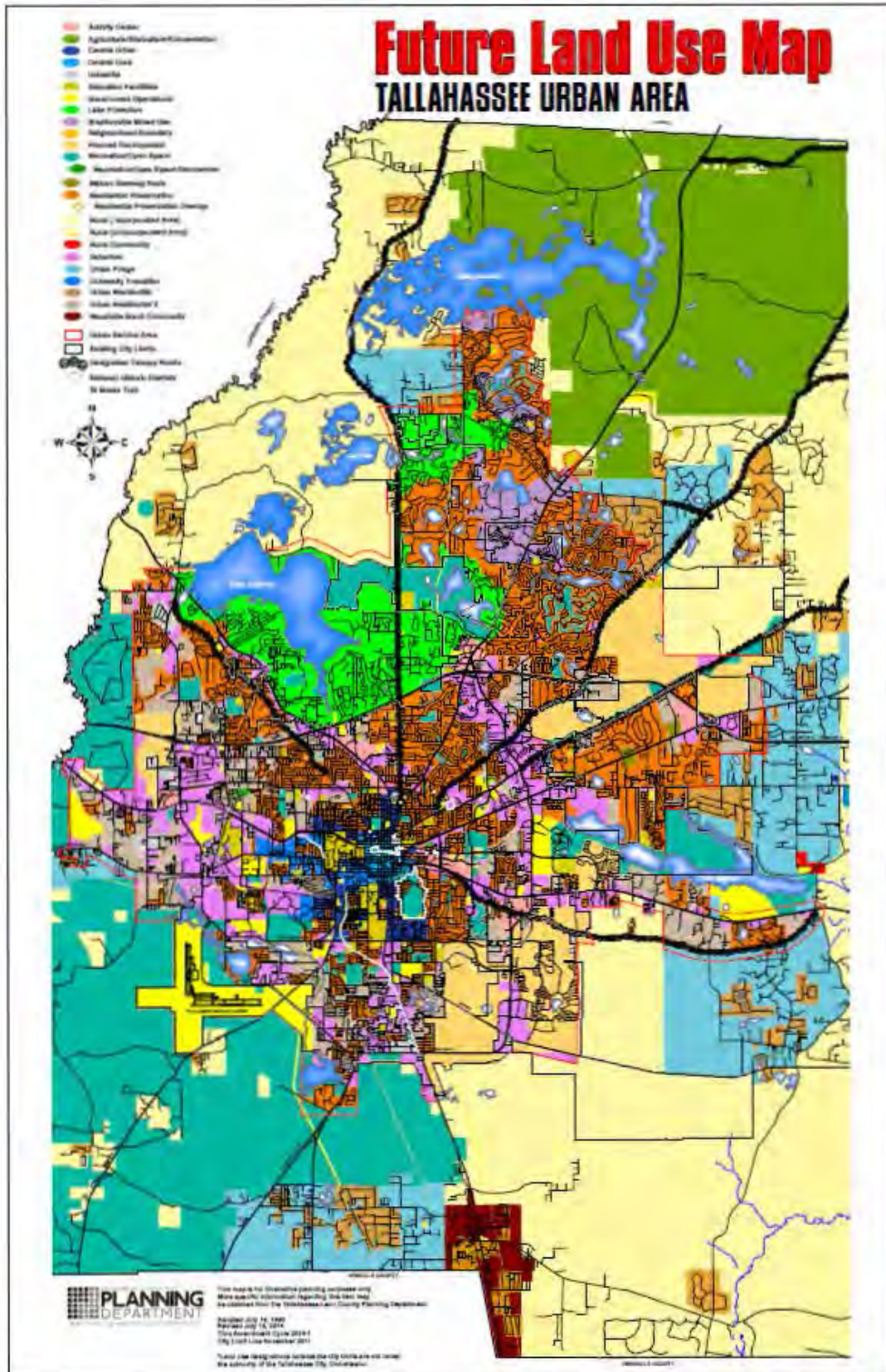
The strict limitations on development in these areas, coupled with the land use categories established in the Plan, helps minimize vulnerability of newer buildings, infrastructure, and critical facilities within Leon County by limiting their location, density, and impacts. The only exception is residential structures on single-family private parcels, which are allowed only when built to strict standards (e.g., elevating structures).

Since 2010, there have been no major changes to the Comprehensive Plan to reflect or accommodate large new developments. The Great Recession that started in 2007-2008 slowed down Leon County and the City of Tallahassee's real estate market, which resulting in few to no new residential areas. Generally, the growth in Leon County since that time has been in large apartment complexes mostly intended for the college and university student population, and the filling in of several planned residential and commercial developments. There are several large planned developments that are positioning themselves for the near future, but the buildout of these developments will likely occur over 5-10 years or more.

Population growth in Leon County and the City of Tallahassee has also slowed in the period 2010-2014. Population growth for the area under both jurisdictions grew by a modest 2.1 percent in that period (approximately 5,800 new residents).⁶ Table 2.2 above indicates population estimates for the County to the year 2040. As the County grows in population, many of the planned developments are intended to capture this growth.

⁶ U.S. Department of Commerce, Bureau of the Census (1930-2010), University of Florida, Bureau of Economic and Business Research (2014 estimate).

Figure 1: Leon County Urban Area Future Land Use Map, 2014.



2.2 Hazard Risks and Vulnerability

The 2007 Leon County CEMP and the 2015 LMS identify multiple hazards to Leon County and the City of Tallahassee. Hurricanes and wildfires are both considered to be high risk hazards as listed in the Leon County CEMP, while flooding, tornados and thunderstorms are listed as medium risk hazards.

The 2010 Leon County LMS previously provided a thorough examination of the historic impact, documented damages, vulnerable populations and potential economic impact associated with each hazard. These hazards data, incorporated in the 2012 Tallahassee – Leon County Post-Disaster Redevelopment Plan, have been updated by the LMS Update Committee as part of the 2015 LMS update process.

Leon County has experienced numerous disasters associated with various natural hazards events in the last two decades. The majority of these federally declared disasters have resulted from severe storm events, six of which qualified for federal disaster assistance. Table 2.4 lists the federal disaster declarations that have been issued since 1982.

Table 2.4: Recently Declared Disasters in Leon County, 1985 – 2014.⁷

Declaration	Date	Event	Primary Damage
#756	Nov-85	Hurricane Kate	Debris; Power Outages
#862	Apr-90	Unnamed Storm	Flooding; Power Outages; Debris
#966	Mar-93	Winter Storm	Flooding; Power Outages; Debris
#1035	Jul-94	T.S. Alberto	Flooding; Debris; Power Outages
#1069	Oct-95	Hurricane Opal	Flooding; Debris; Power Outages
#1223	Jun-98	Wildfires	Fire Damage
#2201	Jul-98	Drought	Crop Damage, Severe Heat
#1249	Sep-98	Hurricane Georges	Erosion, and Debris
#1339	Apr-99	Fire; Drought	Fire Damage, Crop Damage, Severe Heat
#1344	Oct-00	T.S. Helene	Riverine and Local Flooding
#1381	Jun-01	T.S. Allison	Riverine and Local Flooding
#1545	Sep-04	Hurricane Frances	Flooding; Debris
#1551	Sep-04	Hurricane Ivan	Flooding; Debris
#1561	Sep-04	Hurricane Jeanne	Debris
#1595	Jul-05	Hurricane Dennis	Debris
#1785	Aug-08	T.S. Fay	Flooding; Debris; Power Outages
#1831	Apr-09	Severe Storms	Flooding; Wind Damage

There have been a few local events that have not warrant a federal disaster declaration. For instance, Governor Rick Scott declared a state of emergency for 26 counties on April 30, 2014 to support emergency response operations for communities inundated by heavy rains.

⁷ Source: Florida Division of Emergency Management, Bureau of Recovery and Mitigation.

2.2.1 Risk

Risk Classification

The Hazard Identification and Vulnerability Assessment uses the same risk classification system as the Leon County Comprehensive Emergency Management Plan. This system classifies the degree of risk to the residents of Leon County from potential hazards as low, medium or high risk as follows:

1. **High Risk:** High probability of occurrence, with loss of life and property damage.
2. **Medium Risk:** Medium probability of occurrence, with a low probability to loss of life, or property.
3. **Low Risk:** Low probability of occurrence, with a very low probability to loss of life or property damage.⁸

The probability of occurrence is based on records of historical occurrence. These probabilities are classified and measured as follows:

1. **Highly Likely:** Annually or a 100% chance per year
2. **Likely:** Once in less than 10 years or a 10-100% chance per year
3. **Occasional:** Once per 11-100 years or a 1-9% chance/year
4. **Unlikely:** Once in greater than 100yrs or a less than one percent chance in 100 years

The probability of occurrence is summarized for each hazard within each Estimated Impacts, Probability, and Extent section.

Risk Ratings

Risks are rated to help prioritize mitigation objectives and initiatives. Ratings incorporate magnitude or severity of risk and its likelihood of occurrence. The risk ratings for hazards identified in the 2010 edition of the LMS were scored with a set of scoring procedures developed by the Apalachee Regional Planning Council in 2004 through the use of Mitigation 20/20™ software. This software application was used to derive a hazard score, or Risk Rating, for each identified hazard.

The Update Committee in 2014 did not utilize this software application because it is no longer maintained. Instead, the Committee created a relative ranking of hazard risks based on expert knowledge of local hazards and historical events. This revised ranking was presented to the LMS Steering Committee and Working Group at a meeting of the LMS Steering Committee on December 11, 2014. The new Risk Rating scores and ranking for each hazard is listed in Table 2.5.

Table 2.5: Leon County Hazards by Risk Rating, 2014-15.

High Risk	Medium Risk	Low Risk
Hurricanes and Tropical Storms	Thunderstorms	Wildfires
Flooding	Tornados	Sinkholes
	Lightning	Terrorism
	Droughts	Dam Failure
	Hazardous Materials Storage and Transportation	Storm Surge/Tsunami
	Energy Failures/Disruptions	Exotic Pest Infestations
		Diseases and Pandemics
		Aviation Incident

⁸ Leon County Comprehensive Emergency Management Plan.

2.2.2 Hazard Vulnerability Modeling

Estimating hazard vulnerability across a large area such as Leon County and the City of Tallahassee involves many variables, including the type, severity, and geographic spread of hazard events, historical hazard occurrences, number, type, and value of potentially affected properties, affected individuals, topography, and other variables.

The previous editions of the LMS have used a variety of results from different models to estimate vulnerability to hazards. These modeling efforts and their results are summarized below.

MEMPHIS

The Florida Department of Community Affairs previously provided to local governments Geographic Information System (GIS) data analysis and Mapping for Emergency Management, Parallel Hazard Information System (MEMPHIS) outputs developed by The Kinetic Analysis Corporation. The MEMPHIS system used inventory data from the Florida Department of Revenue and U.S. Census Bureau to inventory the total number of structures, as well as the critical facilities that are potentially vulnerable to the identified hazards.

The MEMPHIS model was the original method employed to assess Leon County and the City of Tallahassee's vulnerability to natural hazards. MEMPHIS data was previously made available by the Florida Department of Community Affairs, and was derived from analysis of U.S. Census Bureau data, Department of Revenue (DOR) data, and other information related to local conditions such as historical hazard occurrences and topography.

Relevant hazard data such as wind and water levels were extracted from The Arbitrator of Storms (TAOS) data and incorporated in to the MEMPHIS modeling system. These data sources are used to present population at risk, housing and damage estimates for assessing vulnerability to natural hazards in Leon County. U.S. Census Bureau and DOR data was collected in 2000, and local information was collected in 2004. MEMPHIS data are presented in this report where relevant and appropriate to express and measure Leon County and the City of Tallahassee's vulnerability to various natural hazards.

TAOS Model

The Arbitrator of Storms (TAOS) is a computer model used to produce a detailed risk analysis in a GIS environment. In previous LMS updates and reports, TAOS data was the primary data source used to assess vulnerability to natural hazards in Leon County. However, more recent MEMPHIS data has been incorporated into the majority of hazard profiles and natural hazard vulnerability analyses. Where appropriate, TAOS models have been employed to assess vulnerability not captured by the MEMPHIS analysis. A brief discussion of TAOS data follows.

Monetary damage estimates are generated by TAOS based on varying storm intensities and the values of the structures located on specified parcels as indicated within the Property Appraiser's database. Some parameters employed by the model include wind speed, water depth, wave height, and construction material. Land uses are divided into categories such as single family, multi-family, hotels, industrial, etc. while structures are classified as residential wood frame, mobile home, and commercial using the Leon County tax rolls.

ELVIS

The Economic Loss Vulnerability Index System (ELVIS) allows communities to compare the relative risk of various natural hazards through the use of loss costs. A loss cost is the long-term average of the damage a hazard causes, which are typically expressed in terms of loss per \$1000 of exposure per year.

Like MEMPHIS, ELVIS data is derived from analysis of U.S. Census Bureau data, Department of Revenue (DOR) data, and other information related to local conditions (historical hazard occurrences, topography, etc.). These data sources were used in the 2010 edition of the Tallahassee – Leon County LMS to present population at risk, housing and damage estimates for assessing vulnerability to natural hazards in Leon County. U.S. Census Bureau and DOR data was collected in 2000, and local information was collected in 2004. Given the nature of the data, the ELVIS information presented above was the best available data at that time for assessing Leon County and the City of Tallahassee's vulnerability to various natural hazards.

In 2009, analysis of ELVIS data indicated that Leon County structures were most at-risk from wind-related damages.

Hazus

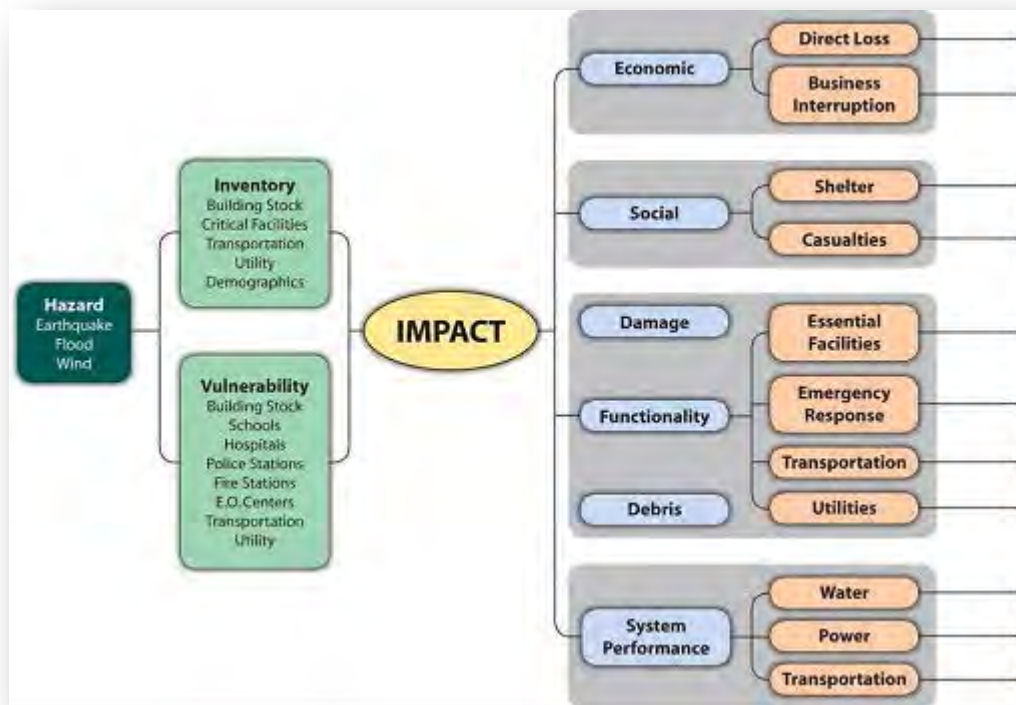
FEMA's Hazus software is a nationally standardized GIS-based software package that contains models for estimating potential losses from earthquakes, floods, and hurricanes. Hazus uses GIS technology to estimate the physical, economic, and social impacts of disasters. It graphically illustrates the limits of identified high-risk locations due to earthquake, hurricane and floods. Users can visualize the spatial relationships between populations and other more permanently fixed geographic assets or resources for the specific hazard being modeled, which is a crucial function in the pre-disaster planning process.

Hazus was used to model and generate estimated potential losses for hurricane winds and flooding. The model uses Census 2000 data to determine vulnerable population concentrations. Hazus-MH 2.0 is FEMA's standardized loss estimation methodology built upon an integrated GIS platform to conduct analysis at a regional level (i.e., not on a structure by-structure basis). The Hazus-MH 2.0 risk assessment methodology uses hazard and inventory parameters (e.g., wind speed and building types) to determine the impact (i.e., damages and losses) on the built environment.

Hazus 2.0 was utilized to model floods and hurricanes for the Tallahassee – Leon County Post-Disaster Redevelopment Plan. (The latest versions of Hazus (Hazus-MH 2.1 and 2.2) were released too late to be utilized for this edition of the LMS.) As of this time, Hazus 2.2 is available for download from FEMA.

The figure below displays the data input and output of the Hazus-MH 2.0 model.

Figure 2: Conceptual Model of Hazus Methodology



Each of these models has their advantages and disadvantages and degree of usefulness. In this report, data and analysis results are used from different modeling efforts where available and appropriate.

Disclaimer

All of these modeling software applications are simply loss estimation tools for planning purposes only. Each has its strengths and weaknesses. Uncertainties are inherent in any loss estimation methodology and arise in part from incomplete scientific knowledge concerning natural hazards and their effects on the built environment. Uncertainties also result from approximations and simplifications necessary to conduct such a study; incomplete or outdated data on inventory, demographic, or economic variables or parameters; the unique nature and severity of each hazard when it occurs; and the amount of advance notice that residents have to prepare for the incident. As a result, potential exposure and loss estimates are approximations. Results should not be interpreted or used as precise results from and should be used only to understand relative risk.

2.3 Vulnerability Assessment

This section describes Leon County and the City of Tallahassee’s vulnerability to natural and technological and societal hazards.

FEMA defines natural hazards as “natural events that threaten lives, property, and other assets... [and that] tend to occur repeatedly in the same geographical locations because they are related to weather patterns or physical characteristics of an area.” Technological and societal hazards are those that are created by humans.

The various hazards identified by the LMS Steering Committee as potentially affecting Leon County and the City of Tallahassee include:

Table 2.6: Hazards identified in the 2015 LMS.

1.0 Severe Weather Events
1.1 Hurricanes & Tropical Storms
1.2 Thunderstorms
1.3 Tornadoes
1.4 Lightning
1.5 Drought
2.0 Flooding
3.0 Wildfires
4.0 Sinkholes
5.0 Storm Surge/Tsunami
6.0 Dam Failure
7.0 Exotic Pest Infestations
8.0 Diseases and Pandemics
9.0 Technological and Societal Hazards
9.1 Hazardous Materials Storage and Transportation
9.2 Terrorism
9.3 Aviation Incidents
9.4 Energy Failures/Disruptions

Each hazard identified in Table 2.6 is described in this section as follows:

1. General Description and Location
2. Historical Occurrences
3. Estimated Impacts, Probability, and Extent
4. Vulnerability Summary
5. Risk Assessment (by jurisdiction)

2.3.1 Hurricanes and Tropical Storms

This section combines the hazard profile and vulnerability analysis for tropical storms and hurricanes since these events are so closely related.

General Description and Location

Tropical storms and hurricanes are both types of tropical cyclones, which is the generic term for a non-frontal synoptic scale low-pressure system over tropical or sub-tropical waters with organized convection (i.e. thunderstorm activity) and definite cyclonic surface wind circulation.⁹ A tropical storm is a tropical cyclone in which the maximum sustained surface wind speed ranges from 39 mph to 73 mph, and a hurricane is a tropical cyclone with maximum sustained surface wind speeds over 74 mph. Hurricane season lasts from June 1 to November the 30 of each year, with August and September being the peak months of tropical storm and hurricane activity. A tropical storm or hurricane is likely to result in damage from both wind and floodwaters. However, less severe storms may produce the same effects, particularly flooding. Hurricanes and tropical storms affect the entire Gulf coast of the United States, including Leon County and the City of Tallahassee, as well as much of the Atlantic coast, including coastal and inland counties such as Leon County.

The Saffir-Simpson Scale organizes storms by various categories of wind speed. As storm intensity moves up the scale, the potential threat to public health and safety increases. However, lower category events can still cause extensive damage, if not from high winds then from substantial periods of rainfall. Table 2.7 provides a summary of different category storms as ranked by the Saffir-Simpson Scale.

Table 2.7: Saffir-Simpson Hurricane Scale.¹⁰

Category	Wind speeds
Five	≥70 m/s, ≥137 knots ≥157 mph, ≥252 km/h
Four	58–70 m/s, 113–136 knots 130–156 mph, 209–251 km/h
Three	50–58 m/s, 96–112 knots 111–129 mph, 178–208 km/h
Two	43–49 m/s, 83–95 knots 96–110 mph, 154–177 km/h
One	33–42 m/s, 64–82 knots 74–95 mph, 119–153 km/h

Historical Occurrences

Since 1851, a total of 76 storms have passed within 65 miles of Tallahassee, including 50 tropical storms, and 26 hurricanes. (Many of these tropical storms were hurricanes upon landfall, but were reduced in intensity by the time the storm track passed near Tallahassee.) Table 2.8 lists tropical storms and hurricanes that have passed within this area since 1985.

⁹ <http://www.aoml.noaa.gov/hrd/tcfaq/A1.html>.

¹⁰ NOAA Hurricane Research Division “Frequently Asked Questions.”

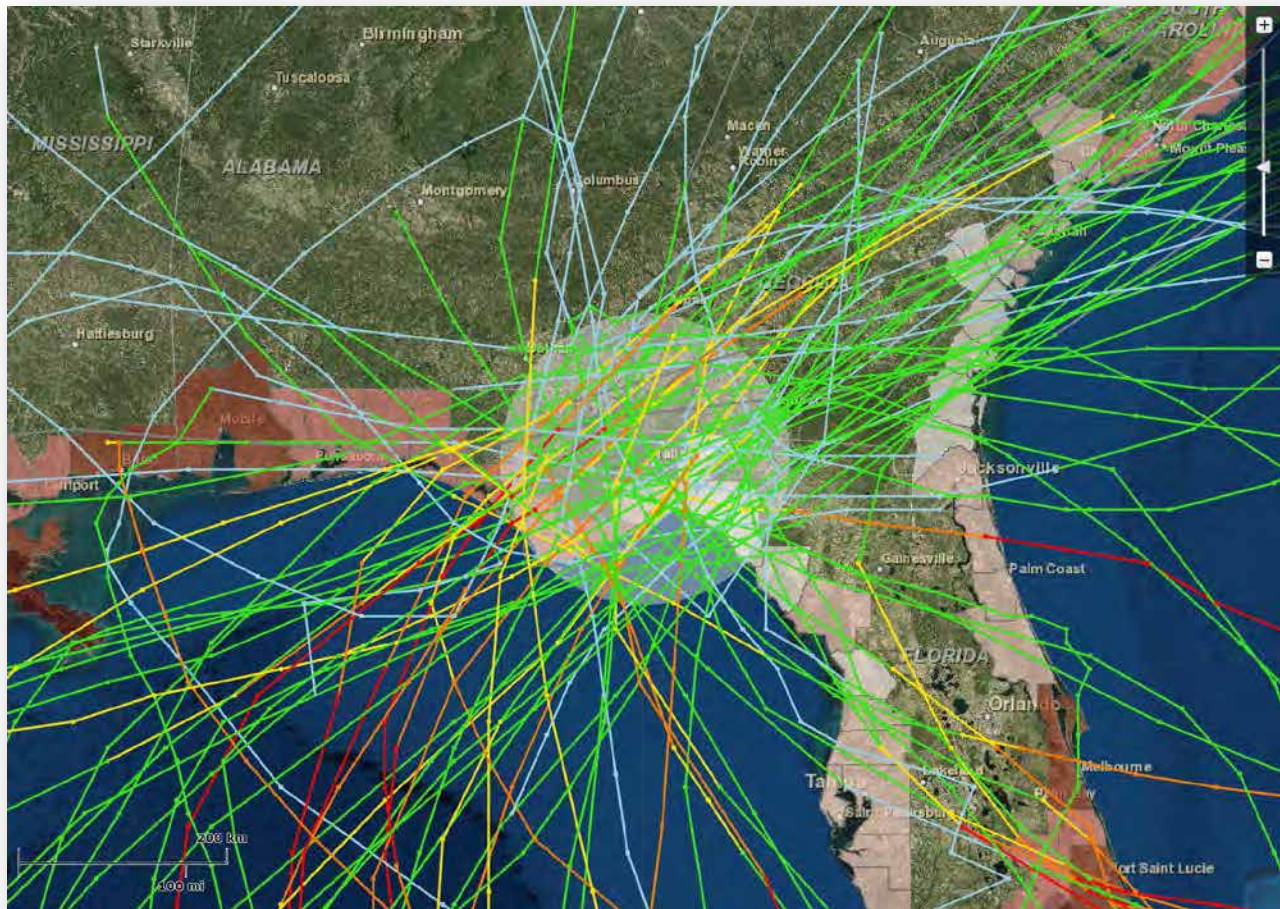
Table 2.8: Tropical Storms/Hurricanes within 65 Miles of Tallahassee since 1985.¹¹

Name	Date
Kate	Nov, 1985
Charley	Aug, 1986
unnamed	Aug, 1987
Marco	Oct, 1990
Beryl	Aug, 1994
Allison	June, 1995
Jerry	Aug, 1995
Josephine	Oct, 1996
Earl	Aug/ Sep, 1998
Georges	Sep/Oct, 1998
Bonnie	Aug, 2004
Frances	August/September 2004
Jeanne	September 2004
Tammy	October 2005
Alberto	June 2006
Fay	August 2008
Beryl	May/June 2012
Andrea	June 2013

Although the last few years have seen few such events passing through or very near Leon County, a major hurricane or tropical storm can be expected to impact the county every so often. The federal National Oceanographic and Atmospheric Administration (NOAA) has created an online database of historical hurricane tracks that includes all recorded storm events to date. The following map indicates the historical track of hurricanes passing within 65 miles of Leon County, 1985 – 2013.

¹¹Leon County Division of Emergency Management; NOAA, National Climate Data Center, 2009.

Figure 3: Historical Track of Hurricanes Passing within 65 miles of Leon County, 1985 – 2013.¹²



As this map clearly indicates, there have been many hurricanes and tropical storms passing through or near Leon County. These storms are more common than many people realize, and they can do significant damage even at relatively low intensities. Although Leon County's inland position affords some protection against flooding from storm surge, tropical storms and hurricanes can still produce localized flooding from heavy rainfall.

¹²NOAA Historical Hurricane Tracks, 2014, <http://csc.noaa.gov/hurricanes/#>.

Estimated Impacts, Probability, and Extent

A wide variety of residential, commercial, and public buildings, as well as critical facilities and infrastructure such as transportation, water, energy, and communication systems may be damaged or destroyed by several of the impacts associated with hurricanes. Wind and water are the most common hazards associated with hurricanes, and both can be tremendously destructive and deadly. These hazards include tornados, heavy rainfall, waves in coastal areas, and flooding. Since Leon County is not a coastal county, it is not subject to waves, but storm surges of sea levels can affect the southernmost part of the County as indicated in Figure 5 below, and flooding can occur in mapped floodprone areas of the County, as well as upland areas depending on the amount, rate, and duration of rainfall.

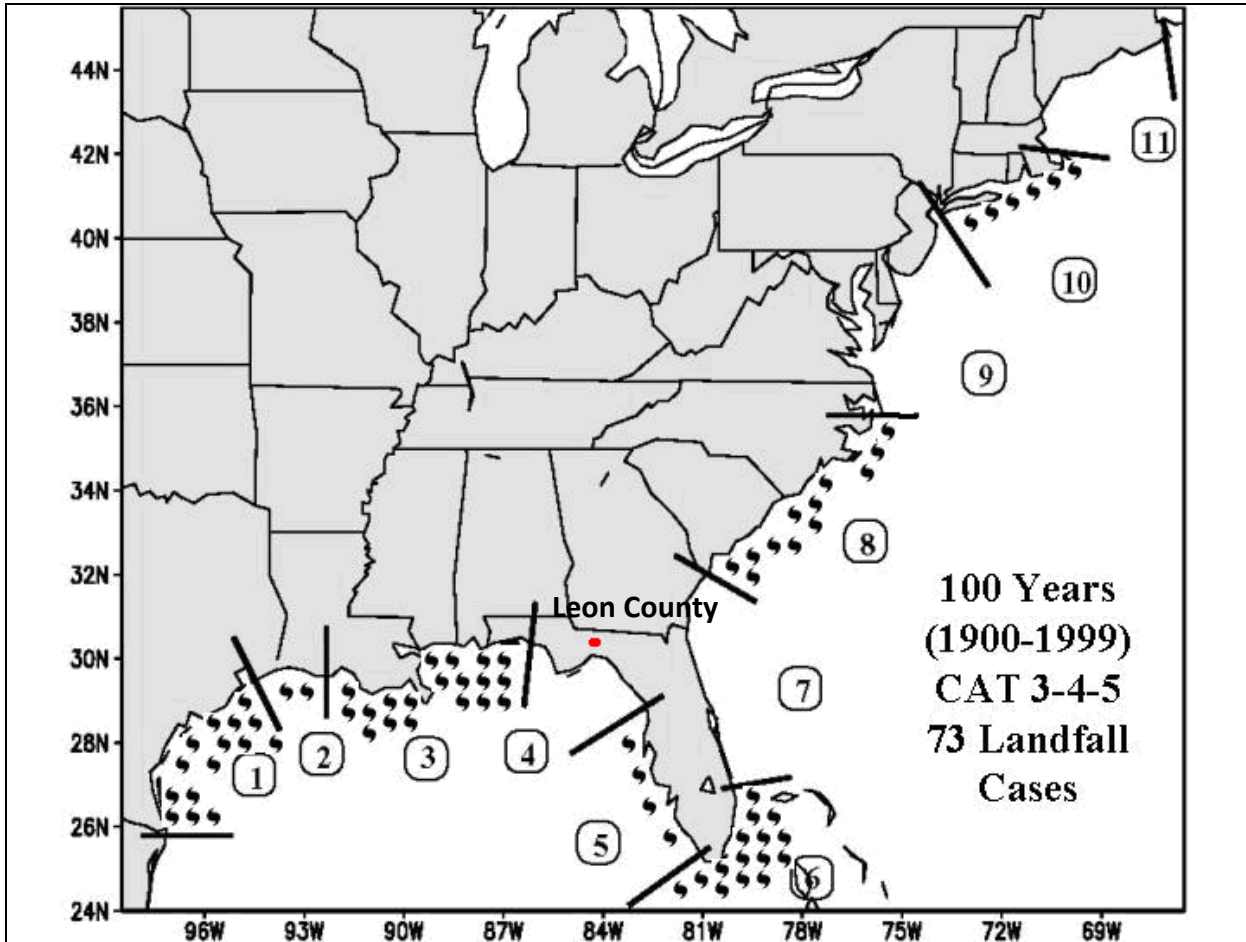
Probability of Landfall

The United States Landfalling Hurricane Probability Project is a joint effort between the Tropical Meteorology Project at Colorado State University (CSU), Fort Collins, CO and the GeoGraphics Laboratory at Bridgewater State College, Bridgewater, MA. Coordinated by Dr. William Gray, the project has calculated the tropical cyclone landfall and wind gust probabilities for the eastern United States coastline from Brownsville, Texas to Eastport, Maine. The United States Landfalling Hurricane Probability Project web page¹³ can help communities assess the statistical chances of high-winds resulting from tropical cyclones striking their particular region or county in any particular year.

The following figure displays the Landfall Probabilities Regional Map. This map displays the division of the Gulf and Atlantic Coasts into regions based on frequency of intense or major hurricane (Category 3 to 5 on the Saffir-Simpson scale) landfalls during the 20th century (1900-1999). Leon County is located in Region Four.

¹³United States Landfalling Hurricane Probability Project, <http://www.e-transit.org/hurricane/welcome.html>.

Figure 4: Landfall Probabilities Regional Map, 2014.¹⁴



The following tables display the tropical cyclone landfall and wind gust probabilities for Region Four and Leon County, Florida during 2014.

¹⁴Gray, W. Tropical Meteorology Research Project and GeoGraphics Laboratory, 2009

Table 2.9: 2014 Tropical Cyclone Landfall Probabilities by Region (Climatology in Parentheses), 2014.¹⁵

Region Number	Probability of 1 or More Named Storms Making Landfall in the Region	Probability of 1 or More Hurricanes Making Landfall in the Region	Probability of 1 or More Intense Hurricanes Making Landfall in the Region
4	20.2% (29.3%)	9.3% (13.9%)	1.0% (1.6%)

Table 2.10: Tropical Cyclone Landfall Probabilities by County (Climatology in Parentheses), 2014.¹⁶

County Name	Probability of 1 or More Named Storms Making Landfall in the County	Probability of 1 or More Hurricanes Making Landfall in the County	Probability of 1 or More Intense Hurricanes Making Landfall in the County	Probability of Tropical Storm-Force (>= 40 mph) Wind Gusts in the County	Probability of Hurricane-Force (>= 75 mph) Wind Gusts in the County	Probability of Intense Hurricane-Force (>= 115 mph) Wind Gusts in the County
Leon	2.5% (3.9%)	1.1% (1.7%)	0.1% (0.2%)	14.8% (21.9%)	4.1% (6.3%)	2.1% (1.6%)

Table 2.11: 50-Year Tropical Cyclone Landfall Probabilities by Region (Climatology in Parentheses), 2014.¹⁷

Region Number	50 Year Probability of 1 or More Named Storms Making Landfall in the Region	50 Year Probability of 1 or More Hurricanes Making Landfall in the Region	50 Year Probability of 1 or More Intense Hurricanes Making Landfall in the Region
4	>99.9%	>99.9%	54.8%

Table 2.12: Tropical Cyclone Landfall Probabilities by County, 2014.¹⁸

County Name	50 Year Probability of 1 or More Named Storms Making Landfall in the County	50 Year Probability of 1 or More Hurricanes Making Landfall in the County	50 Year Probability of 1 or More Intense Hurricanes Making Landfall in the County	50 Year Probability of Tropical Storm-Force (>= 40 mph) Wind Gusts in the County	50 Year Probability of Hurricane-Force (>= 75 mph) Wind Gusts in the County	50 Year Probability of Intense Hurricane-Force (>= 115 mph) Wind Gusts in the County
Leon	86.6%	57.6%	8.6%	>99.9%	96.5%	55.4%

Fifty-year probabilities were included in this study because most structures are built to last at least 50 years. Therefore, construction decisions on the cost of hurricane-protecting building materials should be based on the longer period if there is a significant likelihood of a hurricane making landfall over the lifespan of a residential or other building of value.

Table 2.13 indicates the probabilities of storm landfall by ten-day periods for the U.S. Gulf Coast (Regions 1-4). As previously noted, the most high-risk months for tropical storm and hurricane-related hazard activity are August and September.

¹⁵ United States Landfalling Hurricane Probability Project, <http://www.e-transit.org/hurricane/welcome.html>.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

Table 2.13: Probabilities of Storm Landfall by Ten-day Periods for Regions 1-4 (the Gulf Coast).¹⁹

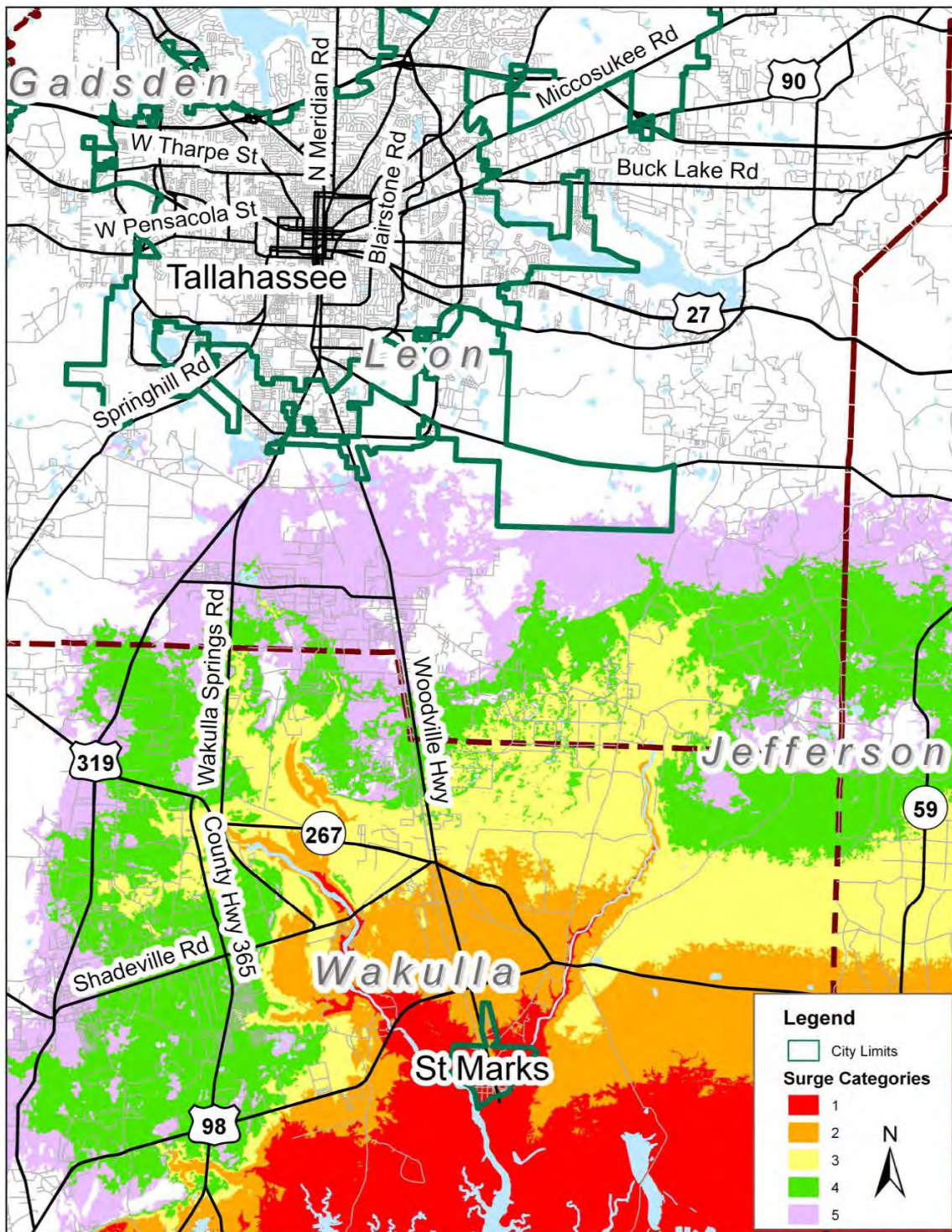
Date	Named Storm	Hurricane	Major Hurricane
Jan-May	1.4%	0.4%	0.2%
6/1-6/10	3.1%	1.6%	0.7%
6/11-6/20	4.8%	3.0%	1.7%
6/21-6/30	5.2%	4.3%	2.2%
7/1-7/10	4.7%	4.5%	2.7%
7/11-7/20	4.3%	4.6%	2.9%
7/21-7/31	5.1%	5.5%	5.1%
8/1-8/10	6.4%	7.2%	7.7%
8/11-8/20	7.7%	9.1%	10.9%
8/21-8/31	9.0%	10.3%	12.3%
9/1-9/10	10.5%	11.4%	13.5%
9/11-9/20	11.2%	11.3%	13.5%
9/21-9/30	10.3%	10.3%	12.1%
10/1-10/10	7.7%	7.7%	8.5%
10/11-10/20	4.8%	4.9%	4.3%
10/21-10/31	2.3%	2.2%	1.4%
11/1-11/10	1.0%	0.9%	0.2%
11/11-11/20	0.3%	0.3%	0.0%
11/21-11/30	0.2%	0.3%	0.0%
Dec	0.1%	0.2%	0.0%
Total	100%	100%	100%

Tables 2.9 and 2.10 indicate a relatively low probability of a tropical cyclone (tropical storm or hurricane) making landfall in 2014 in Region 4 (Big Bend coast of Florida) or Leon County. However, Tables 2.11 and 2.12 clearly indicate that over a 50-year period, there is an 86.6% chance of a named storm making landfall in Leon County, and a 55.4% chance of an intense hurricane (Category 3, 4, or 5 on the Saffir-Simpson scale, which could affect all of Leon County if it strikes the coast within 50 miles of the City of Tallahassee). The most anticipated hurricane events for Leon County and the City of Tallahassee include a slow-moving, category 1 hurricane with heavy rain, a faster-moving category 1 storm with a similar path to Hurricane Kate in 1985 and the devastating storm of 1877, or a Category 3 storm with the similar path.

Overall, based on these probabilities and the historical record, the probability of a hurricane or a tropical storm affecting Leon County and the City of Tallahassee is **occasional** as defined under Section 2.2.1 Risk. The following figure indicates vulnerability within Leon County to flood damage from a tropical cyclone storm surge.

¹⁹Gray, W. Tropical Meteorology Research Project and GeoGraphics Laboratory, 2009, <http://www.e-transit.org/hurricane/welcome.html>.

Figure 5: Estimated Hurricane Storm Surge within Franklin and Leon counties.²⁰



²⁰ Apalachee Regional Planning Council, 2009.

Storm surge appears in Leon County beginning with a Category 3 storm (see Maps 3-5). Affected areas include the southern portion of Leon County just north of Munson Slough and in the southeast along the St. Marks River.

Hazus-MH 2.0

FEMA's Hazus-MH 2.0 software is a nationally applicable standardized methodology that contains models for estimating potential losses from floods and hurricanes. This software allows users to conduct interactive queries, perform multivariate spatial analysis, edit data, create maps and present the results of all these operations in a consolidated report. Hazus-MH 2.0 was used to model and generate estimated potential losses for hurricane winds and flooding.

Hazus-MH 2.0 Hurricane Wind Model

The Hazus-MH 2.0 Hurricane Wind Model is an improvement over existing loss estimation models because it uses a wind hazard-load-damage-loss framework. New features in the Hazus-MH 2.0 Wind Model include:

- Commercial data has been updated to Dun & Bradstreet building valuations have been updated to R.S. Means and building counts are now based on census housing unit counts;
- An updated historic storms database that includes several existing historic storms;
- New coastal storm surge modeling capability that includes SLOSH and SWAN;
- Integration of the CDMS tool;
- NOAA hurricane advisory data is used to model storms with an adjustment feature for calculating building damage and loss;
- An updated probabilistic storm set that reflects updates to the Holland pressure profile model and filling model;
- An updated wind field model for user-defined storms; and
- A new vulnerability functions to permit calculation of additional losses to manufactured housing due to trees blow down.

Replacement costs were derived from Means Square Foot Costs for residential, commercial, industrial and institutional building occupancy classes. The Means publication is a nationally accepted reference on building construction costs, which is published annually. This publication provides cost information for a number of low-rise residential buildings, and for 70 other residential, commercial, institutional and industrial buildings. These are presented in a format that shows typical costs for each model building, showing variations by size of building, type of building structure and building enclosure. More detailed information on Hazus-MH 2.0 is available through FEMA at: www.fema.gov/plan/prevent/hazus/.

The LMS Working Group is aware of the release of Hazus 2.1. The principal enhancements incorporated into version 2.1 include compatibility with ArcGIS 10.0 and the ability of Hazus to take advantage of a 64-bit processing environment. In addition to the IT-related modifications, there were some changes to the wind field component of the Hurricane Model, and changes to return periods used in the Flood Module Average Annualized Loss methodology.

A Hazus 2.0 loss analysis using the Hurricane Module and the Flood Module were used to produce the Leon County Post Disaster Recovery Plan in 2012. This was a hybrid Level I – Level II approach that used

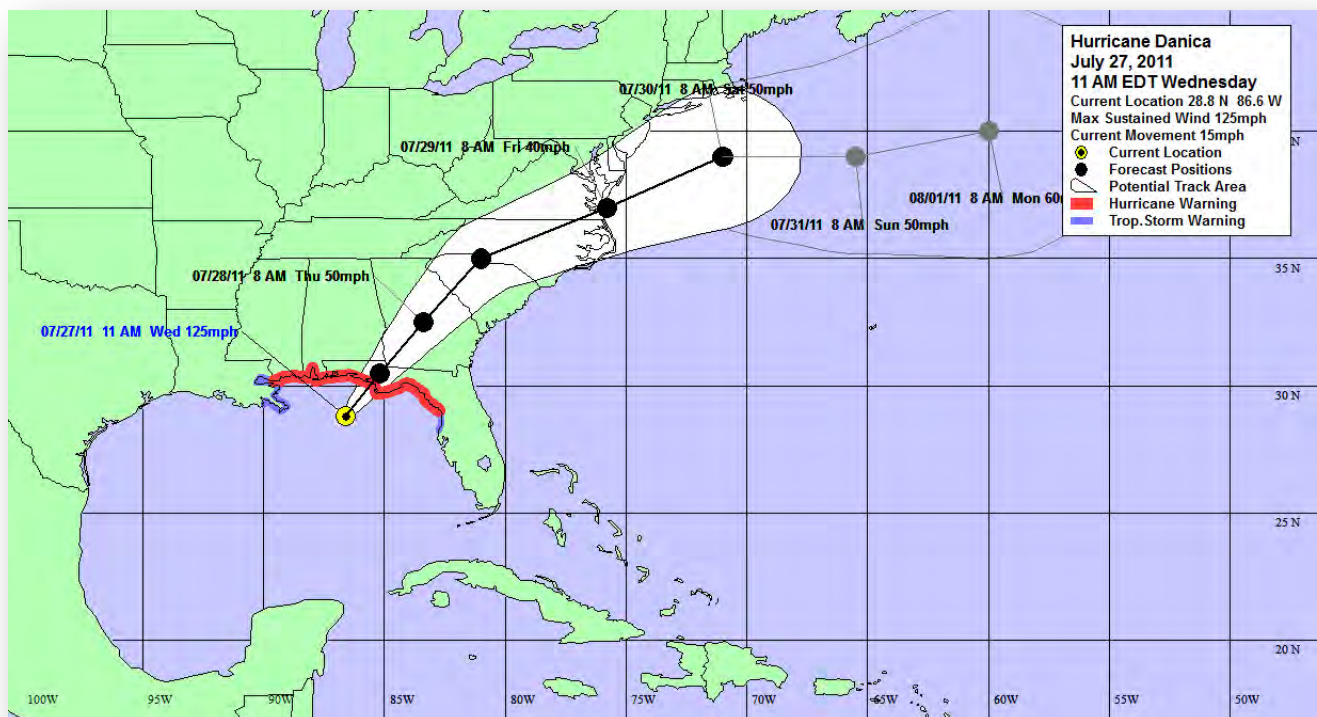
the default inventory data. Given that the Hazus 2.1 release contained no updates to the underlying Census data, or to the underlying inventory data, it was decided to use the results from the PDRP analysis for the LMS revision. This allows the local government to maintain consistency between these two documents.

A Hazus upgrade is pending that will include the use of the 2010 Census data and an upgrade to default inventory data. When this version becomes available, the operational practices the Tallahassee-Leon County Emergency Managers require that Hazus be rerun to reflect the more modern loss scenario. These results will be incorporated into Emergency Management best practices, and, additionally submitted to the LMS Steering Committee for their review. If direction is given, an addendum to the LMS will be provided using the new results.

Hazus Analysis and Results

For comparison purposes, the LMS Update Subcommittee agreed to use two deterministic scenarios to examine potential impact from a tropical weather event. The Tallahassee Office of the National Weather Service provided three tropical weather scenarios for input into the Hazus-MH 2.0 Wind Model. These scenarios included a slow moving, category 1 hurricane with heavy rain, a category 1 storm with a similar path to hurricane Kate and the devastating storm of 1877 and the same hurricane as a Category 3 storm. The figure below shows the path of the category 3 hurricane.

Figure 6: Model Category 3 Hurricane Path



Based on the default data included in Hazus-MH, which uses U.S. Census 2000 tract data and 2006 R.S. Means building valuations, there is an estimated 96,877 buildings with a total dollar exposure of over \$16 billion dollars in Leon County. The building count and dollar exposure, by property type, are listed in table below.

Table 2.14: General Building Stock in Leon County as of 2006.²¹

Property Type	Number of Properties	Value
Residential	71,205	\$12,174,373,000
Commercial	17,244	\$2,940,634,000
Government	2,131	\$372,588,000
Industrial	2,034	\$342,449,000
Education	1,647	\$278,244,000
Religious	2,423	\$407,518,000
Agriculture	291	\$46,716,000

The table below lists the facilities included in the Hazus-MH 2.0 model; whenever possible local data was used to augment the model data. The facilities identified with an asterisk (*) are considered to be “essential” facilities by FEMA and are included in calculating damages.

Table 2.15: Essential Facilities.²²

Facility	Data Source
Fire Stations*	Hazus and local GIS Data
Police Stations*	Hazus
EOCs*	Hazus and local GIS Data
Communications	Hazus
Medical Care Facilities*	Hazus
Schools*	Hazus and Local GIS Data
General Building Stock*	Hazus
Dams and Levees	Hazus
Highways	Hazus
Railways	Hazus
Bus	Hazus
Airport	Hazus
Wastewater Facilities	Hazus
Electric Generating Facilities	Hazus
Hazardous Materials	Hazus
Demographics	Hazus

²¹ Hazus-MH 2.0.

²² Ibid.

Category 3 Hurricane Deterministic Scenario

HAZUS-MH 2.0 calculates losses that are due to building and contents damage and monetary losses resulting from loss of function. Losses are not calculated for individual buildings, but instead are based on the performances of entire occupancy classes of buildings (i.e., residential, commercial and other).

Category 1 Hurricane Deterministic Scenario

The economic loss from a category 1 hurricane is significantly less than that of the same hurricane categorized as a category 3 storm. The Hazus model run estimated total property damages are \$178 million, but again the largest loss was to residences which accounted for 90% of the total loss. The number of households that may need long-term housing is also significantly less. Less than 15 residences will be significantly damaged in comparison with more than 1,350 from the same hurricane making landfall as a category 3 storm. The tables below display the economic loss and damage by property type from HAZUS-MH 2.0 for an impact from a category 1 hurricane.

Table 2.16: Economic Loss - Category 1 Hurricane.²³

Property Type	Value
Residential	\$147,949,000
Commercial	\$8,443,000
Industrial	\$555,000
Other	\$1,458,000
Business Interruption	\$19,217,000
Total Direct Economic Loss	\$177,622,000

Table 2.17: Damage by Property Type – Category 1 Hurricane.²⁴

Property Type	Moderate	Severe	Destruction
Residential	646	11	0
Commercial	86	3	0
Government	3	0	0
Industrial	8	1	0
Education	1	0	0
Religious	3	0	0
Agriculture	4	4	0

Slow Moving Category 1-2 Hurricane

This scenario had a completely different storm track than that of the deterministic scenario used above. In this scenario, the storm made landfall with the eye going directly over the City of Tallahassee. This scenario accounted for heavy driving rain and the damage associated with a slower moving tropical weather event. Total property damage losses totaled \$887 million with residential structures accounting for 77% of the total loss.

²³ Hazus-MH 2.0.

²⁴ Ibid.

Table 2.18: Economic Loss from Slow Moving Hurricane.²⁵

Property Type	Value
Residential	\$603,599,000
Commercial	\$101,407,000
Industrial	\$11,486,000
Other	\$33,249,000
Business Interruption	\$137,183,000
Total Direct Economic Loss	\$886,924,000

Based on the category 3 hurricane deterministic scenario input into HAZUS-MH 2.0, the model estimates that approximately 14,000 buildings will be moderately damaged and 325 buildings will be totally destroyed. The tables below display the estimated economic losses by property type and the estimated damage count also by property type.

Table 2.19: Economic Loss - Category 3 Hurricane.²⁶

Property Type	Value
Residential	\$815,451,000
Commercial	\$155,732,000
Industrial	\$19,667,000
Other	\$51,642,000
Business Interruption	\$209,048,000
Total Direct Economic Loss	\$1,251,540,000

Table 2.20: Damage by Property Type – Category 3 Hurricane.²⁷

Property Type	Moderate	Severe	Destruction
Residential	10,560	1,046	311
Commercial	1,203	307	6
Government	85	29	0
Industrial	258	86	3
Education	46	15	0
Religious	102	26	0
Agriculture	51	27	5

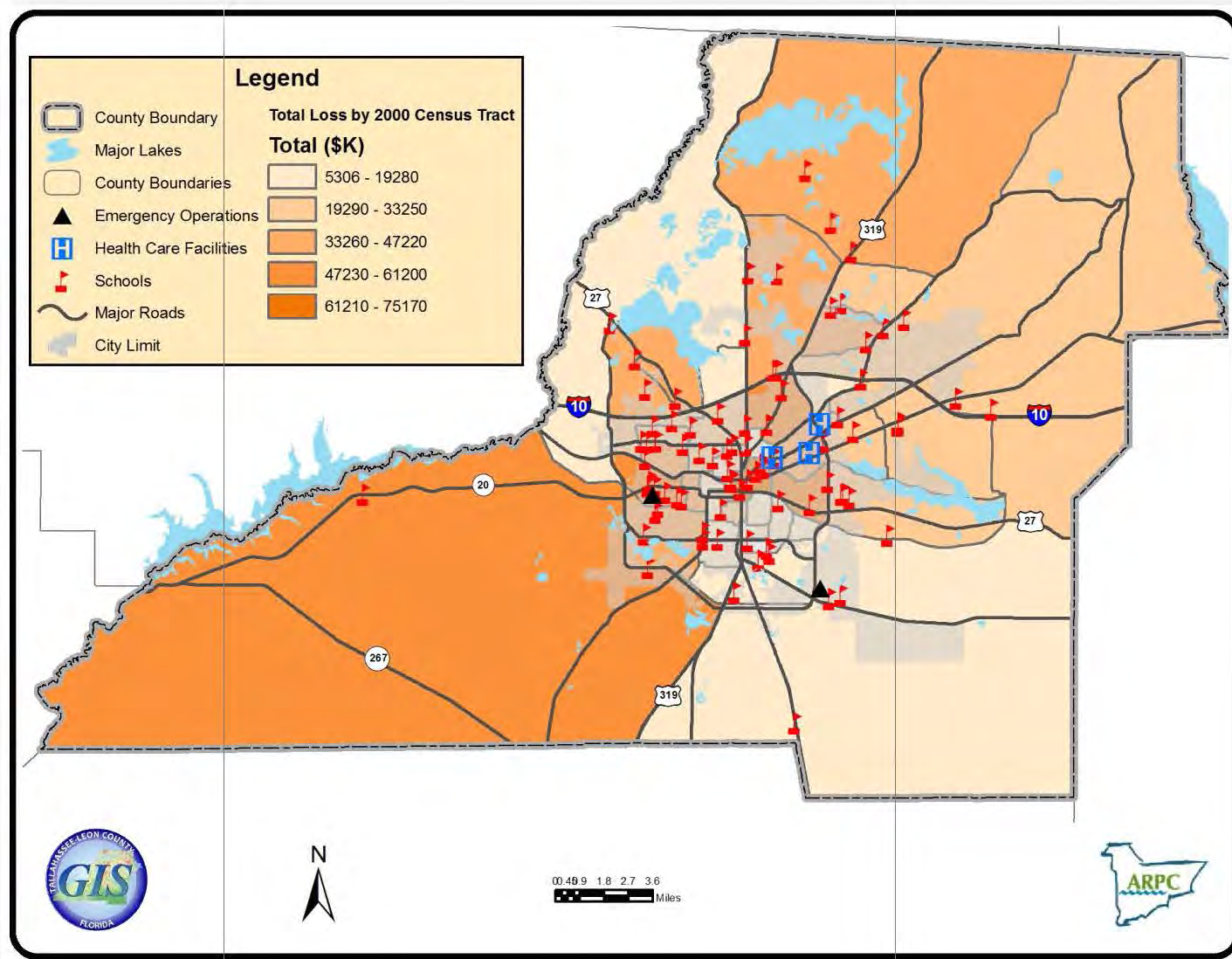
As indicated by Table 2.16, the total property damage losses were \$1.25 billion. As indicated by Table 2.17, the largest loss was sustained by residential occupancies which account for over 75% of the total loss. Approximately 1,375 residences will be damaged enough to displace those families for a lengthy duration of time. This will require both long-term housing and social services to be provided if these families are to remain in the community. The maps below display the extent of loss by census tract in both the county and the city for the hypothetical category 3 hurricane used for the HAZUS MH3 model.

²⁵ Ibid.

²⁶ Ibid.

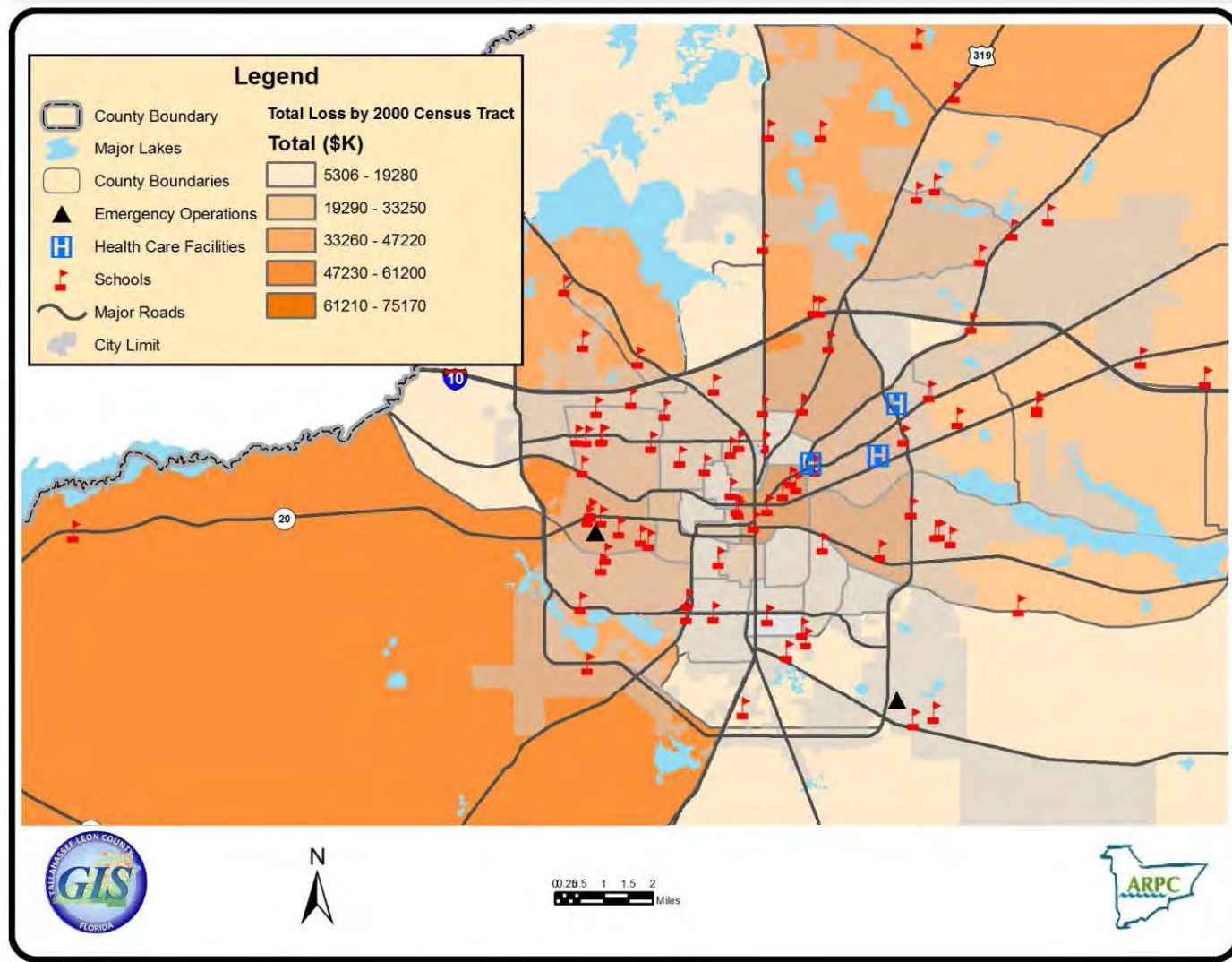
²⁷ Ibid.

Figure 7: Category 3 Hurricane Loss by Census Tract – Leon County.²⁸



²⁸ Hazus-MH 2.0. Losses are calculated for a hypothetical category 3 hurricane.

Figure 8: Category 3 Hurricane Loss by Census Tract – City of Tallahassee.²⁹



²⁹ Ibid.

Evacuation Behavior Analysis

According to the Apalachee Regional Evacuation Study published in 2010, 70% of the population residing in mobile or manufactured homes intends to evacuate for a category 3 hurricane while only 20% of the residents state they will leave if they live in a site built home. The majority of the evacuating population, 70% from site built homes and 50% from mobile or manufactured homes, state they will leave county while less than 10% intend to use public shelter. The table below display evacuation rates for Leon County.

Table 2.21: Leon County Evacuation Rates.³⁰

Housing Type	Storm Threat Scenario				
	Cat 1	Cat 2	Cat 3	Cat 4	Cat 5
Site Built	5%	10%	20%	25%	30%
Mobile or Manufactured Home	50%	55%	70%	80%	85%

Vulnerability Summary

Leon County and the City of Tallahassee are vulnerable to property damage from wind, water, and flooding resulting from hurricanes and tropical storms. Wind and water damages are highly correlated with storm intensity; property-specific and area-wide flooding is correlated with storm size and speed, and not necessarily intensity. Due to Leon County’s inland location, the majority of the damages will come from high winds.

Many areas within Leon County and the City of Tallahassee have a moderate to heavy tree cover. High winds can topple trees, which can damage structures and infrastructure. Since the majority of electric and telephone lines are aboveground (and many newer underground lines are primarily served by existing overhead lines), power outages are expected to occur in the presence of high winds and heavy rain. This is even more of an issue in the unincorporated areas served by Talquin Electric due to a denser canopy of trees. Blocked road access is also an important response/recovery debris issue.

Debris

Besides the damage severe weather (storm) events can produce, high winds can also create significant quantities of debris from downed trees, branches and damaged buildings. This debris can impede emergency management efforts; present a safety hazard for emergency and repair workers and citizens; and present significant storage and disposal issues.

A 1999 study by the Florida Department of Community Affairs was conducted to estimate how much debris may be produced by different storm intensities. The objective was to help local governments assess their capacity to collect and dispose of debris in the post-storm period. For this study, DCA utilized the TAOS model to estimate the number and type of parcels that will produce debris of 10 cubic yards/acre or more for each of the six storm intensities.³¹

³⁰ Apalachee Regional Evacuation Study, 2010.

³¹ Ten cubic yards of debris was selected as a threshold level for this analysis because it approximates the carrying capacity of a standard dump truck.

The data generated by the TAOS model are presented in Table 2.9. Structure types are classified as mobile homes, residential, commercial, and industrial. The winds produced by a tropical storm do not significantly contribute to the production of debris of more than 10 cubic yards/acre, as most parcels remain unaffected in the city and county. However, a Category 1 storm results in a significant increase in debris production. Affected parcel percentages for the study area range from 55-77 percent, while county percentages are much lower at 21-33 percent. This is probably due to fewer structures in the unincorporated areas. The most telling TAOS model prediction is that nearly 100 percent of all parcels will produce debris of 10 cubic yards/acre or more for the remaining storm intensities.

Table 2.22: Debris Produced by Tropical Storms and Hurricanes.³²

Structure Type	Debris Of 10 Cubic Yards Or More Per Acre ³³											
	Tropical Storm				Category 1 Storm				Category 2 Storm			
	City Parcels		Co. Parcels		City Parcels		Co. Parcels		City Parcels		Co. Parcels	
	#	%	#	%	#	%	#	%	#	%	#	%
Mobile Homes	2	<1	32	<1	396	55	1,081	21	724	100	5,194	99
Residential	623	2	199	<1	23,837	63	4,869	21	37,586	100	22,997	99
Commercial	11	<1	3	<1	1,658	68	154	44	2,432	100	352	99
Industrial	3	<1	1	<1	431	74	95	35	586	100	269	99
Govt./Educ.	9	<1	0	0	861	77	120	33	1,125	100	367	99

Following a major storm event, there is usually significant public pressure to reinstate electrical power as quickly as possible, among other services. Electric power makes possible air conditioning, lights, preservation of food, and use of computers and cell phones, which are increasingly essential infrastructure, especially in an emergency situation.

Actions that can be taken to mitigate the potential impact of debris on local transportation and power distribution systems include the replacement of aboveground lines with buried lines, and the trimming of trees around above-ground electrical infrastructure such as poles and power lines. However, burying power lines in existing developed areas can be time-consuming and expensive, as well as impact existing trees. Additionally, underground lines may cost more to service than above ground lines, although the rate of required service may be less.

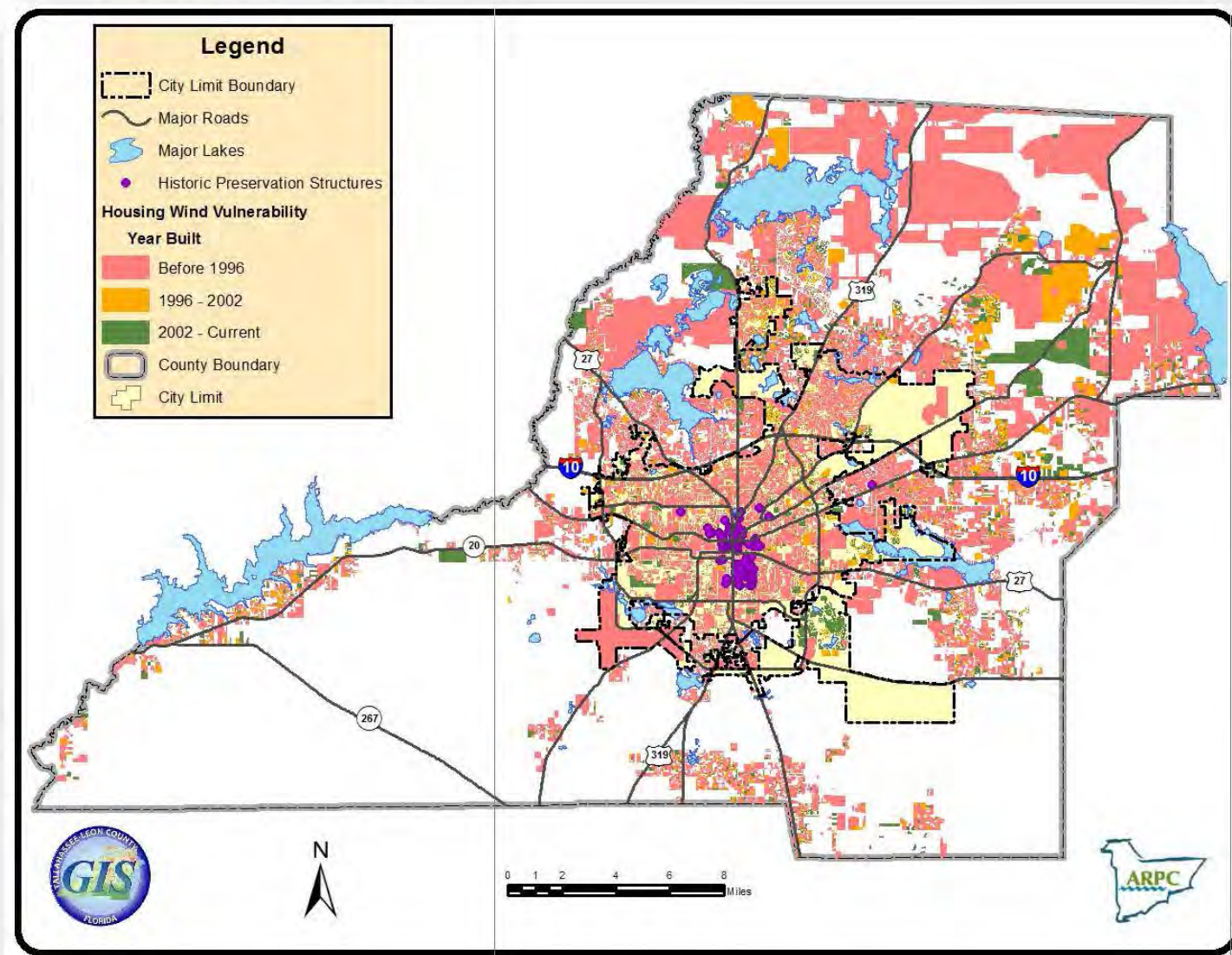
Trimming trees is regularly conducted by the City of Tallahassee. Many homeowners also trim trees on their property for the same reasons. Keeping trees trimmed and healthy is one of the single best actions homeowners and other property owners can take to mitigate the effects of major storms.

In 1951 the City of Tallahassee officially adopted the Southern Standard Building Code by ordinance as the first building code in the city. The Leon County Building Inspection Department was established in 1973 and the 1976 Standard Building Code was adopted. The 2001 Florida Building Code (FBC) was the first statewide code issued and was adopted by both the city and the county. Both the city and the county adopted and enforce the FBC which became effective March 1, 2009. Working with the Leon County Property Appraiser database and building officials from both the City of Tallahassee and Leon County, structural vulnerability was determined based on building codes in place in over the last six decades. The following maps indicate structural vulnerability based on the date of construction in the city and the county. They also include properties on the National Register of Historic Places.

³² Source: DCA, TAOS, 1999.

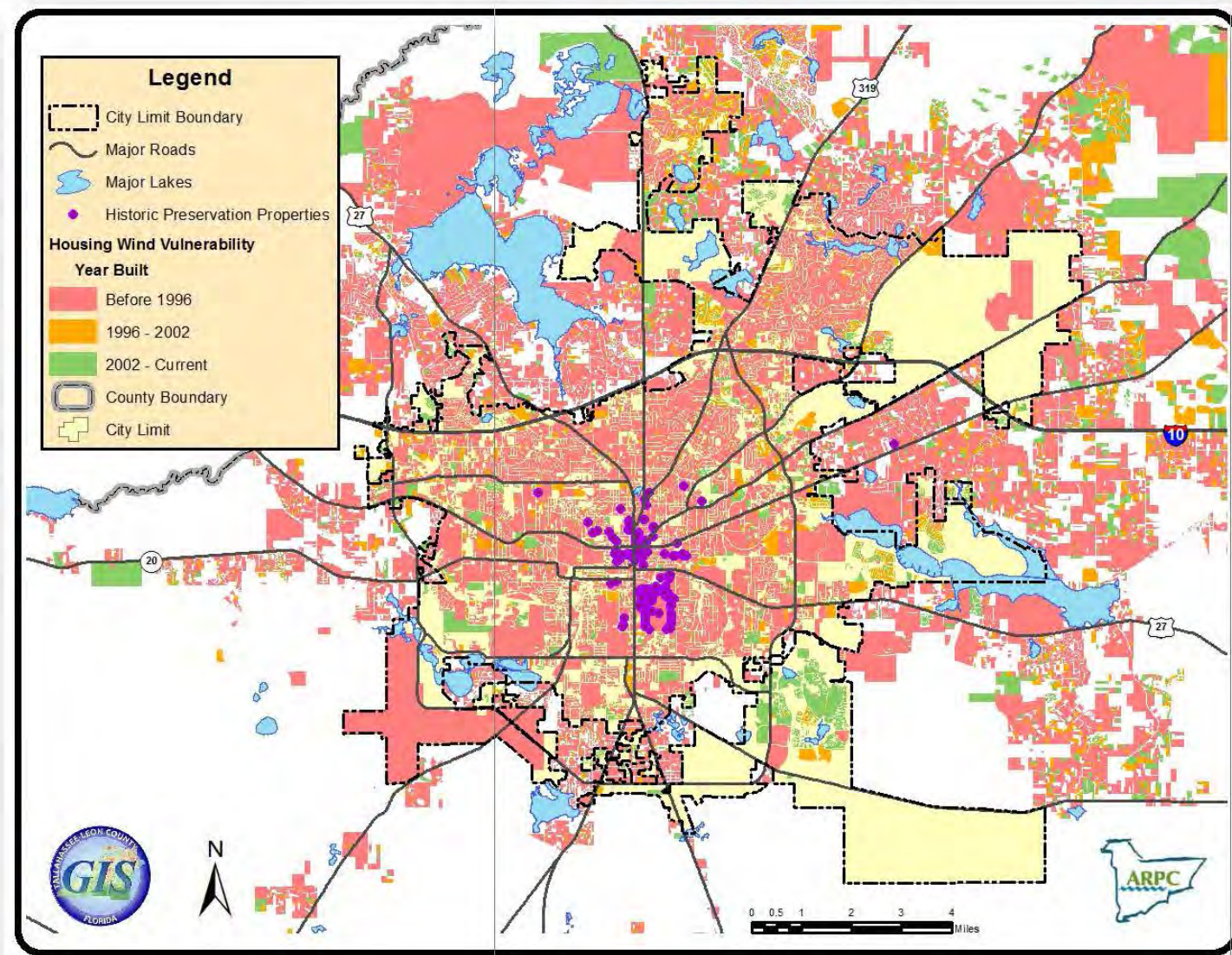
³³ All parcels are affected with 10 cubic yards or more of debris/acre in Category 3-5 storms.

Figure 9: Housing Vulnerability – Leon County.³⁴



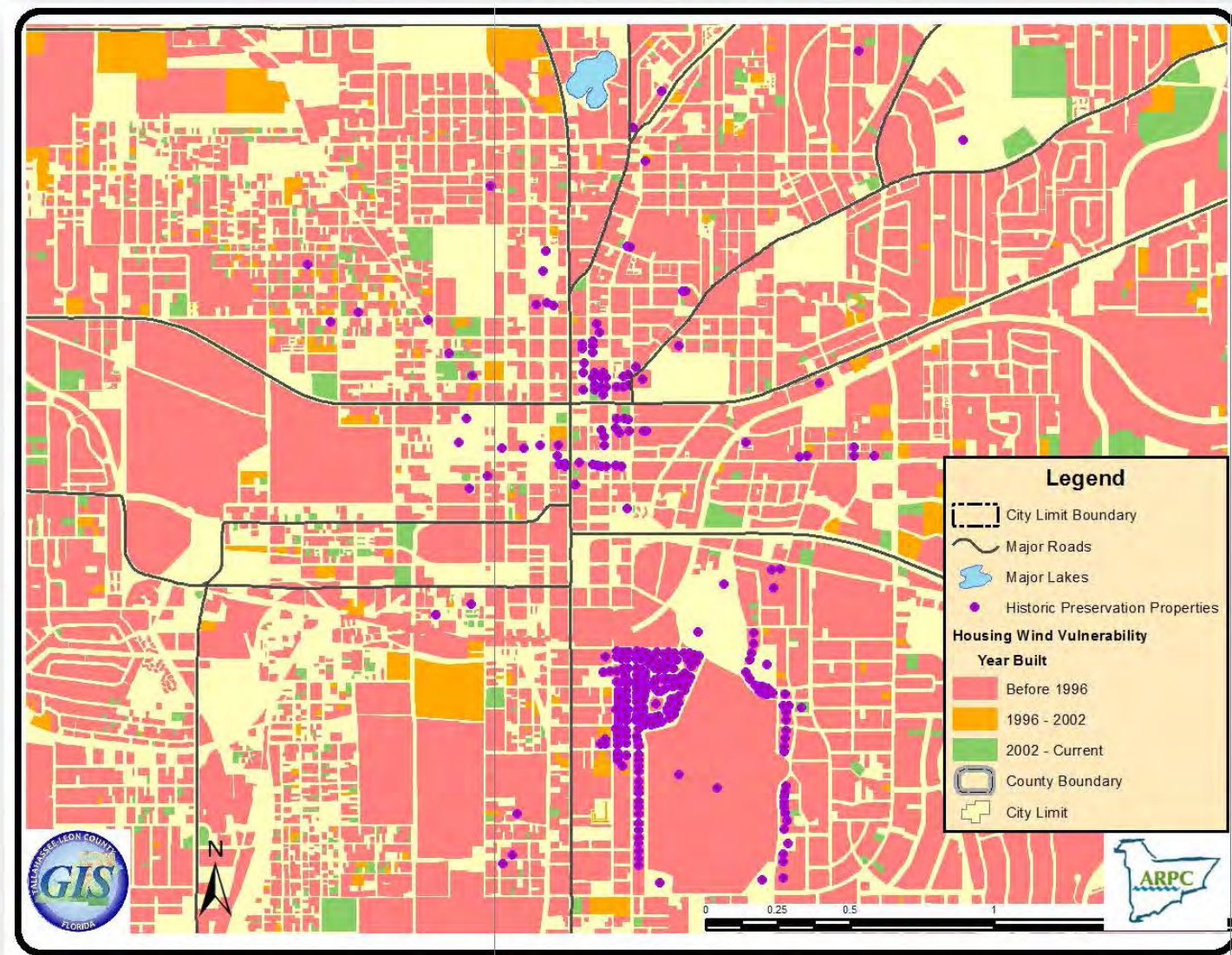
³⁴ Tallahassee – Leon County Geographic Information Systems.

Figure 10: Housing Vulnerability – City of Tallahassee.³⁵



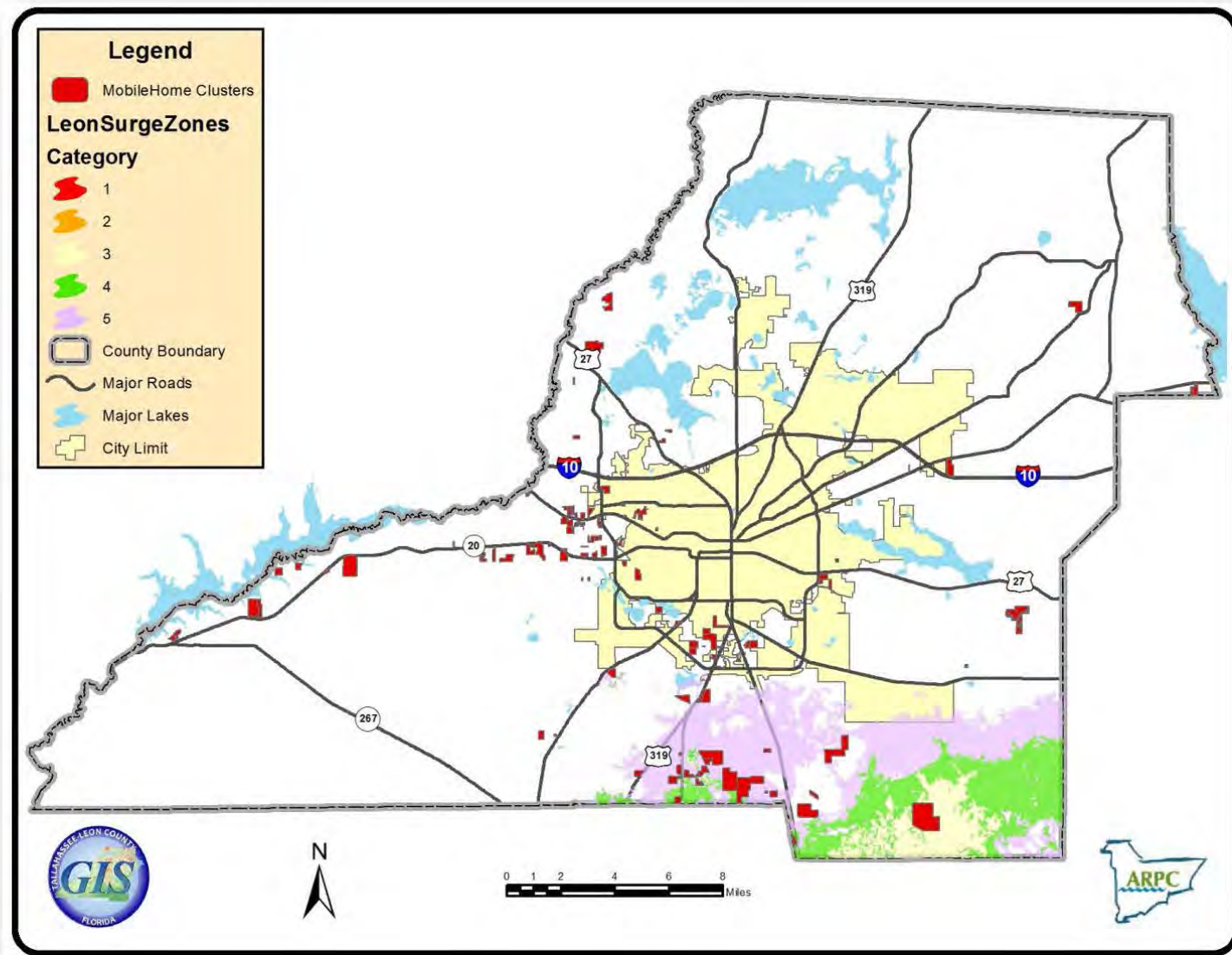
³⁵ Ibid.

Figure 11: Historic Properties in the City of Tallahassee.³⁶



³⁶ Ibid.

Figure 12: Mobile Home Cluster and Hurricane Storm Surge.³⁷



³⁷ Ibid.

Risk Assessment

Based on the historical data, the Tropical Meteorology Research Project, the U.S. Landfalling Hurricane Probability Project, and the Hazus analysis, hurricanes and tropical storms are classified as a **high risk** to Leon County residents. Historical records reveal tropical storm or hurricane -related damages occur with an average frequency of once every two years. Predictably, damage totals rise significantly with increased storm intensity.

2.3.2 Thunderstorms

General Description and Location

According to the National Oceanic and Atmospheric Administration (NOAA), a thunderstorm is a rain shower during which thunder is heard. Since thunder comes from lightning, all thunderstorms have lightning. A thunderstorm is classified as "severe" when it contains one or more of the following: hail three-quarters inch or greater; winds gusting in excess of 50 knots (57.5 mph); or a tornado.³⁸

The typical thunderstorm is 15 miles in diameter and lasts an average of 30 minutes. Nearly 1,800 thunderstorms are happening at any moment around the world. Thunderstorms are most likely to occur in the spring and summer months and during the afternoon and evening hours but they can occur year-round and at all hours of the day or night. Along the Gulf Coast and across the southeastern and western states, most thunderstorms occur during the afternoon.

Heavy rain from thunderstorms can lead to flash flooding. Strong winds, hail, and tornados are also dangers associated with some thunderstorms. Thunderstorms typically produce heavy rain for a brief period, anywhere from 30 minutes to an hour. About 10 percent of thunderstorms are classified as severe—one that produces hail at least three-quarters of an inch in diameter, has winds of 58 miles per hour or higher, or produces a tornado.³⁹ The Beaufort Wind Scale in Table 2.23 below is used to describe wind speeds associated with thunderstorms.

³⁸ NOAA National Severe Storms Laboratory, 2009, http://www.nssl.noaa.gov/primer/tstorm/tst_basics.html.

³⁹ FEMA, Thunderstorms, <http://www.fema.gov/kids/thunder.htm>.

Table 2.23: Beaufort Wind Scale.⁴⁰

Force	Wind (Knots)	WMO Classification	Appearance of Wind Effects	
			On the Water	On Land
0	Less than 1	Calm	Sea surface smooth and mirror-like	Calm, smoke rises vertically
1	1-3	Light Air	Scaly ripples, no foam crests	Smoke drift indicates wind direction, still wind vanes
2	4-6	Light Breeze	Small wavelets, crests glassy, no breaking	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	Gentle Breeze	Large wavelets, crests begin to break, scattered whitecaps	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Small waves 1-4 ft. becoming longer, numerous whitecaps	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	Fresh Breeze	Moderate waves 4-8 ft. taking longer form, many whitecaps, some spray	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger waves 8-13 ft., whitecaps common, more spray	Larger tree branches moving, whistling in wires
7	28-33	Near Gale	Sea heaps up, waves 13-20 ft., white foam streaks off breakers	Whole trees moving, resistance felt walking against wind
8	34-40	Gale	Moderately high (13-20 ft.) waves of greater length, edges of crests begin to break into spindrift, foam blown in streaks	Whole trees in motion, resistance felt walking against wind
9	41-47	Strong Gale	High waves (20 ft.), sea begins to roll, dense streaks of foam, spray may reduce visibility	Slight structural damage occurs, slate blows off roofs
10	48-55	Storm	Very high waves (20-30 ft.) with overhanging crests, sea white with densely blown foam, heavy rolling, lowered visibility	Seldom experienced on land, trees broken or uprooted, "considerable structural damage"
11	56-63	Violent Storm	Exceptionally high (30-45 ft.) waves, foam patches cover sea, visibility more reduced	
12	64+	Hurricane	Air filled with foam, waves over 45 ft., sea completely white with driving spray, visibility greatly reduced	

Hail

Hail is a dangerous by-product of thunderstorms. Hail is precipitation in the form of lumps of ice produced by convective clouds. Because hail needs convective clouds and strong updrafts to increase in size, hail storms are more frequent in warmer months (spring and early summer) when these conditions are present.⁴¹ The TORRO Hailstorm Intensity scale in Table 2.4 below describes typical damage associated with hail size.

⁴⁰ Beaufort Wind Scale, 2009, <http://www.spc.noaa.gov/faq/tornado/beaufort.html>.

⁴¹ National Weather Service website, <http://www.erh.noaa.gov/er/cae/svrwx/hail.htm>.

Table 2.24: TORRO Hailstorm Intensity Scale.⁴²

Classification	Intensity Category	Typical Hail Diameter (mm) [*]	Probable Kinetic Energy, J-m ²	Typical Damage Impacts
H0	Hard Hail	5	0-20	No damage
H1	Potentially Damaging	5-15	>20	Slight general damage to plants, crops
H2	Significant	10-20	>100	Significant damage to fruit, crops, vegetation
H3	Severe	20-30	>300	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored
H4	Severe	25-40	>500	Widespread glass damage, vehicle bodywork damage
H5	Destructive	30-50	>800	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Destructive	40-60		Bodywork of grounded aircraft dented, brick walls pitted
H7	Destructive	50-75		Severe roof damage, risk of serious injuries
H8	Destructive	60-90		(Severest recorded in the British Isles) Severe damage to aircraft bodywork
H9	Super Hailstorms	75-100		Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorms	>100		Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

* Approximate range (typical maximum size in bold), since other factors (e.g. number and density of hailstones, hail fall speed and surface wind speeds) affect severity.

Evidence indicates that maximum hailstone size is the most important parameter relating to structural damage, especially towards the more severe end of the scale. Hailstone shapes are also an important feature, as spiked or jagged hail can also increase some aspects of damage. Table 2.25 below describes the typical size and shape associated with TORRO hail codes.

Table 2.25: Hail Size and Diameter in Relation to TORRO Hailstorm Intensity Scale.⁴³

Size code	Maximum Diameter mm	Description
0	5-9	Pea
1	10-15	Mothball
2	16-20	Marble, grape
3	21-30	Walnut
4	31-40	Pigeon's egg > squash ball
5	41-50	Golf ball > Pullet's egg
6	51-60	Hen's egg
7	61-75	Tennis ball > cricket ball
8	76-90	Large orange > Soft ball
9	91-100	Grapefruit
10	>100	Melon

⁴² Tornado and Storm Research Organization, 2009 <http://www.torro.org.uk/TORRO/severeweather/hailscale.php>.

⁴³ Tornado and Storm Research Organization, 2009 <http://www.torro.org.uk/TORRO/severeweather/hailscale.php>.

Thunderstorms can occur anywhere within both Leon County and the City of Tallahassee. Hail is rare, but can be associated with thunderstorms in these same areas.

Historical Occurrences

Florida has the highest average precipitation of any state, in large part because afternoon thunderstorms are common in most of the state from late spring until early autumn. Hail can accompany the most severe thunderstorms.

Precipitation data collected over a 28.5-year period from the Tallahassee Municipal Airport weather station indicates an annual average of 64.59 inches, with 1964's 103.5 inches as the wettest year on record, and 90 inches of rain recorded in 1994. July is the wettest month and experiences rainfall of the highest average intensity. Summer provides the largest seasonal contribution, accounting for 35 percent of annual precipitation. The average storm for the period produced 0.7 inches, with average peak intensity recorded at just under 0.5 inches/hour. Airport weather station data was used to calculate the following expected frequencies and magnitudes of historic storm events of 24-hour duration:

2-year frequency:	4.7 inches
25-year frequency:	8.5 inches
10-year frequency:	7.5 inches
100-year frequency:	10.9 inches

The region has experienced multiple storms that have resulted in significant rainfall. In March of 1991, a 10 to 25 year event dumped 7.17 to 9.12 inches of rain during a 24-hour period. Prior to this, a similarly sized storm had not been recorded for 20 years, when 8.43 inches were recorded in 20 hours in July 1970. The most notable events for the study period occurred in September 1969, when 13.8 inches were recorded in a 74-hour period, and November 1972 when 1.64 inches fell within 15 minutes. Table 2.26 provides a summary of the most severe rainfall events recorded in Leon County and Tallahassee between 1958 and 2014. This is not a complete record of storms, but only the most severe. Thunderstorms are almost a daily occurrence in Leon County and the City of Tallahassee on summer afternoons, and they are common when cold fronts blow through in the winter.

The City of Tallahassee and Leon County experienced significant rainfall levels associated with tropical storms Alberto and Beryl and Tropical Depression #10 in 1994, hurricanes Bonnie, Frances and Jeanne in 2004, and T.S. Debby in 2012. The most recent storm event that caused flooding in many areas of Leon County and the City of Tallahassee occurred on April 30, 2014. A state of emergency was declared by the Governor for 26 counties, including Leon County. However, these events did not exceed in rank any event in Table 2.26.

Table 2.26: Severe Storm Events in Leon County by Rank, 1958 – 2014.⁴⁴

Rank	Date	Storm Depth	Storm Duration (Hours)	Peak 15-min. Intensity (Inches/ Hour)	Peak 1-Hour Intensity (inches/ Hour)	Estimated Design Storm (Frequency/ Duration)	Storm Name
1	September 8, 1968	6.52	2	6.48	4.83	155yr/1hr	
2	September 22, 1969	13.78	34	5.20	2.18	125yr/48hr	
3	June 11, 2001	10.58	45	5.68	4.53	115yr/1hr	T.S. Alison
4	March 3, 2002	11.58	10	3.48	2.40	105yr/4hr	
5	September 22, 2000	8.62	28	4.40	3.04	105yr/4hr	T.S. Helene
6	July 22, 1970	8.17	10	5.32	3.46	90yr/4hr	T.S. Becky
7	August 25, 2008	12.82	38	2.20	1.33	65yr/72hr	T.S. Fay
8	December 4, 1964	9.75	18	2.4	2.15	40yr/24hr	
9	July 18, 1964	9.86	26	4.20	3.44	40yr/2hr	
10	August 6, 2001	10.18	12	3.64	2.23	35yr/48hr	T.S. Barry
11	August 18, 1998	4.45	4	5.16	3.82	35yr/1hr	
12	March 3, 1991	9.46	7	2.64	1.91	35yr/24hr	
13	June 15, 1968	3.90	1	4.80	3.70	25yr/1hr	
14	March 2, 1994	8.21	6	3.12	1.49	25yr/8hr	
15	July 13, 1998	5.93	39	3.56	2.96	15yr/2hr	

According to data maintained by the NOAA National Climatic Data Center, 172 thunderstorm events occurred in Leon County between 01/01/2010 and 12/31/2014 (see Technical Appendix K).⁴⁵ Wind gusts associated with these events ranged from 41 to 60 knots. One fatality was recorded as a result of one of these events, and 52 of these events caused varying amounts of property damage.

The Leon County CEMP states an estimated one hundred and forty two (142) severe thunderstorm events endured in Leon County between 1971 and 2005 containing damaging winds of 58 miles per hour or greater and/or hail of ¾ of an inch or greater. According to these data, Leon County experienced 11 historical occurrences of hail damage between 1955 and 2002, and the City of Tallahassee experience two occurrences in that same time period. (Specific TORRO Hailstorm Intensity or other hail damage data for these jurisdictions are not available.)

Estimated Impacts, Probability, and Extent

The impacts of thunderstorms vary greatly based on the presence and degree of high winds, rain and/or hail, and the specific area affected by a storm. Recorded local impacts of thunderstorms include high winds breaking branches and topple trees, which can and have affected structures, roadways, vehicles, power lines, cable, and other critical infrastructure. High winds have brought down traffic lights, blown out windows in tall buildings, and grounded emergency services aircraft.

⁴⁴ City of Tallahassee, Stormwater Management Division, 2014.

⁴⁵ NOAA National Climatic Data Center, <http://www.ncdc.noaa.gov/>.

Microbursts, defined as a localized column of sinking air caused by a small and intense downdraft (the air does not spin like it does in the case of a cyclone or tornado), also occur within thunderstorms in Leon County. There are several instances where microbursts have brought down large trees and damaged property, including several homes in the Glendale neighborhood in 1996 and the roof of the Donald L. Tucker Civic Center in the early 2000s.

The rainfall associated with thunderstorms floods streets, drainage ditches, lakes, watercourses, and structures, particularly within floodprone areas within Leon County and the City of Tallahassee. Rainfall in sufficient amounts and/or duration can and has overwhelmed stormwater management facilities and conveyance systems. If this rainfall is within a closed basin, and if there is no route for this stormwater to drain (e.g., sinkhole), the accumulated stormwater can damage structures and other property.

The impacts of thunderstorms can also vary depending on where these events occur. However, since thunderstorms can occur anywhere in the County, all citizens, structures, and critical facilities and systems can potentially be affected by the effects of these storms.

Based on historical data, it is anticipated the probability of future events for this hazard would reflect the historical frequency of occurrences, and that Leon County and the City of Tallahassee or portions thereof could expect an average of approximately four severe thunderstorms per year containing damaging winds of 58 miles per hour or greater, rainfall exceeding one inch in an hour, and/or hail of $\frac{3}{4}$ of an inch or greater. The probability based on the historical record of a severe thunderstorm affecting Leon County and the City of Tallahassee is **highly likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Leon County and the City of Tallahassee have a record of county-wide vulnerability to property damage from flooding, hail, lightning, and tornados associated with thunderstorms. The vulnerability to these individual effects is described elsewhere in this document. Areas and features specifically vulnerable to flooding from severe thunderstorms include:

- 8,285 parcels identified as having at least a portion of their property in the 100-year floodplain (Table 2.29)
- Mobile homes and septic tanks in 100-year floodplains (Figures 21 and 22)
- Repetitive Loss properties
- All structures and facilities within Special Flood Hazard Areas, Non-Special Flood Hazard Areas, and Undetermined-Risk Areas as identified on local FIRM maps
- Unrecorded subdivisions, and subdivisions built before 1991-92
- Pineview Elementary School
- Belle Vue Middle School
- Flood Problem Areas as Identified in the Leon County Stormwater Master Plan (Table 2.30)
- Other flooded structures, properties, and local flooding areas identified by the City and County departments of public works.
- Parking areas adjacent to Leon High School and the FSU Flying High Circus.

Any structure, infrastructure component, or other facility that has adjacent large trees may have additional vulnerability to high winds associated with severe thunderstorms, as well as tornados. These include many older residential subdivisions in Leon County and the City of Tallahassee.

Citizens in Leon County and the City of Tallahassee who work outside and transient populations are also particularly vulnerable to severe thunderstorms. Tallahassee has two universities and a community college. There are approximately 65-70,000 students that attend one or more of these institutions. These students can be vulnerable to severe thunderstorms if they are in areas of the campus where there is no shelter. High school and middle school students may also be vulnerable if they are outside during such an event.

People participating in leisure activities such as fishing, camping, boating, soccer and golf are vulnerable to severe thunderstorms, as well as first responders, workers such as roofers or roofing, HVAC, or other building contractors, and large masses of people attending various outdoor events such as music or other festivals, political rallies, or sporting events. Locations within Leon County and the City of Tallahassee with a heightened vulnerability to thunderstorms include:

- All Leon County and City of Tallahassee parks, boat landings, golf courses, and greenways
- All open bodies of water in Leon County where boating is allowed
- All State of Florida wildlife management areas, forests, and parks in Leon County
- Outdoor recreational facilities (e.g., running tracks, stadiums, playing and sports fields) managed by the Leon County School Board, Florida State University, Florida Agricultural and Mechanical University, Tallahassee Community College, and charter and other private educational facilities
- Tops of parking decks, buildings (particularly in the downtown area), telecommunication towers, water towers, and other tall infrastructure.

Structures, infrastructure, and large trees lacking lightning mitigation features such as grounded lightning rods are also vulnerable to lightning strikes associated with thunderstorms.

Risk Assessment

Thunderstorms are classified in this LMS as a **medium risk** to Leon County and the City of Tallahassee.

2.3.3 Tornadoes

General Description and Location

Tornadoes are among the most violent storms on the planet. A tornado is a violently rotating column of air extending between, and in contact with, a cloud and the surface of the earth. The most violent tornadoes are capable of tremendous destruction with wind speeds of 250 miles per hour or more. In extreme cases, winds may approach 300 miles per hour. Damage paths can be in excess of one mile wide and 50 miles long.

The most powerful tornadoes are produced by “super-cell thunderstorms.” These storms are affected by horizontal wind shears (winds moving in different directions at different altitudes) that begin to rotate the storm. This horizontal rotation can be tilted vertically by violent updrafts, and the rotation radius can shrink, forming a vertical column of very quickly swirling air. This rotating air can eventually reach the ground, forming a tornado.

Severe thunderstorms can produce tornadoes, high winds, and hail—any of which can cause extensive property damage and loss of life. Thunderstorms form when warm, moist air collides with cooler, drier air. Since these masses tend to come together during the transition from summer to winter, most thunderstorms occur during the spring and fall months.

Tornadoes occasionally accompany tropical storms and hurricanes that move over land. Tornadoes are the most common to the right and front of the storm center path as it comes ashore. Tornadoes vary in terms of duration, wind speed and the toll that they take, Tornadoes are classified by their wind speed and destructiveness. According to the Tornado Project, the Fujita (or simple “F”) Scale of tornado intensity is used to rate the intensity of a tornado by examining the damage caused by the tornado after it has passed over a man-made structure. Table 2.27 below describes Fujita Scale ratings and the associated wind speeds and type of damage for each F-Scale tornado number.

Tornadoes can occur anywhere within both Leon County and the City of Tallahassee. They are relatively rare, but they have occurred in the past and are likely to occur in the future.

Table 2.27. Fujita Scale of Tornado Intensity.⁴⁶

F-Scale Number	Intensity Phrase	Wind Speed	Type of Damage Done
F0	Gale tornado	40-72 mph	Some damage to chimneys; breaks branches off trees; pushes over shallow-rooted trees; damages signboards.
F1	Moderate tornado	73-112 mph	The lower limit is the beginning of hurricane wind speed; peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off the roads; attached garages may be destroyed.
F2	Significant tornado	113-157 mph	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light object missiles generated.
F3	Severe tornado	158-206 mph	Roof and some walls torn off well-constructed houses; trains overturned; most trees in forest uprooted
F4	Devastating tornado	207-260 mph	Well-constructed houses leveled; structures with weak foundations blown off some distance; cars thrown and large missiles generated.
F5	Incredible tornado	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile sized missiles fly through the air in excess of 100 meters; trees debarked; steel re-enforced concrete structures badly damaged.
F6	Inconceivable tornado	319-379 mph	These winds are very unlikely. The small area of damage they might produce would probably not be recognizable along with the mess produced by F4 and F5 wind that would surround the F6 winds. Missiles, such as cars and refrigerators would do serious secondary damage that could not be directly identified as F6 damage. If this level is ever achieved, evidence for it might only be found in some manner of ground swirl pattern, for it may never be identifiable through engineering studies

Historical Occurrences

Tornados are a relatively infrequent occurrence in Leon County. Nevertheless, because it is situated less than 30 miles from the Gulf of Mexico, Leon County is vulnerable to tornado events primarily associated with hurricanes. Tornados associated with summer or winter storm fronts are rare. Nevertheless, tornados have occurred throughout Leon County and have developed from severe storm systems over land. Populations especially vulnerable are those residing in older manufactured homes and substandard site built homes.

There have been sixteen reported tornados in Leon County from 1945-2006 including an F1 tornado that damaged the Tallahassee-Leon County Civic Center and the South Ride Road area on November 11, 1995. Table 2.28 lists all of the reported tornado sightings for Leon County from 1950 through 2014.

A study by Global Institutional Solutions (GIS) reported a total of 19 tornados documented in Leon County for the period 1950-2013.⁴⁷ This number may be considered conservative since many tornados may briefly touchdown in unpopulated areas and go unreported. The GIS study presented a table of

⁴⁶ The Tornado Project Online, 2009. <http://www.tornadoproject.com/fscale/fscale.htm#top>.

⁴⁷ Global Institutional Solutions, 2014

recorded tornados by Fujita scale in Florida which indicates that there is an inverse correlation between the intensity and occurrences of tornados. However, as a tornado increases in scale, its power to destroy property, inflict injuries, and create fatalities increases dramatically.

No tornados reported at a F3 scale or higher have been reported to date in Leon County. This is also true for Gadsden, Liberty, Wakulla and Jefferson counties. Based on historic records, tornadic activity within this region has resulted in a total of eleven injuries and two fatalities. Leon County has been fortunate in this regard, as there have been no reported tornado-related deaths or and only 2 injuries within the county during the last 60 years. Table 2.28 details historical occurrences of tornado events in Leon County from 1950 through 2014.

Table 2.28: Leon County Tornado History, 1950-2014.⁴⁸

#	Date	F-scale	Dead	Injured
1	January 28, 1952	F2	0	0
2	December 6, 1953	F2	0	0
3	April 10, 1960	F2	0	0
4	June 10, 1965	F0	0	0
5	March 28, 1972 (2)	F2	0	1
6	May 22, 1976	F0	0	0
7	May 16, 1983	F1	0	0
8	May 2, 1985	F0	0	0
9	June 9, 1989 (3)	F0	0	0
10	November 11, 1995	F1	0	0
11	August 12, 2003	F0	0	0
12	September 16, 2004	F0	0	0
13	December 5, 2005	F0	0	0
14	March 7, 2008	F1	0	1
15	June 4, 2009	F0	0	0
16	December 9, 2009	F0	0	0
17	April 7, 2014	F0	0	0

The aforementioned GIS study also ranked Florida counties by incidence of tornados. Leon County was ranking #52 out of 67 total counties.

Estimated Impacts, Probability, and Extent

Extensive damage to infrastructure, public and private property can be expected and has occurred locally from tornados. Wind damages from tornados have devastating potential, particularly for

⁴⁸ Storm Prediction Center, National Weather Service, National Oceanic and Atmospheric Administration.

manufactured homes. Tornadoes can break branches and topple trees, which can affect structures and other property such as automobiles, power lines, and other critical infrastructure. Tornadoes can also affect traffic lights, blow out windows, and ground emergency services aircraft. Since tornadoes can occur anywhere in the County, all citizens, structures, and critical facilities and systems can be potentially affected.

Tornadoes in Leon County have caused two injuries recorded between 1950 and 2014. On March 7, 2008, a category F1 (maximum wind speeds 73-112 mph) tornado injured one person and caused \$1 million in damages.⁴⁹ There were several tornadoes reported during the Florida Severe Storms event from March 26, 2009 to May 5, 2009. This was a declared a Major Disaster (DR-1831).⁵⁰

Historical records reveal the frequency of tornadoes is approximately once every four years in Leon County. This frequency is roughly the midpoint for occurrences in the Big Bend area counties. Based on the information presented in Table 2.28, there were ten F0 tornadoes, three F1 tornadoes, and four F2 tornadoes recorded in Leon County between 1950 and 2011. The area affected by tornadoes is relatively small, depending on their speed, size, and height above ground, but these effects can be significant.

Based on these historical records, Leon County and the City of Tallahassee can expect an F0 tornado at least once every four years. The worst case scenario would be an F2 tornado once every 16 years. The potential extent of these impacts from these anticipated events are summarized above in Table 2.27. However, the exact extent depends on where a tornado may touch down and how long it lasts. Because tornadoes can occur anywhere within the county, all citizens, structures, and critical facilities are at risk and may be affected.

When compared to other Florida counties, the probability of a tornado in Leon County is low. Nevertheless, as population and development increases, the risk of property damage, injuries, and fatalities increases. Overall, the probability based on the historical record of a tornado affecting Leon County and the City of Tallahassee is **likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Because tornadoes often cross jurisdictional boundaries, all existing and future buildings, facilities and populations within Leon County and the City of Tallahassee are considered to be exposed to this hazard, and so could potentially be impacted. Residents living in manufactured housing, including single structures and clusters, are more vulnerable than those living in permanent structures. Mobile home clusters are identified in Figure 21.

Citizens in Leon County and the City of Tallahassee who work outside and transient populations are also particularly vulnerable to tornadoes. Tallahassee has two universities and a community college. There are approximately 65-70,000 students that attend one or more of these institutions. These students can be vulnerable to tornadoes if they are in areas of the campus where there is no shelter. High school and middle school students may also be vulnerable if they are outside during such an event.

People participating in leisure activities such as fishing, camping, boating, soccer and golf are vulnerable to tornadoes, as well as first responders, workers such as roofers or roofing, HVAC, or other

⁴⁹ http://www.city-data.com/county/Leon_County-FL.html#ixzz3WH7FWob1.

⁵⁰ Ibid.

building contractors, and large masses of people attending various outdoor events such as music or other festivals, political rallies, or sporting events.

Other locations within Leon County and the City of Tallahassee with a heightened vulnerability to tornados include:

- All Leon County and City of Tallahassee parks, boat landings, golf courses, and greenways
- All open bodies of water in Leon County where boating is allowed
- All State of Florida wildlife management areas, forests, and parks in Leon County
- Outdoor recreational facilities (e.g., running tracks, stadiums, playing and sports fields) managed by the Leon County School Board, Florida State University, Florida Agricultural and Mechanical University, Tallahassee Community College, and charter and other private educational facilities
- Tops of parking decks, buildings (particularly in the downtown area), telecommunication towers, water towers, and other tall infrastructure.

Residents living or working in structures that have large, adjacent trees, or critical facilities or infrastructure such as power lines and traffic lights, or in densely residential and other developed areas, have increased vulnerability to the high winds, flying debris, and sudden changes in air pressure associated with tornados. These include many older residential subdivisions in Leon County and the City of Tallahassee.

Risk Assessment

Based on the historical record, the potential damage, and the size and breadth of the urban area of Tallahassee, tornado events are considered a **medium risk** to Leon County and the City of Tallahassee.

2.3.5 Lightning

General Description and Location

Lightning is a sudden electrostatic discharge during an electric storm between electrically charged regions of a cloud, between clouds, or between a cloud and the ground. A lightning flash is referred to as a strike if it hits an object on the ground. Although lightning is always accompanied by the sound of thunder, distant lightning may be seen but may be too far away for the thunder to be heard.⁵¹

Lightning can strike up to 10 miles from a thunderstorm. If an individual can hear the rumble, a bolt is close enough to hit.

Lightning is associated with thunderstorms. Florida is commonly subject to strong weather systems as the result of sea breezes that move inland from the ocean and settle over the moisture-rich atmosphere of the peninsula and other coastal areas. These sea breezes are like weak cool fronts that push toward the hot land in the interior. The temperature differential creates the ideal conditions for thunderstorm development, and lightning. Thunderclouds and showers form along the boundaries and become stronger when the east-west sea breezes collide in the middle of the state. Lightning can occur anywhere within Leon County and the City of Tallahassee.

Historical Occurrences

The NOAA National Climatic Data Center recorded 901,381 lightning flashes in Florida in 2012, and indicated that Florida averages about 1.4 million lightning strikes a year.⁵²

Because of this prevalence of strikes, Florida tops the national list for lightning deaths with 471 deaths between 1959 and 2013.⁵³ According to the NOAA National Climatic Data Center, 52 fatalities from lightning were recorded in Florida between 2003 and 2012.⁵⁴ There are no recorded fatalities from lightning in Leon County.

Lightning strikes are recorded when they cause damage, including wild or structural fires. According to data maintained by the NOAA National Climatic Data Center, seven lightning strike events occurred in Leon County between 01/01/2010 and 12/31/2014 (See Technical Appendix L).⁵⁵ No injuries or fatalities were recorded as a result of these events, and all of these events caused varying amounts of property damage.

The Tallahassee Fire Department has recorded 75 structure fires resulting in nearly \$1.5 million of property damage caused by lightning strikes from 2004-2009.⁵⁶ There are six recorded wildfires of varying sizes that were started by lightning in the time period of July 2010 to late May of 2012.⁵⁷ On June 8, 2014, there were three structure fires created by lightning in the City of Tallahassee.⁵⁸

⁵¹ <http://en.wikipedia.org/wiki/Lightning>.

⁵² NOAA National Climatic Data Center, <http://www.ncdc.noaa.gov/>.

⁵³ http://articles.orlandosentinel.com/2013-07-05/news/os-lightning-deaths-florida-20130705_1_lightning-alley-lightning-deaths-john-jensenius.

⁵⁴ NOAA National Climatic Data Center, <http://www.ncdc.noaa.gov/>.

⁵⁵ Ibid.

⁵⁶ Tallahassee Fire Department, 2009.

⁵⁷ Florida Department of Agriculture and Consumer Services, <http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Wildland-Fire/Resources/Wildland-Fire-Daily-Report-for-Florida>.

⁵⁸ National Weather Service Weather Forecast Office, <http://www.srh.noaa.gov/tae/?n=LSRTAE_060914>.

The following figure indicates lightning fatalities by state from 1959 through 2013. Florida has the most fatalities. An additional six fatalities were recorded in Florida in 2014. This is twice that recorded in Wisconsin that year, but it does not change the relative 2013 ranking.

Figure 13: Lightning fatalities by state 1959-2013.⁵⁹

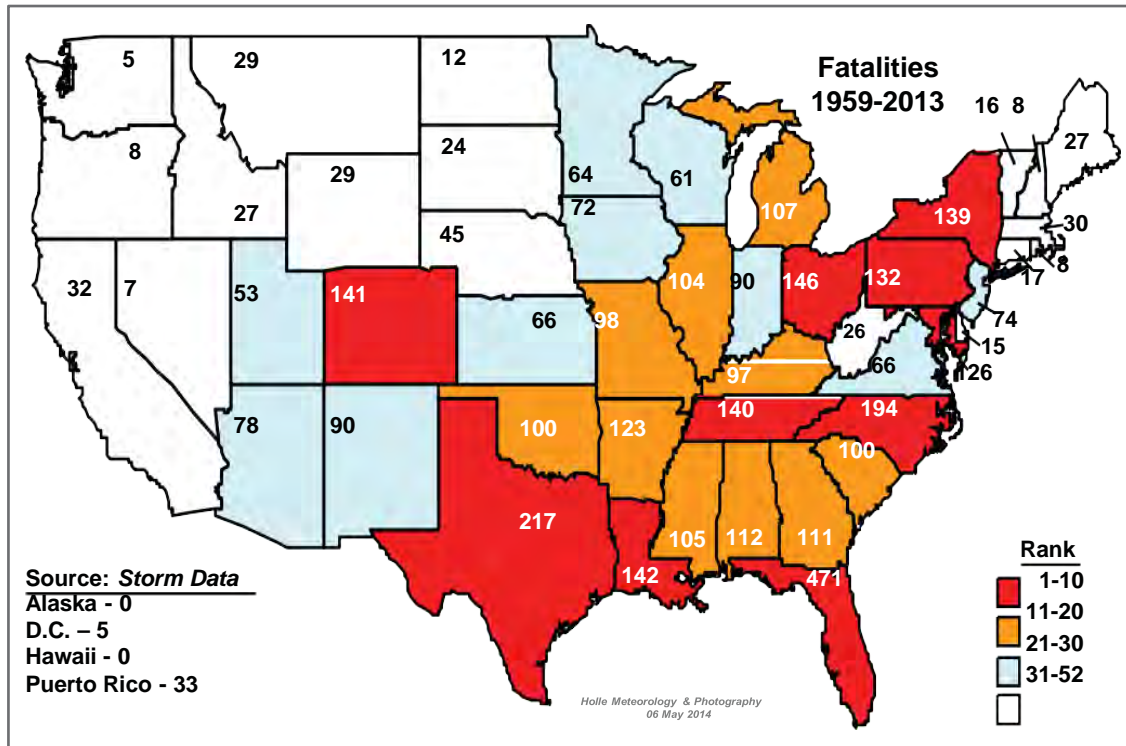


Figure 14 is a lightning flash density map of Leon County that indicates the annual average Cloud to Ground (CG) lightning flashes per square kilometer per year, a standard measure of total lightning activity.

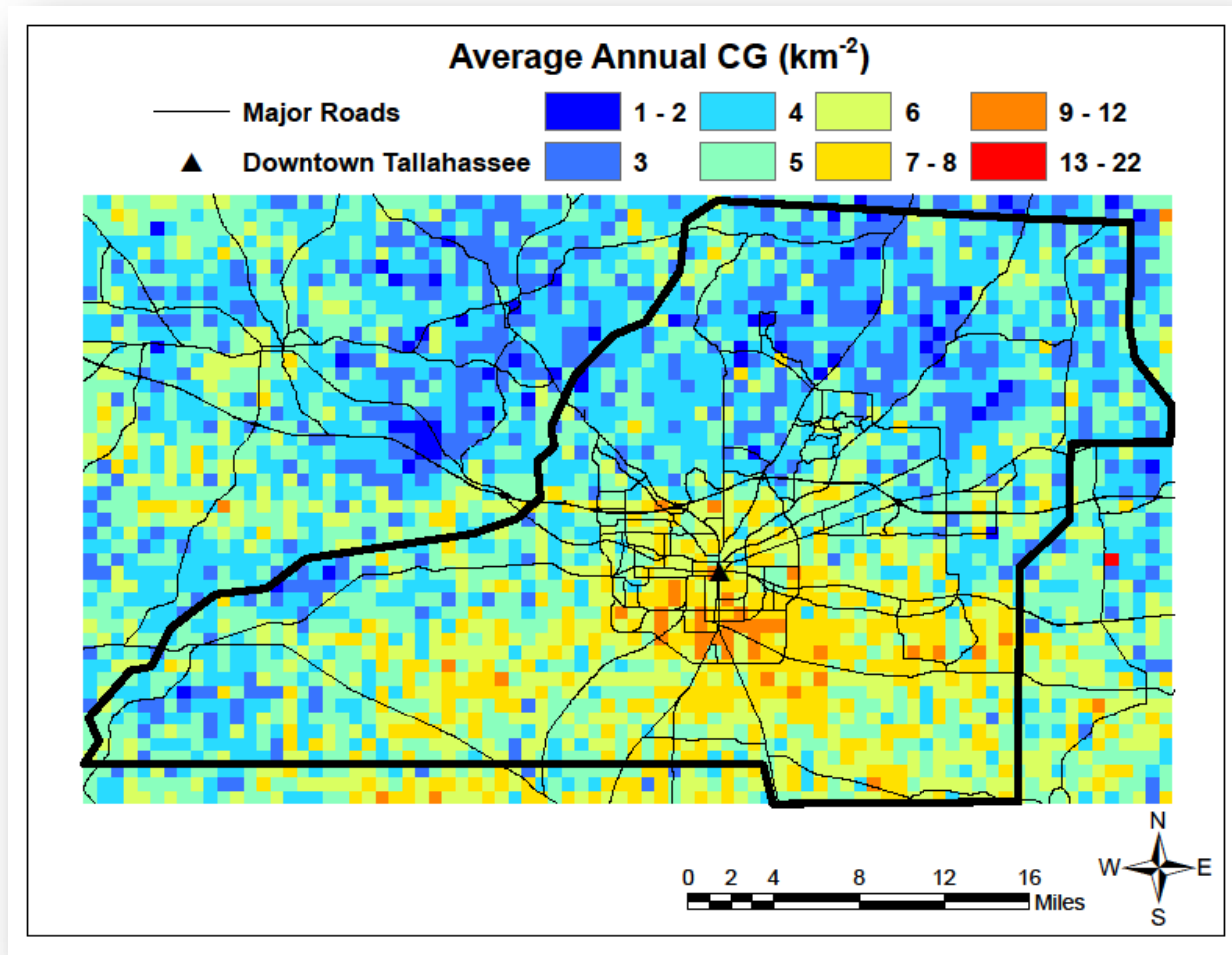
Estimated Impacts, Probability, and Extent

Lightning is a serious hazard, and can cause injuries and fatalities. On average, 73 people are killed each year by lightning in the U.S. Florida typically leads the nation in lightning deaths and injuries with an average of 9 deaths and 60 injuries directly due to lightning each year. Lightning fatalities are often associated with individuals who are outside for various reasons.

Lightning also causes forest and structure fires. Lightning can blow out electrical systems and other infrastructure, kill trees, and cause physical damage to structures.

⁵⁹National Weather Service, <http://www.crh.noaa.gov/lx/?n=summerweathersafetyweek>.

Figure 14: Lightning Flash Density Map of Leon County, Florida.⁶⁰

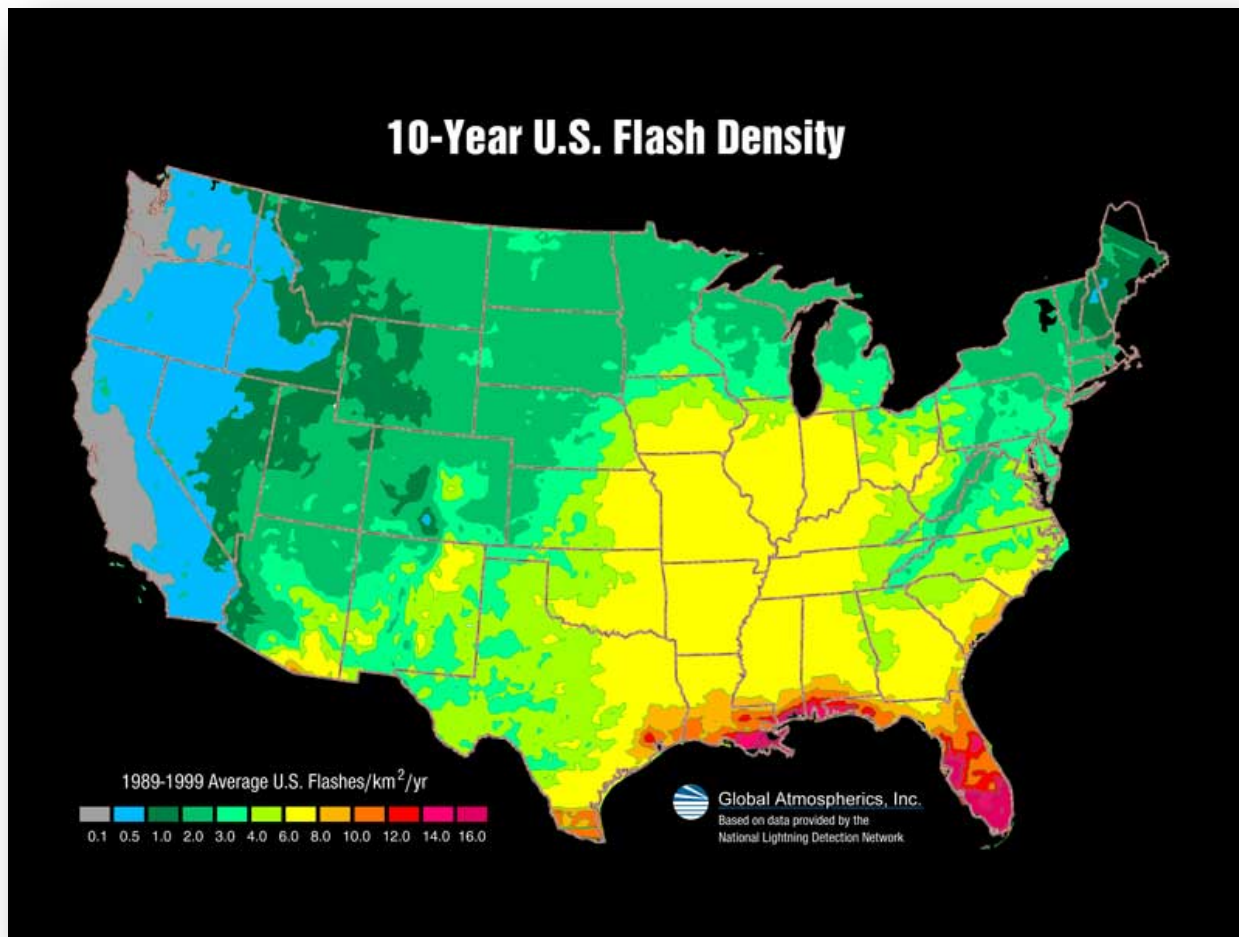


The average annual number of CG flashes ranges within the county from 1-2 to 9-12, depending on location. The southern portions of the urban area of Tallahassee, as well as several large areas south of the city, are more prone to lightning than other areas within the county.

The following figure indicates however that Leon County has a substantially lower flash density than coastal areas and the interior of Central Florida.

⁶⁰ Florida State University, Department of Meteorology.

Figure 15: 10-year U.S. Flash Density⁶¹



Lightning can occur anywhere in Leon County and the City of Tallahassee. Therefore, all citizens, structures, and critical facilities and systems can be potentially affected.⁶² However, the vulnerability is heightened in certain locations as described below.

Based on the historical record of thunderstorms, which lightning is associated with, and the annual and 10-year flash densities previously indicated, the probability of lightning affecting Leon County and the City of Tallahassee is **highly likely** as defined under Section 2.2.1 Risk. The expected or anticipated number of lightning events (CG strikes) per year would be up to 12, depending on location within the County as indicated by Figure 15. These events would be associated with severe and other thunderstorms at least four times per year, as indicated in section 2.3.2 of this document.

⁶¹ American Red Cross, Capital Area Chapter Blog (2011), <https://cacarc.wordpress.com/2011/06/20/2011-national-lightning-safety-awareness-week-facts-about-lightning/>.

⁶² Tallahassee Fire Department.

Vulnerability Summary

Figure 14 indicates that the southern half of the urban area of Tallahassee receives more CG strikes on average than the northern half. All structures in this area have increased vulnerability to lightning strikes, as well as residents and visitors that are not in automobiles or structures.

Since 2006, 64 percent of lightning deaths nationwide (238) occurred when people were participating in leisure activities such as fishing, camping, boating, soccer and golf. First responders are also vulnerable to lightning, as well as workers such as roofers or roofing, HVAC, or other building contractors. Large masses of people attending various outdoor events such as music or other festivals, or baseball or football games, can also be vulnerable to lightning. Areas within Leon County and the City of Tallahassee anticipated to be vulnerable to lightning strikes would include:

- All Leon County and City of Tallahassee parks, boat landings, golf courses, and greenways
- All open bodies of water in Leon County where boating is allowed
- All State of Florida wildlife management areas, forests, and parks in Leon County
- Outdoor recreational facilities (e.g., running tracks, stadiums, playing and sports fields) managed by the Leon County School Board, Florida State University, Florida Agricultural and Mechanical University, Tallahassee Community College, and charter and other private educational facilities
- Tops of parking decks, buildings (particularly in the downtown area), telecommunication towers, water towers, and other tall infrastructure.

Residents within these areas, including events where significant numbers of citizens are gathered for festivals, sporting events, political rallies, and other events, are particularly vulnerable to lightning strikes. Structures, infrastructure, and large trees lacking lightning mitigation features such as grounded lightning rods are also vulnerable to lightning strikes.

Citizens in Leon County and the City of Tallahassee who work outside and transient populations are also particularly vulnerable to lightning strikes. Tallahassee has two universities and a community college. There are approximately 65-70,000 students that attend one or more of these institutions. These students can be vulnerable to lightning strikes if they are in areas of the campus where there is no shelter. High school and middle school students may also be vulnerable if they are outside during such an event.

Vulnerability to lightning is also seasonal in nature. The summer months in Leon County and the City of Tallahassee (June through August) accounts for 73% of all lightning related fires from 2004-2009, with August being the peak month.⁶³

Risk Assessment

Lightning is considered a **medium risk** to the residents and structures within Leon County.

⁶³ Ibid.

2.3.5 Drought

General Description and Location

Drought is a part of the local climate, just like hurricanes, thunderstorms, wildfires, and tornados. Unlike the other hazards that affect the state, droughts can impact large areas and last for months, even years. Drought can affect water supplies, agriculture, and fire danger levels and is measured on the basis of the severity of these impacts.⁶⁴

Drought is typically defined as a prolonged period when there is a precipitation deficit from normal values. There are several indexes that are used to characterize and measure droughts, but the most used index is the Palmer Drought Severity Index (PDSI), devised in 1965. The PDSI was the first drought indicator to assess moisture status comprehensively. It uses temperature and precipitation data to calculate water supply and demand, incorporates soil moisture, and is considered most effective for non-irrigated cropland. It primarily reflects long-term drought and has been used extensively to initiate drought relief. The PDSI uses a zero as normal, and drought is shown in terms of negative numbers. For example, negative 2 is moderate drought, negative 3 is severe drought, and negative 4 is extreme drought.

A normally recurrent feature of climate, drought is a relative, rather than absolute, condition that varies by region. Each drought differs in intensity, duration, and spatial extent.⁶⁵ Drought is monitored through the U.S. Drought Monitor program, a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration.

Drought can also dramatically affect local natural lake levels. As the water table responds to the lack of rain by a decrease in the level of the potentiometric surface of the Floridan aquifer underlying Leon County, many lakes that have karst (sinkhole) connections to the aquifer respond by draining into the aquifer and therefore drying out. This is a natural process that has been going on for millennia, but it can interfere with traditional uses of these lakes, and it can increase fire danger through the many terrestrial plants that move into the dry lake beds over time. Drought also affects timber productivity in Leon County, and can increase fire danger in upland areas as well.

The whole or portions of Leon County and the City of Tallahassee are vulnerable to drought. Because drought is a regional phenomenon, it can affect areas larger than a single county or municipality.

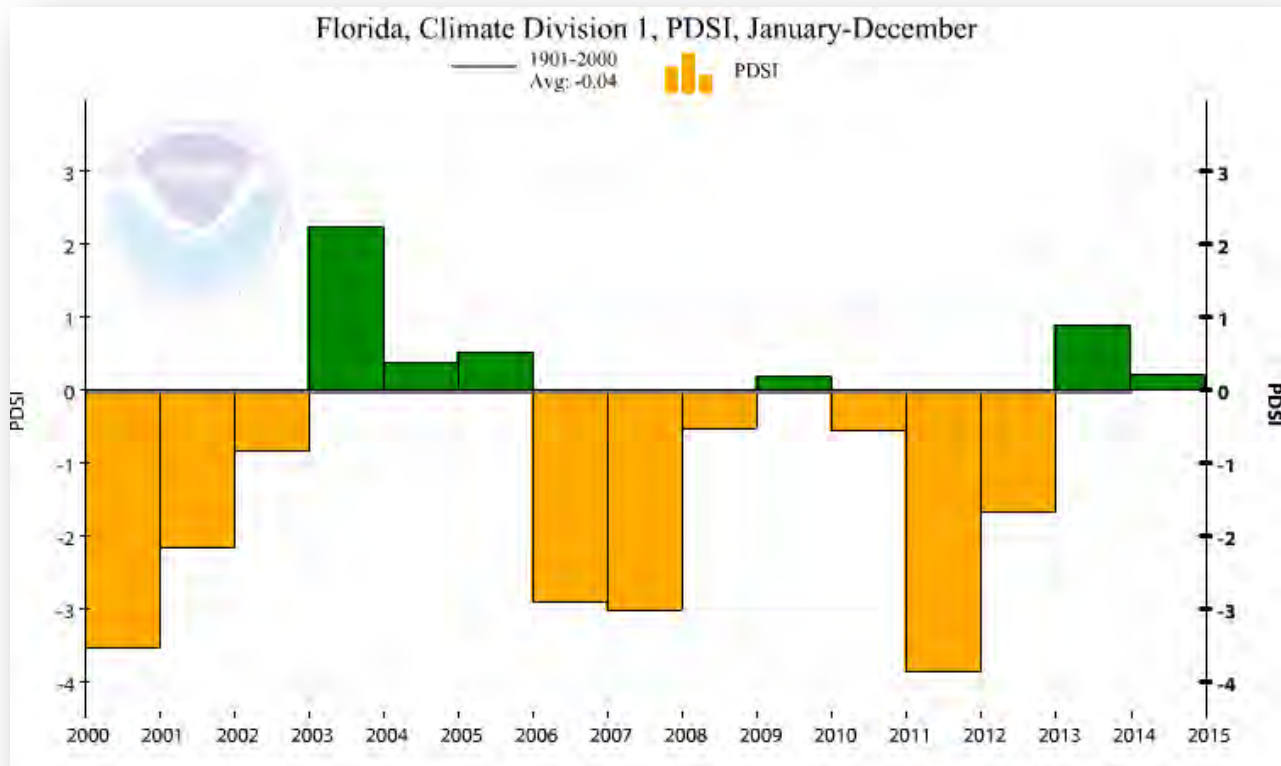
⁶⁴ Ibid..

⁶⁵ *How to Reduce Drought Risk*, Western Drought Coordination Council (1998).
<http://www.drought.unl.edu/plan/handbook/risk.pdf>.

Historical Occurrences

The following figure indicates the PDSI for Leon County from 2000-2015.

Figure 16: Florida Drought Map for February 24, 2015.⁶⁶



This figure indicates that there were three periods of drought in the last 15 years, and that Leon County’s last severe drought period occurred from 2010 to 2013. These drought periods brought about the disappearance of Lake Jackson and dried out much of Lakes Miccosukee, Lafayette, and Iamonia.

Estimated Impacts, Probability, and Extent

Droughts are periodic events that impact Leon County and the City of Tallahassee. They can impact large areas and last for months, even years. An examination of weather records since 1900 reveals that in every decade there has been at least one severe and widespread drought somewhere within Florida.

Drought events can impact individual drinking water wells, surface water bodies and water courses, increase the risk of fire danger, contribute to sinkhole development, impede farm productivity, and strain municipal or regional water supplies. For instance, during the period of May through June of 2000, over three hundred (300) water wells either went dry, or had to be deepened. The Northwest Florida Water Management District issued Water Shortage Warnings during two periods of drought conditions in 2000 and 2007. The Water Shortage Warning provides for voluntary water conservation actions, during which all users are encouraged to reduce water use and to conserve water to the

⁶⁶ National Climatic Data Center, < <http://www.ncdc.noaa.gov/cag/>>.

maximum extent possible. However, no water supply shortages were been reported during either period.

According to the City of Tallahassee Water Utilities Division, the area has never had significant problems meeting its water needs, even during extended dry periods. The county's source of potable water, the Floridan Aquifer, provides an abundant supply to buffer the effects of a drought. For example, 1998 was an unusually dry year that produced a record single day peak withdrawal of 59 million gallons (previous peak was 45 million). The average daily withdrawal for 1998 was over 30 million gallons per day (MGD). The normal average is closer to 24-25 MGD. However, this increased use presented no pressure problems on the water distribution system and required no conservation measures.

A drought with a PDSI of -3 can occur every three to four years in Leon County and the City of Tallahassee, based on the last 15 years' data. Overall, the probability based on the historical record of a drought affecting Leon County and the City of Tallahassee is **likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Leon County and the City of Tallahassee have limited vulnerability to the negative effects of drought. Although drought can exacerbate demand for potable water, the City of Tallahassee's water needs account for less than seven (7) percent of the water available for local withdrawal in the Floridan Aquifer. It should be noted that Leon County has not experienced extended drought conditions in excess of several months. However, the City believes that extended droughts would still not pose serious problems to critical needs (potable water, firefighting, etc.), although irrigation restrictions might be required.

Although public supplies tend to be drawn from much deeper wells that are not normally affected by drought conditions, drought can dry up surficial and other shallow water wells. Therefore, residents who depend upon private water wells are vulnerable to drought, as well as those who live in areas where wildfires are a hazard in dry conditions.

Risk Assessment

An assessment of potential dollar costs was not performed due to the fact that droughts are not expected to damage existing or future structures or critical facilities. Although agricultural production is limited in Leon County and therefore monetary damages incurred during a drought are expected to be minimal, drought is nevertheless ranked as a **medium risk** to the residents of Leon County based on the impacts an extended drought can have on wildfire and potable water supplies.

2.3.6 Flooding

General Description and Location

A flood is an overflow of water that submerges land which is usually dry.⁶⁷ Flooding can occur in either floodplains (low-lying lands around rivers and streams, lakes, and wetlands), or in other low-lying, poorly drained areas. Flooding affects portions of Leon County and the City of Tallahassee.

The Federal Emergency Management Agency (FEMA) estimates about 14.25 million acres, or 41 percent, of Florida is prone to flooding, which is the highest percentage of all 50 states. Heavy rainfall can be described locally as one or more inch per hour. Short, intense episodes can induce flooding as well as less-intense, longer-duration events.

Flooding in Florida typically is caused by heavy or prolonged rainfall from tropical storms and hurricanes. The annual rainfall in Tallahassee is approximately 62 inches/year, but this rainfall tends to be seasonal and episodic.

Leon County and the City of Tallahassee have experienced significant growth in the last several decades. Changing land uses have accompanied this growth and development, changing the natural topography and increasing the amount of impervious surfaces. The dynamics of land use within this growth context can serve to exacerbate flooding problems. As upland areas are developed, the natural detention capacity of the land diminishes, resulting in increased runoff rates and flow volumes. Flood problems can arise as conveyance capacities are exceeded and/or the sheer quantity of runoff overwhelms the system's ability to absorb additional stormwater before properties and roadways become impacted.

Flooding affects areas in both Leon County and the City of Tallahassee. Many areas around streams, rivers, lakes, and wetlands are susceptible to flooding. Closed basins occur throughout Leon County and play a large role in area flooding. Homes and other structures in many of the closed basins are built below the level where water can "pop-off" into another basin, making them more at risk for flooding.

In urban areas, stormwater systems can become overtaxed or blocked with debris, leaving no space for excess water to enter the system. When the stormwater is unable to enter the stormwater system, it can cause localized flooding, standing water, block roadways, or cause sheetflow or overland flow.

Historical Occurrences

Leon County and the City of Tallahassee have experienced numerous significant rainfall events in the last 55 years, with at least one or more annual rainfall amounts ranging between 5 to 9 inches. The most severe rainfall events listed in Table 2.26 above have caused localized flooding, but other events since then have caused nuisance and/or hazard/damage flooding in areas of the county.

Localized flooding can occur from hurricanes, tropical storms, and severe thunderstorms that affect Leon County and the City of Tallahassee. Severe thunderstorms can occur both in the summer and the winter. Rainfall in Alabama and Georgia can also cause significant flooding problems in North Florida as experienced during tropical storms Alberto and Beryl in 1994. Tropical storms Helene (September 22, 2000), Allison (June 11-12, 2001), and Barry (August 5-6, 2001), and the infamous No Name Storm (March 2, 2002) in particular caused flooding that resulted in widespread structural damage.

⁶⁷ <http://en.wikipedia.org/wiki/Flood>.

Within Leon County, T.S. Fay was a 100-year flood event that produced sewer main breaks, damaged roadways, down trees, power lines, and necessitated water rescues and evacuations. An average of 15-17 inches of rain (21 inches in some areas) fell within a 72-hour period beginning on August 21, 2008. The heavy rains lasted two days and warranted the County's Leon County Emergency Operations Center (EOC) to remain active for 21 days until September 11, 2008. The Ochlockonee River, which forms the western boundary of Leon County, also rose 12 feet above flood stage on August 24.⁶⁸

Estimated impacts to the City of Tallahassee from T.S. Fay included approximately \$30 million in damages and response efforts. Flooding from T.S. Fay caused several breaks in the City's sewer system, discharging millions of gallons of raw sewage. Additionally, several sewer lift stations were inundated with flood water allowing raw sewage to discharge into flood waters. The lift station that serves the Timberlane subdivision was submerged during T.S. Fay, resulting in severe flooding and isolation due to the single access roadway being flooded. Countywide, T.F. Fay affected 600 homes.

The most recent storm event that caused flooding in many areas of Leon County and the City of Tallahassee occurred on April 30, 2014. A state of emergency was declared by the Governor for 26 counties, including Leon County.

Estimated Impacts, Probability, and Extent

Local flooding can vary widely based on variables such as soil composition, saturation, and slope; depth to aquifer; land use; location, type, size, and elevation of structures; depth, width, and peak discharge of floodways; presence of vegetation; size and type of watershed; and extent of impervious area within a watershed. Other variables include the length of a rain event, the amount of rainfall, and the frequency between storms. Maps 20 and 21 indicate Zone AE depth to flooding; these maps indicate the computed elevation to which floodwater is anticipated to rise during the base flood (0.1' to 25', depending on location).

The extent of local flooding and its probable and actual impacts varies widely and is dependent upon the location of property or structure within identified floodprone areas, special flood hazard areas, and other areas prone to flood hazards or damage from flooding. The City has classified and mapped areas subject to flooding from storms either as "nuisance" or "hazard/damage" flooding. If a property is in a special flood hazard area (SFHA), the odds are that it will be damaged by flooding. Structures located in floodprone areas are more prone to being flooded than those that are not. Subdivisions, apartment complexes, and other residential areas that were built prior to existing County and City stormwater management regulations are more prone to flooding. These subdivisions included older areas within the City, and a few older subdivisions in the unincorporated area.

Both the County and the City has compiled information on known flood problem areas from field reports and damage assessments. The most floodprone area in the southern portion of the County is the Oak Ridge Road/Liberty Ridge area, which is the terminus of the Munson Slough drainage basin. The City has identified nuisance and hazard/damage flooding areas throughout the incorporated area.

⁶⁸ The flood stage at the Highway 27 bridge on the county line near Havana is 25'.

Floodplain Development

The 100-year flood event, which has a one percent chance of occurring in any given year, is used as the base flood for the purpose of flood mitigation planning. As indicated by Table 2.29, there are 10,597 parcels within the boundaries of the 100-year floodplain in Leon County as of 2014 (including both incorporated and unincorporated areas) as designated by the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps (FIRM). These parcels account for over \$6 billion worth of property and structures with the potential for damage in the event of a 100-year flood. Many waterbodies in Leon County have also been mapped in a special flood hazard area. Participation in the National Flood Insurance Program (NFIP) affords some protection for these properties. As of January 31, 2009, 3,832 NFIP policies had been issued in Leon County.

Table 2.29: Parcels within Leon County and the City of Tallahassee in the 100-Year Floodplain, 2014.⁶⁹

Land Use	Number of Parcels
Government Operation	7
Hotel/Motel	1
Medical	4
Multi-Family	103
Office	75
Religious/Non-profit	29
Retail	117
Schools	16
Single Family Attached	531
Single Family Detached/Mobile Home	3602
Transportation/Communications/Utilities	25
Two-Family Dwelling	61
Vacant	59
Warehouse	59
Total	4,729

Drainage Basins

The area within the City of Tallahassee municipal boundary drains into four major basins: Lake Jackson, Fred George, Lake Lafayette, and Lake Munson. These basins account for nearly 30 percent of the county’s total land area.

The Lake Jackson Basin (27,450 acres) is located in the northwest region, and is adjacent to the Ochlockonee River floodplain, an area of little development. The Basin includes Lake Jackson, Lake Carr, Mallard, and Holley Pond. The Lake Jackson Basin includes areas of intense development, such as the North Monroe commercial corridor and the Market Square – Timberlane district, that contribute to localized flooding along tributaries draining to the lake. The lake has several direct connections to the underlying aquifer.

Fred George Basin (2,816 acres) is located directly south of the Lake Jackson Basin and is the smallest of the four major basins. The uplands in the northern and eastern portions have undergone some

⁶⁹ Tallahassee-Leon County Planning Department, Existing Land Use Database, 2013.

residential development, and include a portion of the northern suburbs of the City. A large portion of the low-lying areas is susceptible to flooding, with 15 percent of the total basin area comprised of wetlands, lakes, or floodplains. Sandy, well-drained soils characterize the basin, and are typically located on nearly level to slightly sloping grades. Fred George sink forms a direct conduit to the upper limestone formations of the Floridan Aquifer.

The Lake Lafayette Basin (53,124 acres) is located in northern Leon County and includes the entire northeastern quadrant of the City. A significant portion of this large basin has undergone extensive urban development in recent years, particularly the area between Centerville and Thomasville Roads. Other areas of the basin remain sparsely populated but are undergoing rapid change. Several major developments have been constructed, including Piney-Z Plantation and Fallschase. Much of the area surrounding Lake Lafayette is wet, and contains many ponds, lakes, and other water storage areas.

The Lake Munson Basin (44,514 acres) is located in southern Leon County, and with its three major tributaries (East, Central, and West Ditches), drains nearly 70 percent of the City. These three ditches have all been dug in hard clay, with no confining levees, and until relatively recently, have been mostly unimproved. The East Ditch runs along the south edge of the City, and generally parallels Orange Avenue. The Central Ditch runs through the middle of the City, beginning near Leon High School. Central Ditch flows under Franklin Boulevard to Cascade Park, and then proceeds along Canal Street, and eventually to Springhill Road. The West Ditch runs along the west edge of the City, behind Tallahassee Community College and through the Dale Mabry subdivision.

All three tributaries drain into Munson Slough, south of Tallahassee. Munson Slough and its tributaries are typified by a considerable number of lakes, swamps, and ponds connected by short reaches of streams. The lower part of Munson Slough has little slope and terminates in a system of sinkholes near Wakulla County. Much of this basin is highly urbanized, with the exception of the vicinity of Munson Slough, and includes high-density land uses with extensive impervious surfaces.

Flood Problems Identified within the City and County Stormwater Management Plans

In May of 1995, the Leon County Stormwater Master Plan (LCSWMP) was completed to address the remaining 18 major basins. The updated list of flood problem areas identified in the LCSWMP is displayed in Table 2.30. This list is current through 2015.

Table 2.30. Flood Problem Areas as Identified in the LCSWMP, 2009.

Basin	Location
St. Marks River	Capitola and Chaires Communities
	Capitola Road
	Baum Road
	Benjamin Chaires Road
	Tram Road
	Old Plank Road
	Natural Bridge Road
	Regiment Loop
	Louvinia Creek Tributaries
Ochlockonee River	Chicken Branch
	Fairbanks Ferry Road and Court
	Meridian Road at double bridges
	Orchard Pond outfall
	Autumn Woods
	Stoneler Road
	Houston Road
	Crooked Road
	Polk Creek Tributaries
Harvey Creek Tributaries	
Lake Iamonia	Waterfront Drive
	County Road 12
	Beth Page Road
	Luna Plantation
	Killearn Lakes Plantation
Black Creek	Wadesboro Road
	Capitola Road
	Robinson Farms Road
	Jefferson Road
	Farms Road
Patty Sink Drain	Sportsmans Paradise
	Miccosukee Road
	Veterans Memorial Drive
	Jefferson Road
	Old Magnolia Road
Closed Basins	Lafayette Oaks
	Timberlake
	Fred George Sink: Wood Hill, Sherborne
	Woodville Township
	Copeland Sink
	Patty Sink
	Lake Amelia Davis/Forest Lake Estates
	Maylor Closed Basin
	Old Bainbridge Rd at Homewood Drive
	Madam Mary Closed Basin
	Balkin Road Closed Basin/Cascade MHP
Apalachicola National Forest	L L Wallace Road

Other Flood Problem Areas

In previous updates of the Tallahassee-Leon County LMS, two tables identifying flood-prone areas throughout Leon County were included in this section. A table (not included here) describing *Properties with Reported Flood Problems* was derived from flood impact data was collected by the Capital Area Chapter of the Red Cross and Leon County Department of Public Works personnel as part of the damage assessment process following Tropical Storm Beryl (August 16, 1994) and Tropical Depression #10 (October 10, 1994). Over 340 properties were reported as having varying degrees of flooding, with some structures suffering major damage while other parcels experienced only nuisance flooding (i.e. access road flooded but no structural damage).

The City of Tallahassee also provided information on 37 flood problem areas that were identified for potential funding by the Sales Tax Task Force Team in 1998. This table included flood and erosion control projects covering 25 streets and 12 larger floodprone areas, such as creeks, ponds and drainage areas. Many of these projects have been completed, including the Franklin Avenue project and the Capital Cascade project.

On November 27, 2001 the Board of County Commissioners amended the LMS to incorporate by reference the "October 2001 Leon County Flooded Structures Inventory," which includes all of the records provided by County and City stormwater departments and the Red Cross following the major storm events of 2000 and 2001 (i.e., Tropical Storms Helene, Allison and Barry). The Inventory had a total of 881 properties with documented flooding histories and takes the place of the two previously discussed tables. Based on actions taken by the County and City to acquire flooded structures and properties, as well as other projects alleviating flooding issues, this list is no longer accurate, and has therefore been removed from this update. Both the City and the County departments responsible for addressing these issues maintain lists of flooded structures and properties, but these lists are for internal use only. The County's list is maintained by the Department of Public Works, and the City's list is maintained by the Division of Water Resources Engineering within the City's Department of Underground Utilities.

FEMA Flood Insurance Rate Map (FIRM) Zones

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. Table 2.31 below describes each FEMA FIRM zone. Possible flood hazards have been determined for all areas within Leon County, depicted in the following figure.

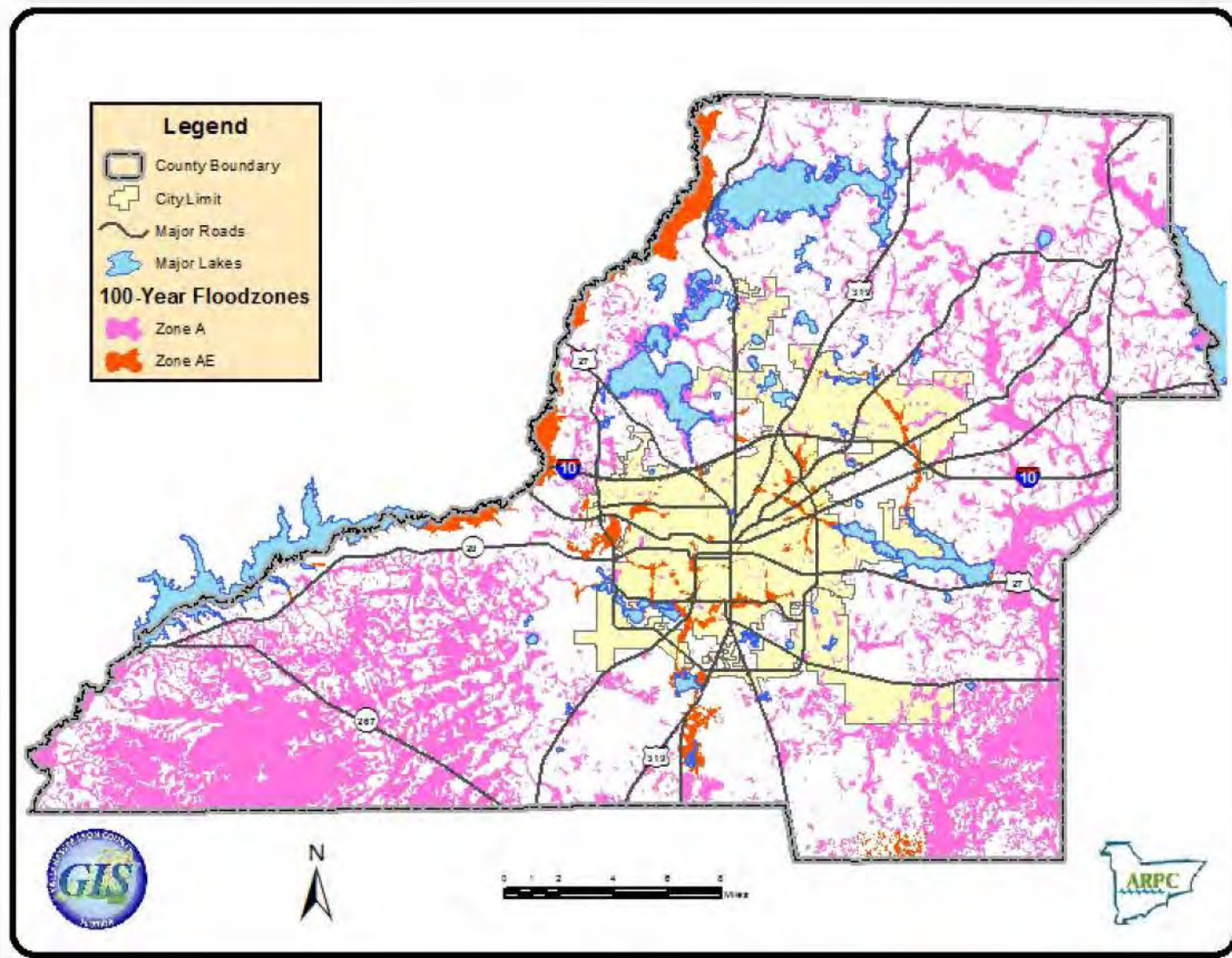
Table 2.31. Description of FEMA FIRM Zones.⁷⁰

FIRM Zone	Explanation
A	An area inundated by 100 year flooding, for which no Base Flood Elevations have been established
AE	An area inundated by 100-year flooding, for which Base Flood Elevations (BFE) have been determined.
AH	An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.
ANI	Area Not Included: An area that is located within a community or county that is not mapped on any published FIRM.
AO	An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
D	An area of undetermined but possible flood hazards.
IN	Area in Special Flood Hazard Area (SFHA): This is an area inundated by 100-year flooding for which BFEs or velocity may have been determined. No distinctions are made between the different flood hazard zones that may be included within the SFHA
UNDES	Area of Undesignated Flood Hazard: A body of open water, such as a pond, lake ocean, etc., located within a community's jurisdictional limits that has no defined flood hazard.
V	An area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.
VE	An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.
X	An area that is determined to be outside the 100- and 500-year floodplains
X500	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
100IC	Discharge Contained in Channel: An area where the 100-year flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown.

The 100-year flood event, which has a one percent chance of occurring in any given year, is used as the base flood for the purpose of flood mitigation planning. The boundaries of the 100-year floodplain as designated by the FEMA Flood Insurance Rate Maps (FIRM) are indicated in the following maps. These FIRM data are current.

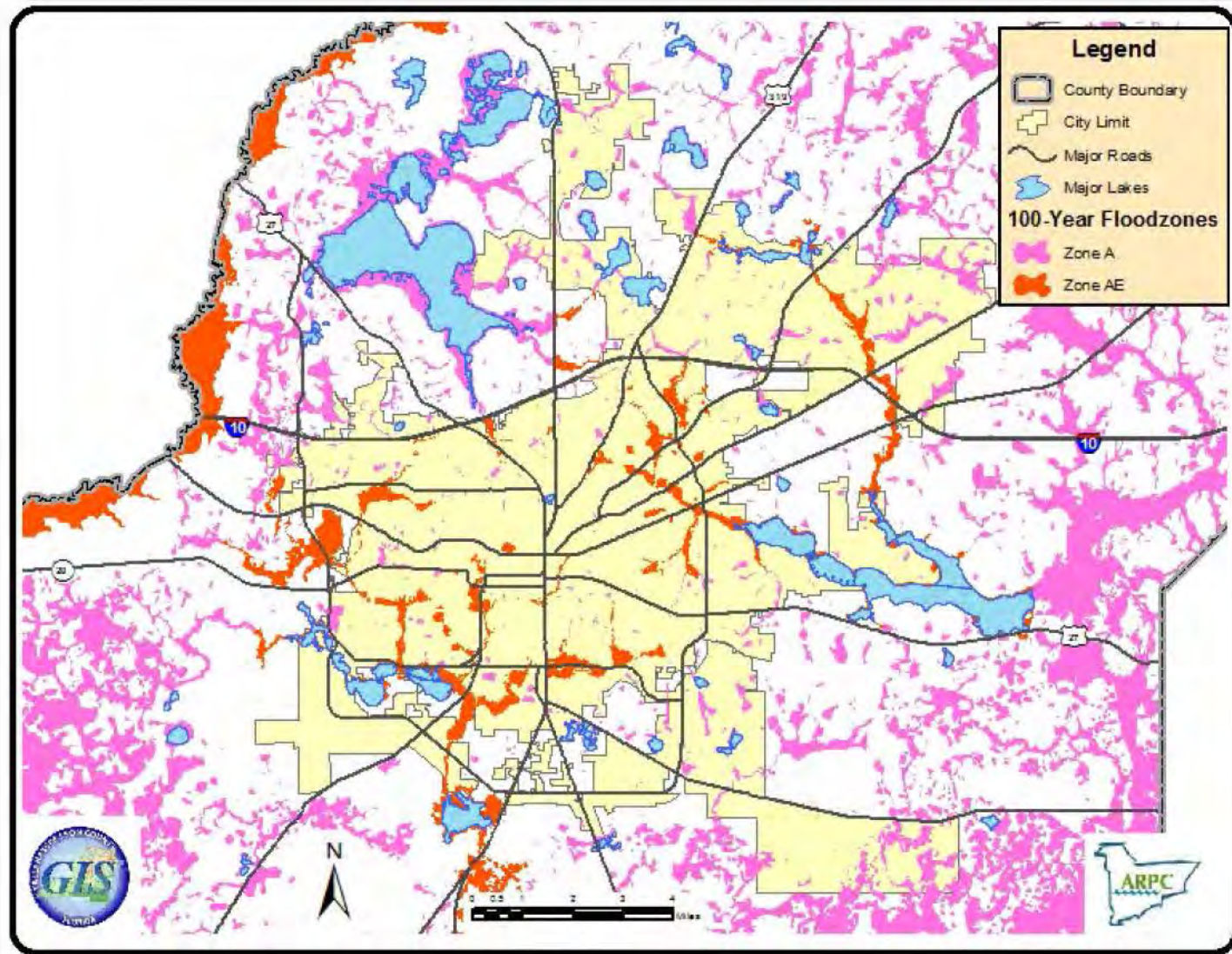
⁷⁰ FEMA.

Figure 17: 100-Year Flood Plain in Leon County, Florida.⁷¹



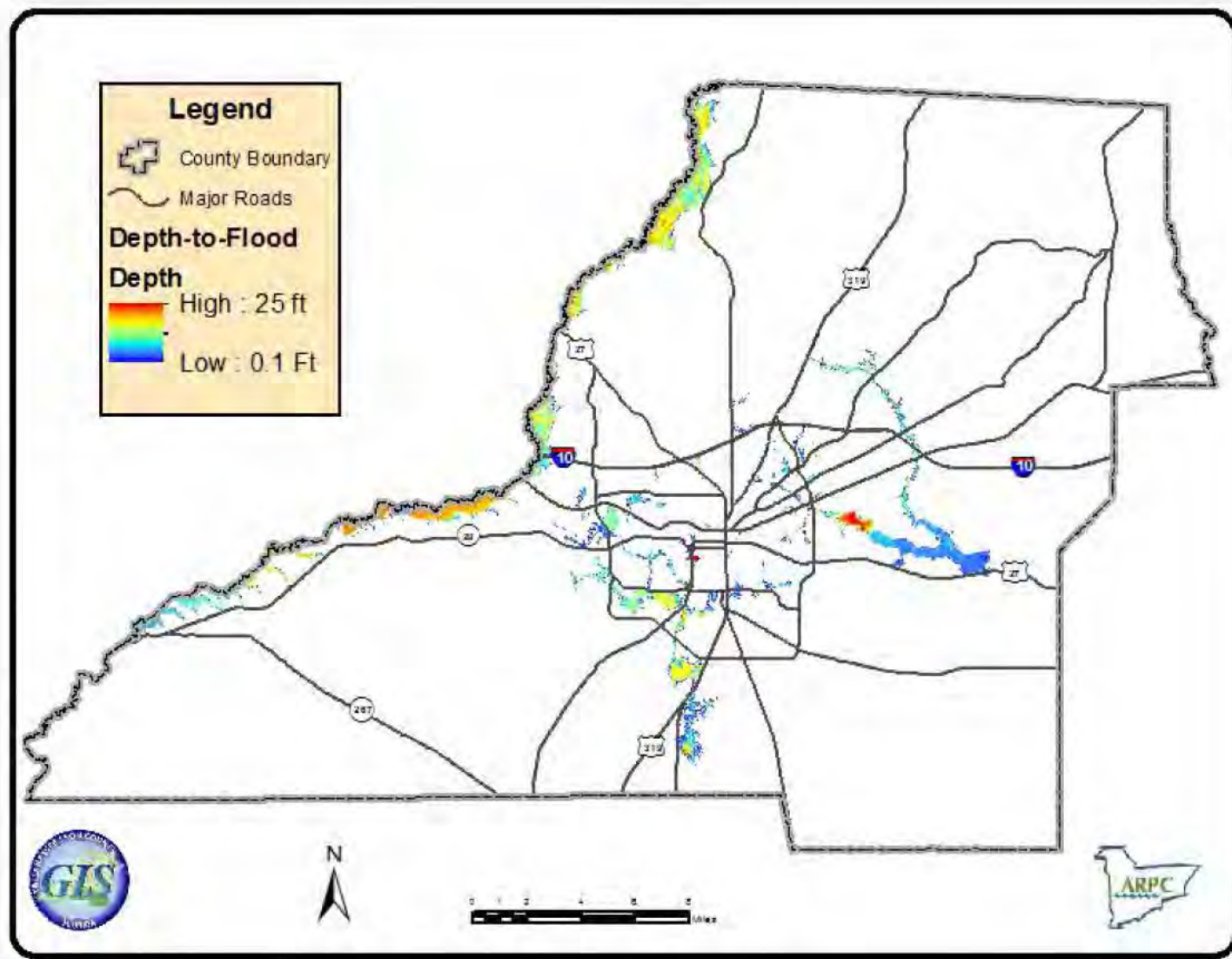
⁷¹ Tallahassee-Leon County Geographic Information Systems.

Figure 18: 100-Year Floodplain in the City of Tallahassee, Florida.⁷²⁷



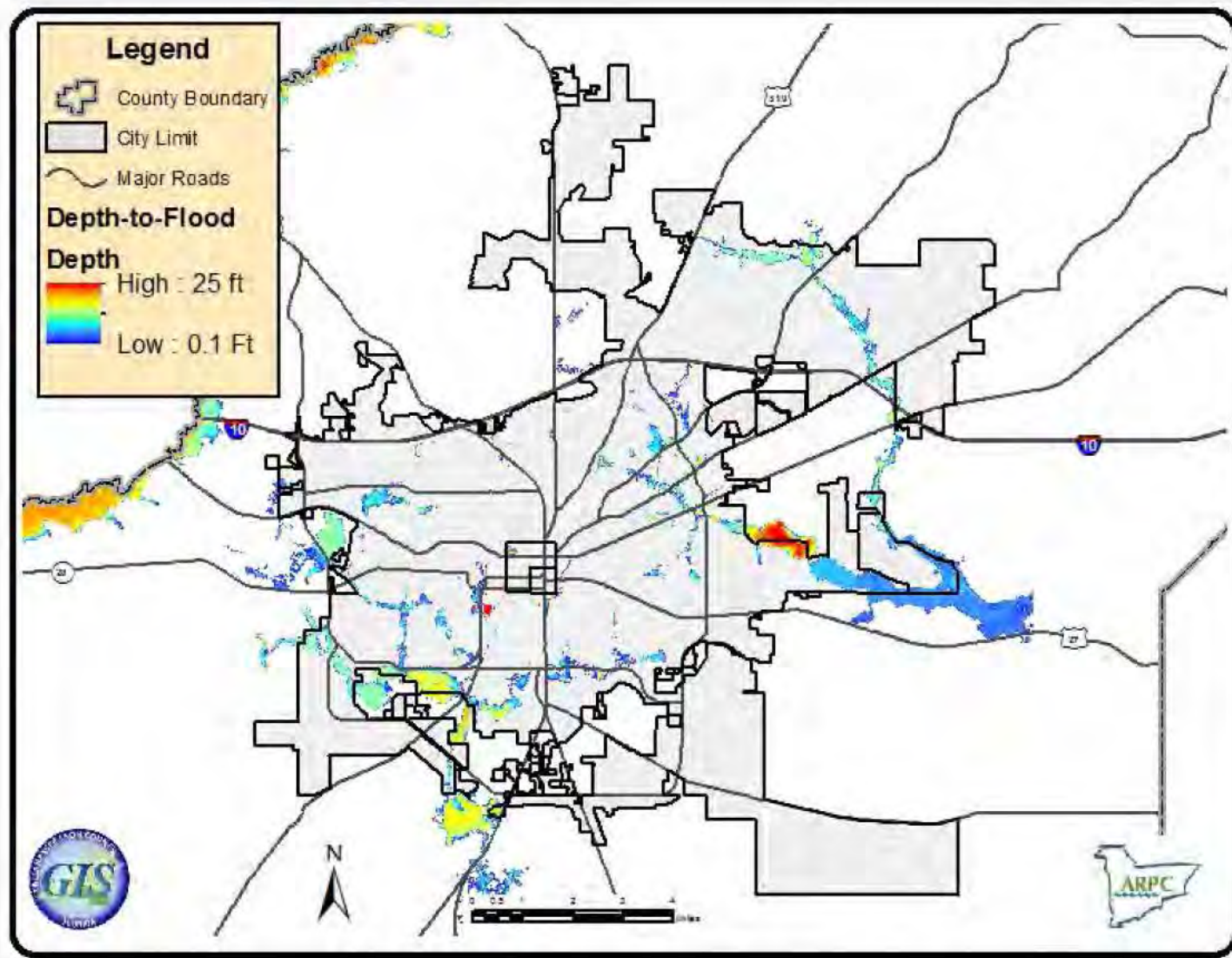
⁷² Ibid.

Figure 19: Zone AE Depth-to-Flood in Leon County, Florida.⁷³



⁷³ Ibid.

Figure 20: Zone AE Depth-to-Flood in the City of Tallahassee, Florida.⁷⁴



⁷⁴ Ibid.

These maps note a distinction between Zones A and AE in the 100-year floodplain. For those areas categorized as Zone AE, engineering data exists that was used to calculate the Base Flood Elevation. This data is necessary for the HAZUS-MH 2.0 model to calculate potential economic loss and this process was described in section IIA2c above. Figures 19 and 20 indicate the depth of flooding for Zone AE.

Flood Mitigation Policies and Programs

Institutional Responses to Flooding

The Tallahassee – Leon County Comprehensive Plan has a number of policies that address development within floodprone areas and floodplains. Both Leon County and the City of Tallahassee have adopted and continue to enforce minimum floodplain management policies and regulations that helps mitigate the effects of flooding on new and improved structures. These include:

Policy 1.4.6: [L] *(Effective 7/16/90; Revision Effective 4/10/09)*

By 2014, land development regulations will include standards for the regulation of future land use categories, subdivision, signage, and areas subject to seasonal or periodic flooding and areas of known hazards. Regulations concerning areas subject to seasonal or periodic flooding shall be consistent with all applicable state and federal regulations.

Policy 2.1.2: [L] *(Effective 7/16/90)*

Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

Local land development codes developed to implement these policies address stormwater runoff rates (not volume) in open basins (those that drain eventually to the sea), and runoff rates and volume in closed basins (those that do not drain eventually to the sea). These codes prohibit post-development discharge rates from exceeding predevelopment conditions for storms with recurrence frequencies up to a 25-year event, with variations in selected geographic areas and drainage basins.

Both Leon County and the City of Tallahassee currently have advanced stormwater management regulations, and programs. Both jurisdictions charge a monthly stormwater fee for property owners, the proceeds of which help fund stormwater management capital improvements and maintenance programs. The local extra penny sales tax also funds a significant amount of public stormwater infrastructure. Several of the most recent and notable improvement projects in the urban area include (not in order of importance or significance):

1. Cascade Park Stormwater Facility Project (Blueprint 2000)
2. Franklin Avenue Road Reconstruction Project (Blueprint 2000)
3. Shamrock North at Edenderry & Bay Shore Stormwater Improvements Project (COT)
4. Stonehouse Road Project (COT)
5. Killarney Way at Shamrock Stormwater Improvements Project (COT)
6. Think About Personal Pollution (TAPP) campaign (COT)
7. FSU-COT Regional Stormwater Facility Project (COT)
8. Betton-Cline-Chamberlain Stormwater Facility Project (COT)
9. Carter-Howell-Strong Park Stormwater Facility Project (COT)
10. Upper Lake Lafayette Nutrient Reduction Facility (COT)
11. Hilaman Outfall Ditch Project (COT)
12. Lake Jackson Dredging (LC and NFWFMD)
13. Lake Munson Drawdown and Dam Replacement (LC)
14. Orange Avenue Construction Project (LC)
15. Raymond Tucker, Golden Pheasant & Windwood Hills Drainage Project (LC)

In 1993, a combined City of Tallahassee-Leon County Stormwater Management Plan was developed to manage water quality problems and flood protection needs in the Lake Munson, Lake Jackson, Lake Lafayette, and Fred George basins. These four basins encompass all lands within the City, in addition to a significant portion of the unincorporated area.

This joint stormwater plan has been replaced by jurisdiction-specific plans and program. The City of Tallahassee Stormwater Management program is funded by a stormwater utility fee with nearly 86,000 residential accounts and over 8,500 non-residential accounts. The stormwater utility generates approximately \$15.9 million per year, and employs over 95 positions including scientists, biologists, engineers, planners, administrators and maintenance personnel. The City's stormwater program provides a number functions including:

- Stormwater Planning and Administration Capital Improvements
- Pollution Reduction Floodplain Management
- Infrastructure Maintenance
- Lakes Monitoring
- Street Sweeping Regulatory Compliance
- National Pollution Discharge Elimination System (NPDES)

The Planning and Administration program oversees regulatory compliance, floodplain management, the Stormwater On-site Mitigation Loans (Loan Program) and lakes monitoring. The SW Pollution Reduction Program (SPRP) is responsible for public education and coordinating with DEP on IWR/TMDL/BMAP development and implementation. The City's stormwater infrastructure maintenance program is responsible for approximately 33,000 drainage structures, over 420 stormwater ponds, 60 miles of major drainage ditches, 370 miles of roadside ditches and over 490 miles of drainage pipes.

Leon County also has a comprehensive stormwater management program similar in ways to the City's efforts. The components of this program include:

- Stormwater Planning and Administration Capital Improvements
- Pollution Reduction Floodplain Management
- Infrastructure Maintenance
- Lakes Monitoring
- National Pollution Discharge Elimination System (NPDES)
- Flooded Property Acquisition Program
- Total Maximum Daily Loads (TMDL)
- Water Quality Monitoring Program

The County's Stormwater Maintenance program is responsible for the creation, maintenance, management, and preservation of functional, safe, and effective stormwater systems for the citizens of Leon County and its visitors. This program maintains and retrofits open and enclosed drainage systems along county right-of-ways and easements; provides for water quality and rate control; protects against personal injury, private property loss, and loss to Leon County associated with stormwater runoff; and responds to public concerns and needs by investigating complaints, writing work orders, obtaining permits, and accomplishing needed facility improvements.

Participation in the National Flood Insurance Program

Flooding is a serious risk in Florida, and is one of the most common hazards encountered in Leon County and the City of Tallahassee. This drives local government participation in the National Flood Insurance Program (NFIP). Both Leon County and the City of Tallahassee participate in the NFIP.

Insurance to cover flooding is not typically provided in a homeowner's policy, so it must be purchased separately. Depending on a home's location, flood insurance may be a required purchase as a condition of a mortgage. Because the ability to buy or rent a home is critical to the economic and social stability of most community, the NFIP was developed by the federal government to assist homeowners and renters with flood insurance if their community participates in the program. The NFIP is administered by FEMA. The goals of this program include:

1. Decrease the risk of future flood losses,
2. Reduce the costs and adverse consequences of flooding,
3. Reduce the demands and expectations for disaster assistance after floods, and
4. Preserve and restore the natural and beneficial values of floodplains.

To qualify for flood insurance, a community must join the NFIP and agree to enforce sound floodplain management standards. When this happens, the residents in that community are allowed to participate in and purchase flood insurance coverage through the NFIP. To be eligible to participate in the NFIP, communities must enforce sound floodplain management standards.

The City of Tallahassee has been a member of the National Flood Insurance Program (NFIP) since 1976 and of the Community Rating System (CRS) since 1994. The City is currently a Class VI CRS community which exceeds the minimum NFIP standards. The NFIP program is primarily regulated through the City and County's land development codes and the Florida Building Code.

As of 2015, Leon County has 1,681 policies in force and Tallahassee has 2,175 policies. From 1978 to March 2011, there were 782 countywide losses for flood related claims that were paid in the amount of \$9.1 million throughout Leon County. The table below provides a list of losses in Leon County.

Table 2.32: NFIP Flood Losses and Payments by Jurisdiction, 1978 – March 2011.⁷⁵

Jurisdiction	Total NFIP Losses	Total Payments (in dollars)
City of Tallahassee	254	\$3,162,050
Leon County	528	\$5,920,934
Countywide Total	782	\$9,082,984

Both Leon County and the City of Tallahassee will continue to participate in the NFIP program by continuing the following programs and actions:

- Restricting new development in floodprone areas through maintaining existing floodplain management ordinances that meet minimum NFIP criteria
- Requiring elevation certificates for all new construction and substantial improvements when any portion of a property is located below the flood protection elevation.
- Mitigating existing development in these areas through land and structure purchases and removals
- Protecting, reinforcing, or relocating infrastructure and critical facilities
- Maintaining FIRM maps and data and making these data available to the public
- Continuing participation in CRS program by the City of Tallahassee, including a 2015 Community Assistance Visit that the City successfully passed
- Anticipated participation by Leon County in the CRS program in 2015

Community Rating System

The Community Rating System (CRS) is a federal incentive program for communities which exceed the minimum NFIP requirements. The incentive is up to 45% premium reductions for policyholders. The City of Tallahassee participates in the CRS. In April 2013, Leon County requested entry into the CRS program. A new application Verification Visit was conducted by an ISO/CRS Specialist on July 10, 2014. Leon County received a preliminary results letter in December 2014 and anticipates an effective date of May 1, 2015.

Other Flood Mitigation Measures

The City of Tallahassee and Leon County recently developed and adopted Minimum Countywide Environmental Regulations in May 2012, establishing minimum standards, procedures, requirements, and regulations, including protection of conservation and preservation features.

The County's Greenspace Reservation Area Credit Exchange (GRACE) program is aimed at keeping new development from high-risk floodplain areas within Leon County. The program allows certain non-residential development to meet a portion of the landscape area requirements off-site by purchasing flood-prone properties, identified by Leon County, and conveying the property to Leon County. The flood-prone properties conveyed to Leon County are then maintained as open space.

⁷⁵ FEMA NFIP.

Potential Losses

HAZUS-MH 2.0 estimated that the total economic loss for a 100-year flood event is \$269 million. It has been a long standing land use policy not to develop areas of the floodplain, so the overall percentage of buildings at risk from flooding of this type is lower. However, it must be remembered that a good portion of the 100-year floodplain is not accounted for in these calculations because it is categorized in Zone A. The table below displays the economic loss by property type. Similar to the hurricane scenarios the greatest impact is to residential properties which make up 55.73% of the total loss.

Table 2.33: Economic Loss from 100-Year Flood Event.⁷⁶

Property Type	Loss
Residential	\$149,990,000
Commercial	\$83,520,000
Industrial	\$13,740,000
Other	\$20,600,000
Total Direct Economic Loss	\$267,840,000

The following table indicates critical facilities located in known hazard zones, including flooding.

Table 2.34: Critical Facilities Located in Known Hazard Zones.⁷⁷

Facility	Hazard			
	FEMA Zone A	FEMA Zone AE	Wildfire	Storm Surge
Pineview Elementary School		X		
Belle Vue Middle School	X			
Florida High School			X	
John Paul II Catholic High School			X	
Station 13				X

Repetitive Flood Loss Properties

It is important to note that not all property within the floodplain is equally vulnerable to flooding. Typically, a small proportion of parcels experience more frequent flooding and are considered a higher priority for flood mitigation actions.

A Repetitive Loss (RL) property is any insurable building for which the National Flood Insurance Program (NFIP) paid two or more claims of more than \$1,000 within any rolling ten-year period, since 1978. At least two of the claims must be more than 10-days apart but, within ten-years of each other. A RL property may or may not be currently insured by the NFIP.

Both Leon County and the City of Tallahassee maintain lists of properties identified as repetitive loss properties. These lists are confidential as required by federal regulations. These identified properties are usually located in areas subject to periodic flooding. The owners of these properties may approach the local government to try to remedy the flooding, or to request the buy-out of these properties. The

⁷⁶ Hazus-MH 2.0.

⁷⁷ Tallahassee Leon County Geographic Information Systems.

local government can then apply for flood mitigation funding (pre- or post-disaster) to purchase these properties, which they then designate them as open space. These land acquisitions are always voluntary, and do not utilize eminent domain.

The lists of RL properties are maintained by County Public Works and City Underground Utilities (a division of the City Utilities department). These lists are required under federal law to be confidential, and they are not provided therein. However, at this time, Leon County has identified 14 single-family properties, but no (0) multi-family and non-residential properties on their RL list. The County has recently submitted documentation to transfer five (5) single-family, one (1) multi-family, and one (1) non-residential RL properties over to the City.

The City of Tallahassee has identified 63 RL properties. These include 39 single-family, seven (7) multi-family, 14 non-residential, and three (3) “other residential” properties. There are currently three single-family properties on the City’s list that are actually within the unincorporated area (Leon County). These will be transferred to the County’s list.

Summary

The amount of rainfall from thunderstorm events in most of Florida is calculated from stormwater design storms along with their probability. These design storms affect Leon County and the City of Tallahassee.

Design Storm⁷⁸	Avg. Rainfall	Probability
2 year - 24 hour	4.5"	50 %
5 year - 24 hour	6.5"	20 %
10 year - 24 hour	7.5"	10 %
25 year - 24 hour	8.5"	4 %
50 year - 24 hour	9.5"	2 %
100 year - 24 hour	10.5"	1 %

Flooding in Leon County can occur from all of these events, depending on location and other factors. However, since severe thunderstorms (five year – 24 hour or stronger) are estimated to occur at least four times per year, it is expected that, depending on amount and duration of rainfall, these storms will create nuisance or hazard flooding in many areas, particularly within the 100-year floodplain.

The worst stormwater event anticipated for Leon County and the City of Tallahassee is a 100 year - 24 hour storm that creates an average rainfall of 10.5”. All structures (mobile homes and septic tanks) within the 100-year floodplain (Zones A and AE) and the 500-year floodplain as indicated in Figures 22 and 23 would be affected by flooding from this event.

The depth of a flood can vary with these storms and where they occur. Figures 20 and 21 indicate Zone AE depth to flooding; the computed elevation to which floodwater is anticipated to rise during the base flood (0.1’ to 25’, depending on location). If the base elevation of a structure is lower than the depth indicated on Figures 20 and 21, then this structure may be damaged by flooding. Generally, flooding can cause significant property damage when it exceeds six inches over this elevation.

Overall, the probability based on the historical record of a flooding event affecting Leon County and the City of Tallahassee is **likely** as defined under Section 2.2.1 Risk.

⁷⁸ <http://www.pdonline.org/courses/h119/stormwater%20runoff.pdf>.

Vulnerability Summary

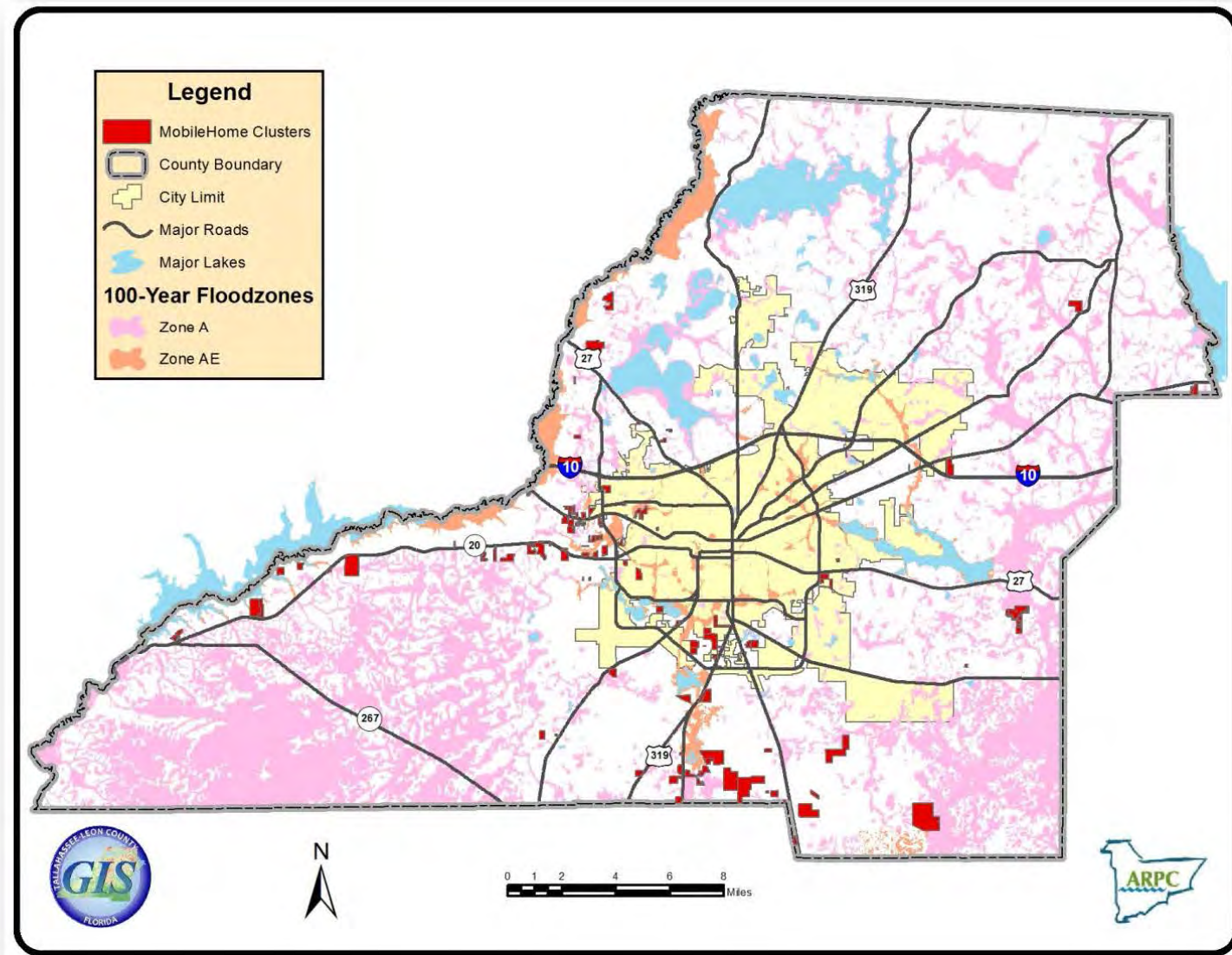
Leon County and the City of Tallahassee have a record of county-wide vulnerability to flooding primarily related to heavy rainfall and tropical events. Areas and features specifically vulnerable to flooding include:

- 8,285 parcels identified as having at least a portion of their property in the 100-year floodplain (Table 2.29)
- Mobile homes and septic tanks in 100-year floodplains (Figures 21 and 22)
- All structures and facilities within Special Flood Hazard Areas, Non-Special Flood Hazard Areas, and Undetermined-Risk Areas as identified on local FIRM maps
- Unrecorded subdivisions, and subdivisions built before 1991-92
- Pineview Elementary School and Belle Vue Middle School
- Flood Problem Areas identified in the Leon County Stormwater Master Plan (Table 2.30)
- Other flooded structures properties identified by the City and County departments of public works (internal data only), including Repetitive Loss properties
- Local flooding areas identified by the City of Tallahassee's Stormwater Utility
- Parking areas adjacent to Leon High School and the FSU Flying High Circus

Risk Assessment

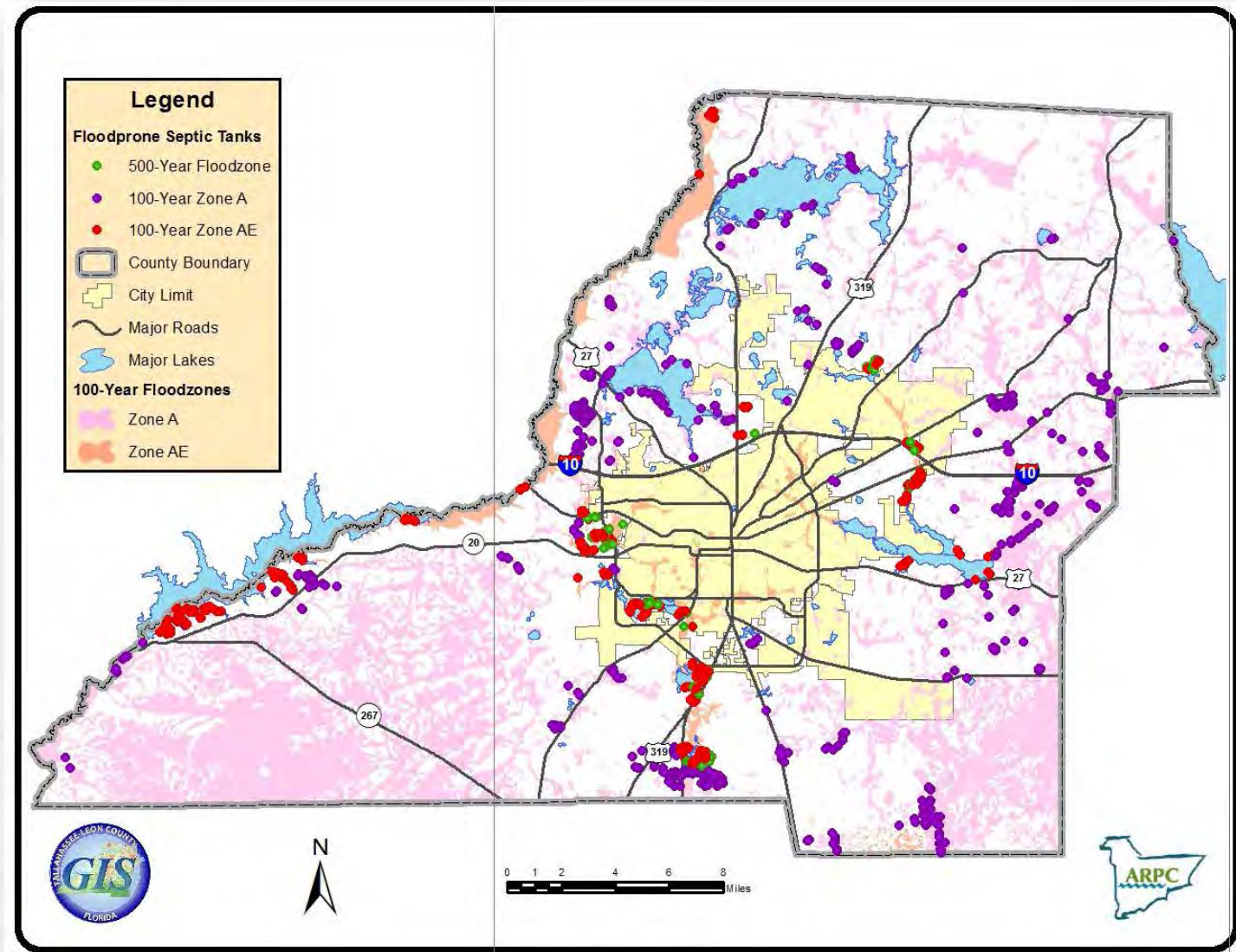
Based on assessment of historical data, the extent and location of floodprone areas, and the Hazus analysis, flooding is classified as a **high risk** in Leon County and the City of Tallahassee.

Figure 21: Mobile Home Clusters in the 100-Year Flood Plain.⁷⁹



⁷⁹ Tallahassee-Leon County Geographic Information Systems.

Figure 22: Septic Tanks in the 100-Year Floodplain.⁸⁰



⁸⁰ Ibid.

2.3.7 Wildfires

General Description and Location

Florida is a fire state. Our typical “fire season” is from January through May. The basic forest and shrub ecology of the state has been created by wildfire, and such fires remain a natural feature of the landscape. It is also a useful land management tool for many areas; prescribed fire consumes excess fuels, germinates many native plants, and helps create and maintain natural wildlife habitat.

Forest and other wild fires can affect many areas of Leon County, but it is particularly a hazard on vacant, undeveloped lands within the urban area where individuals are building homes, particularly in areas with heavy concentrations of trees and vegetation, and where existing fire services or facilities are few or nonexistent. Large amounts of dry underbrush require only an ignition source which can come from various sources such as cigarettes, lightning or even the wheels of a passing train. Due to the concentration of residents in rural wooded areas of the county, additional threats to life and property exist, therefore requiring increased mitigation efforts.

The Florida Division of Forestry (DOF) responds to wildfire events outside the city limits. As of November 1998, the DOF’s jurisdiction included approximately 214,877 acres in (48 percent of the land area) in Leon County. Of the five counties in Fire District Four (Leon, Gadsden, Jefferson, Wakulla and Franklin Counties) Leon has produced the least number of fires requiring a DOF response. This may be largely due to a lower concentration of combustible fuel types and the significant amount of controlled burning that takes place on a regular basis. For example, large areas in the north and northeast are held as plantations and frequently utilize fire as a land management tool. Additionally, a significant portion of the southwestern area of the county is within the Apalachicola National Forest. There is no significant habitation within its borders and the area immediately surrounding the forest contains limited development. While residents may experience a periodic blanketing of smoke, the regular use of prescribed burns by Forest Service personnel reduces the risk of wildfire.

Historical Occurrences

Florida’s vulnerability to wildfire was highlighted during the summer of 1998. According to the Governor’s Wildfire Response and Mitigation Review Committee, nearly 2,300 wildfires charred 500,000 acres, damaged over 300 homes, destroyed more than \$300 million worth of timber resources, and forced the evacuation of an entire county. The damage was concentrated in areas where homes were scattered on the outskirts of existing urban areas—the wildland/urban interface.

Since then, more than 15,000 wildfires have devastated over one million acres and destroyed more than 750 structures in Florida. Leon County and the City of Tallahassee have a county-wide vulnerability to fires, specifically wildfires. However, the majority of wildfires occurs on public lands and is subject to specific management efforts by state and national foresters.

The Florida Forest Service recorded a total number of 77 wildfires in Leon County from January 1, 2010 to April 2, 2015, an average of slightly more than five wildfires per year in Leon County. These fires burned a total area of 617 acres, which is approximately one percent of the land area of the county.

Table 2.35. Historical Occurrences of Wildland Fires in Leon County, 1/1/2010 to 4/2/2015.⁸¹

Date/Time	Acres	Cause
2/21/2010 15:30	1	Debris Burn--Nonauth--Piles
4/6/2010 19:50	1	Children
6/10/2010 15:43	0.5	Debris Burn--Nonauth--Broadcast/Acreage
7/31/2010 16:35	0.1	Lightning
9/4/2010 4:40	0.1	Incendiary
9/18/2010 15:00	12	Debris Burn--Nonauth--Piles
9/23/2010 5:25	0.3	Debris Burn--Nonauth--Broadcast/Acreage
10/4/2010 9:30	0	Debris Burn--Nonauth--Yard Trash
1/7/2011 17:00	2	Children
2/12/2011 13:45	1.5	Debris Burn--Nonauth--Yard Trash
2/14/2011 9:00	1	Debris Burn--Auth--Piles
2/14/2011 14:00	6.5	Debris Burn--Auth--Yard Trash
2/14/2011 17:00	0.2	Debris Burn--Nonauth--Yard Trash
2/20/2011 14:15	40	Debris Burn--Nonauth--Yard Trash
2/20/2011 15:00	3	Equipment--Recreation
2/22/2011 13:00	1	Debris Burn--Auth--Broadcast/Acreage
2/24/2011 15:05	3	Debris Burn--Auth--Broadcast/Acreage
3/12/2011 15:48	0.5	Unknown
3/16/2011 13:00	0.1	Debris Burn--Nonauth--Piles
3/26/2011 16:30	0.5	Debris Burn--Nonauth--Piles
4/13/2011 17:30	5.2	Children
4/19/2011 13:00	4	Incendiary
5/13/2011 15:25	1	Equipment--Agriculture
5/21/2011 14:50	0.1	Equipment--Transportation
6/3/2011 16:50	25	Equipment--Agriculture
6/8/2011 15:00	5	Lightning
8/30/2011 13:00	1	Debris Burn--Nonauth--Yard Trash
8/31/2011 19:00	0.1	Lightning
9/13/2011 13:35	0.1	Campfire
10/1/2011 3:30	0.5	Equipment--Transportation
11/11/2011 13:45	0	Debris Burn--Auth--Yard Trash
11/22/2011 15:05	1	Equipment--Logging
11/26/2011 20:20	1	Debris Burn--Auth--Yard Trash
12/24/2011 17:15	1	Unknown
12/29/2011 9:30	0.5	Debris Burn--Auth--Broadcast/Acreage
12/30/2011 14:55	0.1	Debris Burn--Nonauth--Yard Trash
1/2/2012 15:30	2	Campfire
1/3/2012 11:45	11	Unknown
2/3/2012 16:00	5	Unknown
2/8/2012 13:00	120	Unknown
2/12/2012 17:15	0.5	Debris Burn--Nonauth--Broadcast/Acreage
3/15/2012 19:30	81	Lightning
3/25/2012 17:00	85.3	Unknown
4/7/2012 15:00	0	Lightning
4/12/2012 13:30	1	Unknown
4/20/2012 15:00	0.2	Unknown
4/24/2012 7:00	4.8	Unknown

⁸¹ Florida Department of Agriculture and Consumer Services, <http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Wildland-Fire/Resources/Wildland-Fire-Daily-Report-for-Florida>.

Date/Time	Acres	Cause
5/1/2012 15:00	5	Campfire
5/25/2012 13:00	0.1	Lightning
6/13/2012 12:00	0	Unknown
6/14/2012 15:25	0.1	Miscellaneous --Power Lines
6/17/2012 11:05	0	Incendiary
7/7/2012 22:00	4	Unknown
9/27/2012 19:20	2	Unknown
10/30/2012 18:45	1	Children
11/6/2012 9:00	0.1	Debris Burn--Nonauth--Piles
12/3/2012 16:30	2	Debris Burn--Nonauth--Broadcast/Acreage
12/3/2012 17:50	3.1	Campfire
12/9/2012 12:02	67	Unknown
12/16/2012 14:30	8.5	Campfire
1/16/2013 15:00	6	Children
1/23/2013 15:35	0.1	Campfire
2/1/2013 15:00	1	Unknown
2/3/2013 16:20	20	Debris Burn--Nonauth--Piles
2/16/2013 16:00	40	Unknown
2/18/2013 14:45	0.1	Unknown
2/28/2013 14:30	1	Children
5/24/2013 10:00	5	Debris Burn--Nonauth--Broadcast/Acreage
5/24/2013 16:30	0	Debris Burn--Nonauth--Piles
6/1/2013 22:00	10	Unknown
3/8/2014 10:00	1	Debris Burn--Nonauth--Piles
3/14/2014 16:50	0.7	Unknown
6/5/2014 14:40	0.1	Unknown
6/5/2014 16:00	0.2	Miscellaneous --Power Lines
11/9/2014 19:45	2	Children
2/21/2015 14:15	0.1	Debris Burn--Nonauth--Yard Trash
3/17/2015 17:00	6.1	Campfire
Total	617.0	

As indicated in Table 2.35, 45 of the reported non-prescribed wildland fires wildfires (58 percent) over the last five years are less than one acre in size, with a variety of causes. These wildfires have not for the most part burned structures or other property, with the exception of logging equipment, wooded and cut-over areas, fields, and pastures. Approximately 35 percent of these fires are debris burns (yard trash, piles, and prescribed fires), 25 percent are unknown, and the remainders are a mix of campfires, equipment fires, fires set by children or agricultural activities, power lines, incendiary, or lightning. No property damage to structures, including critical facilities, smoke emergencies, or displaced citizens was associated with these wildfires as reported by the Florida Forest Service.

Estimated Impacts, Probability, and Extent

Although wildfires in or near forested residential areas provide a tangible threat to citizens and property within Leon County and the City of Tallahassee, the impacts of wildfire in Leon County and the City of Tallahassee have been minimal. However, the potential impact of wildfires in the wildland urban interface (see Figure 25) is greatest. The wildland urban interface is an area where “wildlands” (natural or reforested areas) are adjacent to urban areas, including suburban residential areas. Fire is

threat in these areas if adjacent or interspersed wildlands are not actively managed with prescriptive fire or the physical removal of burnable fuels, as well as other management tools and practices.

According to the latest Southern Wildfire Risk Assessment (SWRA) provided by the Florida Forest Service, approximately 330,869 acres within Leon County (70.3% of the total area) are at the highest risk of burning.⁸² Most of this area is located either within the Apalachicola National Forest, or within privately managed hunting plantations. However, a significant amount of this area is within suburban areas that either adjoin wild lands or are heavily forested.

A healthy urban forest provides a valuable aesthetic environment for residents, but it may also contribute to the potential for the spread of fire, particularly if there are fire-dependent tree and shrub species within these areas. This is more so if these “natural” areas are not managed (i.e., burned to remove natural leaf litter). As land development continues, more and more homes are being built in the vegetated or forested areas throughout Leon County. These homes have an increased vulnerability to wildfire since they are often located in areas that are removed from existing fire stations and water distribution systems, and have even higher fuel loads in the vicinity of structures.

Leon County has recognized the danger posed by wildfires and has amended policies within the Conservation Element of the Tallahassee-Leon County Comprehensive Plan to include a policy promoting land management practices that utilize prescribe burns as a fire protection strategy:

Conservation Element, Policy 1.2.3:

In conjunction with the appropriate state, federal and regional agencies and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and the control or removal of invasive exotics.

In areas of wildfire hazard, the land development regulations shall require the provision of defensible space buffers surrounding new developments and multiple exits from large developments. To further the effectiveness of these practices, public awareness programs will be developed by 2010 to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property.⁸³

Existing policies related to controlled burns include Section 11-16 of the Land Development Code, which requires a permit for open burning within the City limits. Prescribed burns are encouraged for large landowners by the DOF as a means to reduce fuel loads, which could contribute to uncontrolled fires. Chapter 590, Florida Statutes, requires burn permits from the DOF or other delegated authorities prior to conducting a prescribed burn anywhere in the state. Burn permits are required for burns on all private and public lands, including private plantations, state parks, and national forest lands. This permit system provides a means of tracking and controlling prescribed burning efforts. Permits are not

⁸² Southern Wildfire Risk Assessment Summary Report, DOF (2014).

⁸³ Tallahassee-Leon County Comprehensive Plan, 2015.

issued if environmental conditions, such as droughts or high winds, would present hazardous conditions or if a location is considered in a smoke sensitive area due to proximity to populated areas. Permitted burns are often site-checked by the DOF for compliance with proper fire procedures.

State and Federal Wildfire Mitigation Programs

Firewise is a national program that encourages landowners and communities to take responsibility for their wildfire risk by creating defensible space around homes and implementing various fuel reduction projects to minimize their risk of home ignition.

The ReadySetGo program enables firefighters to teach individuals to be ready for wildland fire by utilizing existing preparedness tools like Firewise; to have situational awareness when a fire starts; and to leave early for the safety to themselves and firefighters. The program seeks to make residents and fire departments partners in the wildland fire solution. Both of these programs are a part of the larger Fire Adapted Communities Approach to reducing wildfire risk throughout the entire community.

Based on the historical record, approximately five wildfires per year approximately eight acres in size will occur in Leon County with an average total area burned of 41 acres. These fires will not result in any fatalities or injuries, or the loss of any structures; neither will they displace people or present a significant smoke or other related hazards. However, due to the large size of those fires deemed unknown in origin (over 57 percent of the area burned), this figure many vary on an annual basis.

Overall, the probability based on the historical record of a wildfire within Leon County and the City of Tallahassee is **likely** as defined under Section 2.2.1 Risk. This is because of the extent of the wildland urban interface, including adjacent heavily forested areas. However, most of these fires are small and easily controllable because of prescribed burning on public and private lands, and the advanced fire protection offered throughout the County.

Vulnerability Summary

The local Tall Timbers Research Station is a non-profit biological research station that has conducted pioneering studies of the role of prescriptive fire on native forest ecosystems in the Southeast. Based on interviews with staff at this station, Leon County has experienced very few problems with fire and the wildland urban interface. This is primarily because of prescribed burning practices in large hunting properties in the north end of the county, and in the Apalachicola National Forest to the south and west, as well as in the several units of State wildlife management areas adjoining the Ochlockonee River.

The native Longleaf pine ecosystem found throughout the county is unique in that if fire is excluded from these areas, less flammable hardwood trees such live oak, magnolia, and water oak become dominate over time. The exception is flatwood areas in the southern part of Leon County, south of the Cody Scarp. These areas are considered vulnerable to wildland fires because these habitats can be very flammable when fire-excluded.

As indicated in Figure 27, the wildland urban interface is where damages from wildfire are most likely to occur. Small wildfires within the urban area are rare and can be easily controlled by local fire departments and Florida Forest Service or other agency personnel as necessary. However, larger fires within this interface area can impact residential areas and other structures, as well as critical facilities

and systems. Even the smoke from wildfires can present a hazard to citizens, particularly the elderly and those who have respiratory medical conditions. Many of these areas are residential neighborhoods or subdivisions with heavily forested parcels or open space areas. These parcels and areas are seldom subject to prescriptive burning, and so are vulnerable to fire due to crowding of trees and heavy fuel buildup. However, these areas also have fire protection provided by the Tallahassee Fire Department, which also provides services to the County through an interlocal agreement.

The most vulnerable areas within Leon County are those generally located at the wildland urban interface. These areas include forest and forested wetlands within the city limits. These obscured areas are frequently older residential areas with a mature tree cover that have been developed from the early 1800s to the late 1900s. Residential areas such as Southwood, which was developed in the early 2000s on old, open pastures, are less vulnerable to wildfire.

Vulnerability to wildfires was estimated from the use of the Hazus model and the Wildfire Risk Assessment Summary Report (WRAS). The Summary Report is generated by the Southern Wildfire Risk Assessment (SWRA) Project. The SWRA project reflects the latest wildfire modeling and analysis and regional risk assessment efforts, and provides a consistent, comparable set of results as a foundation for mitigation planning. The SWRA can also be used to locate areas where interagency planning may be of value to effectively manage wildland fire risk.

The WRAS was selected for use in this Plan because it represents the key index from the SWRA that can support current fire planning needs of southern fire management agencies.

Hazus Analysis

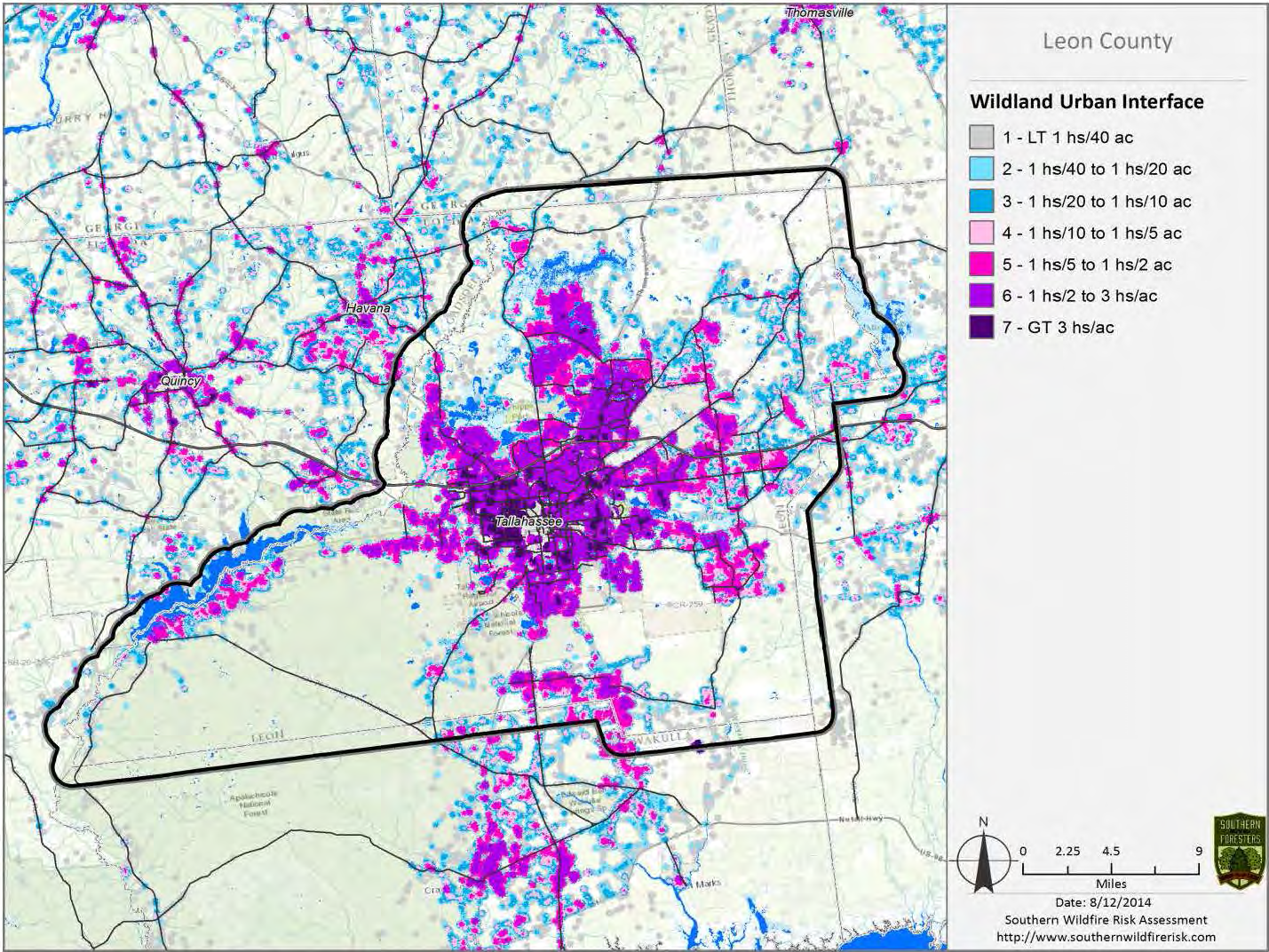
Using the same categories of general building stock provided in the HAZUS-MH 2.0 model, the 2010 Leon County Property Appraiser parcel level data was used to produce the value estimates of those properties at risk for wildfire. The two following figures indicate the wildfire risk for both the City and the County using a Wildfire Susceptibility Index (WFSI). The WFSI represents the key index from the SWRA that supports the current fire planning needs of southern fire management agencies. The WFSI integrates the probability of an acre igniting and the expected final fire size based on the rate of spread in four weather percentile categories into a single measure of wildland fire susceptibility. WFSI is comprised of three main data elements:

1. Fire Occurrence
2. Fire Behavior
3. Fire Suppression Effectiveness

The WFSI is a value between 0 and 1 that represents the likelihood that a given acre will burn. The “hotter” the color, the higher the index, which expresses the likelihood of an area burning based on existing vegetation (e.g., type of trees, age of stands, understory, etc.) and other factors.

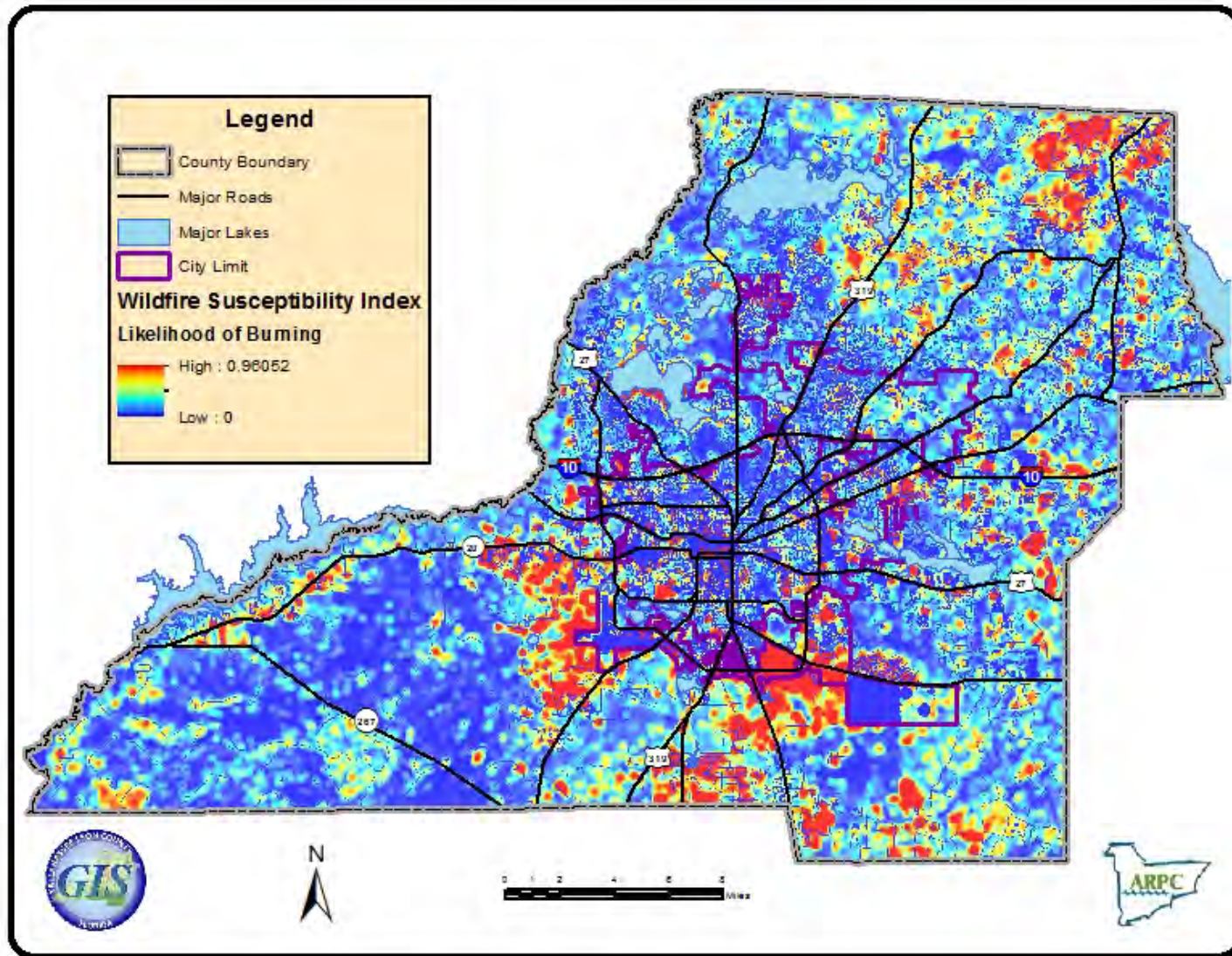
The following figures from the Wildfire Risk Assessment Summary Report indicate the extent in 2014 of the wildland urban interface in Leon County and the City of Tallahassee, as well as the relative risk of wildfire.

Figure 23: Wildland Urban Interface of Leon County, Florida.⁸⁴



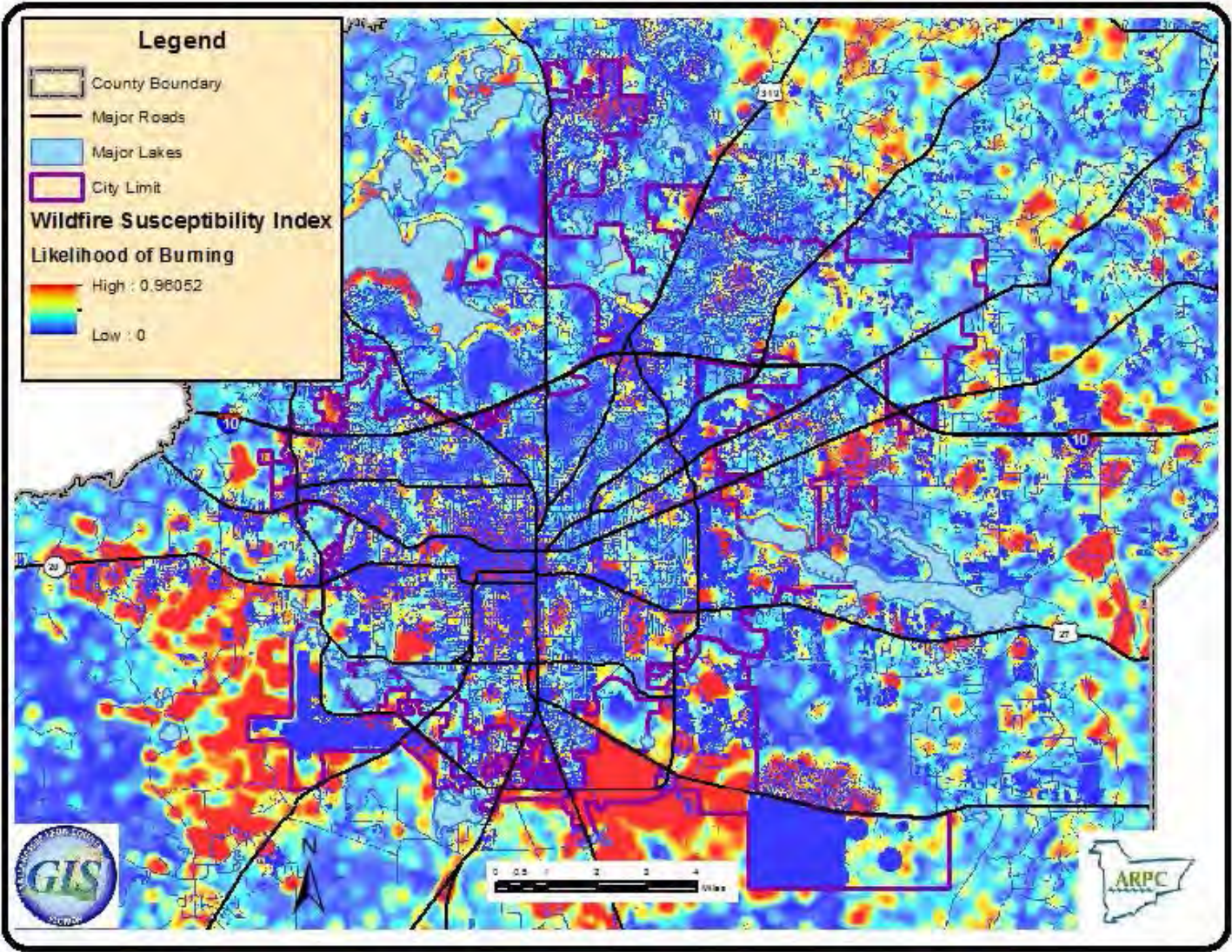
⁸⁴Ibid.

Figure 24: Wildfire Risk in Leon County, Florida.⁸⁵



⁸⁵ Florida Division of Forestry and Hazus-MH 2.0.

Figure 25: Wildfire Risk in the City of Tallahassee, Florida.⁸⁶



⁸⁶ Florida Division of Forestry and Hazus-MH 2.0.

While residents may experience a periodic blanketing of smoke, the regular use of prescribed burns by Forest Service personnel reduces the risk of wildfire.

Using the same categories of general building stock provided in the HAZUS-MH 2.0 model, the 2010 Leon County Property Appraiser parcel level data was used to produce the value estimates of those properties at risk for wildfire. The two tables below display a breakdown of total value by property type for the City and the County. It is important to note that these are total property values, not damage values based on the impact of a wildfire.

Table 2.36: Fire Loss Estimates in the City of Tallahassee, Florida.⁸⁷

Property Type	Number of Properties	Value (in dollars)
Residential	4,015	\$890,279,779
Commercial	678	\$781,059,979
Government	195	\$1,565,484,628
Industrial	55	\$37,168,980
Education	42	\$1,900,844,161
Religion	43	\$62,035,540
Agriculture	9	\$12,422,559
Vacant	754	\$86,696,502

Table 2.37: Fire Loss Estimates in Leon County, Florida.⁸⁸

Property Type	Number of Properties	Value (in dollars)
Residential	3,467	\$478,138,684
Commercial	87	\$95,815,349
Government	92	\$141,385,882
Industrial	45	\$16,333,050
Education	4	\$47,292,350
Religion	23	\$17,307,814
Agriculture	215	\$242,855,609
Vacant	1,043	\$86,538,194

The majority of wildfires occurs as prescribed burning on public land and is subject to specific management efforts by state and national foresters. For non-prescribed wildland fires, the Division of Forestry recorded a total of 180 during the period from 1999-2009, or an average of about 18 per year, that burned approximately 1,858 acres. The Florida Forest Service (previously the Division of Forestry) recorded a total number of 77 wildfires in Leon County from January 1, 2010 to April 2, 2015, an average of slightly more than five wildfires per year in Leon County. These fires burned a total area of 617 acres, which is approximately one percent of the land area of the county. The majority of these are small-acreage (less than 1.0 acres) burnings of debris Southern Leon County. These data indicate that human action is one of the leading causes of wildfires within Leon County.

⁸⁷ Leon County Property Appraiser, 2010.

⁸⁸ Ibid.

The larger issue in Florida and in Leon County is the future threat posed by populations encroaching into wildland-urban interface areas. Generally, the risk to humans and their property from wildfires increases with population and the development that accompanies population growth. In Leon County, the threat of such fires is low because of extensive prescriptive burning and comprehensive fire protection throughout the county, yet there is a potential for wildfire in areas of the county adjacent to residential areas and roadways that may increase over time if these areas are not properly managed to reduce the potential for wildfires.

Risk Assessment

Based on assessment of the historical data, the Hazus analysis, and the Wildfire Risk Assessment Summary Report, wildland fires are classified as a **low risk** to Leon County residents. This risk estimation is also based on the active use of prescriptive fire to help manage public and many private lands, which significantly reduces the degree of risk of wildfires in these areas and nearby residential areas.

Regardless, as the population of Leon County continues to grow, the number of residents living in or near wildland areas will also continue to increase. Subsequently, the threat of wildfire will increase as the urban area of Tallahassee extends into previously forested areas, or into or adjacent to forested areas not prescriptively burned on a regular basis. The number of human-caused fires is also predicted to increase as the population living in wildland urban interface areas continues to grow, and as natural areas within the urban area age out absent prescriptive fire or other vegetation and leaf litter management.

2.3.8 Sinkholes

General Description and Location

Sinkholes form in karst terrain principally from the collapse of surface sediments into underground voids and cavities in the limestone bedrock. Slightly acidic ground water slowly dissolves cavities and caves in the limestone over a period of many years. When a cavity enlarges to the point that its ceiling can no longer support the weight of overlying sediments, these sediments collapse into the cavity. In a less catastrophic type of sinkhole, a bowl-shaped depression forms at the surface, usually over a considerable period of time, as surface sediments ravel downward into small cavities in the bedrock. Well drilling data suggests that much of the underlying bedrock in Florida contains cavities of differing size and depth. However, relatively few ever collapse and directly affect roads or dwellings.

Karst terrain is a type of topography that is formed by dissolution of bedrock in areas underlain by limestone, dolostone or, as in some western states, gypsum. Such terrain has underground drainage systems that are reflected on the surface as sinkholes, springs, disappearing streams or even caves. The term karst, therefore, refers to the terrain and the term sinkhole is one of the types of drainage features reflected by that type of terrain. Other subterranean events can cause holes, depressions or subsidence of the land surface that may mimic sinkhole activity. These include subsurface expansive clay or organic layers which compress as water is removed, collapsed or broken sewer and drain pipes or broken septic tanks, improperly compacted soil after excavation work, and even buried trash, logs and other debris. Commonly, a reported depression is not verified by a licensed professional geologist to be a true sinkhole, and the cause of subsidence is not known. Such an event is called a subsidence incident. The Florida Geological Survey maintains and provides a downloadable database of reported subsidence incidents statewide. While this data may include some true sinkholes, the majority of the incidents have not been field-checked and the cause of subsidence is not verified.⁸⁹

The development of sinkholes has historically been difficult to predict. Ground Penetrating Radar (GPR) surveys are increasingly used at the site level to locate karst depressions, which may indicate zones of subsidence. These areas can then be checked with a Cone Penetrometer Test (CPT) sounding.

Since the entire state is underlain by carbonate rocks, sinkholes could theoretically form anywhere. However, there are definite regions where sinkhole risk is considerably higher. These include areas of the state where limestone is close to surface, or those areas with deeper limestone but with certain configurations of water table elevation, stratigraphy, and aquifer characteristics conducive to increased sinkhole activity.

Leon County and the City of Tallahassee are located within an area of karst topography supportive of sinkhole development. According to the Florida Department of Environmental Protection, the northern part of the County “consists mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous of varying size, and develop abruptly.” The southern portion is composed of “bare or thinly covered limestone” where “sinkholes are few, generally shallow and broad, and develop gradually.”⁹⁰

⁸⁹ <http://www.dep.state.fl.us/geology/feedback/faq.htm>.

⁹⁰ <http://www.dep.state.fl.us/geology/geologictopics/sinkholedevelopment.htm>.

Karst, Subsidence, and Expansive soils

Land subsidence occurs when large amounts of ground water have been withdrawn from certain types of rocks, such as fine-grained sediments. Sinkholes are common where the rock below the land surface is limestone, carbonate rock, salt beds, or rocks that can naturally be dissolved by ground water circulating through them. As the rock dissolves, spaces and caverns develop underground.⁹¹

While sinkholes threaten property, a related hazard is the potential impacts on groundwater quality. The local landscape is dotted with sinkholes. Sinkholes are responsible for the periodic dramatic drawdown of several local waterbodies, including Lake Jackson and Lake Lafayette. While water quality issues have not been identified as a hazard issue for the LMS, the interrelatedness of these issues warrants discussion.

Since sinkholes have a direct or semi-direct conduit to groundwater reservoirs, the possibility of drinking water degradation is a significant concern. Groundwater vulnerability is most evident within the Woodville Karst and Munson Hills regions, where the aquifer is unconfined by a sedimentary barrier between the surficial and Floridan Aquifers and karst features predominate. The maintenance of drinking water quality has been partially addressed by the implementation of several policies including the Leon County Aquifer/Wellhead Protection Ordinance. Future knowledge about county hydrogeology may warrant additional policy initiatives to ensure the protection of drinking water resources.

Historical Occurrences

Data gathered by the Florida Center for Instructional Technology (FCIT) from the Florida Geological Survey (FGS) and the Florida Department of Environmental Protection (FDEP) indicated 90 reported sinkhole events in Leon County as of 2008. Of these, 85 are less than 10' wide, four are 31-80' wide, and one is 81-200' wide.⁹²

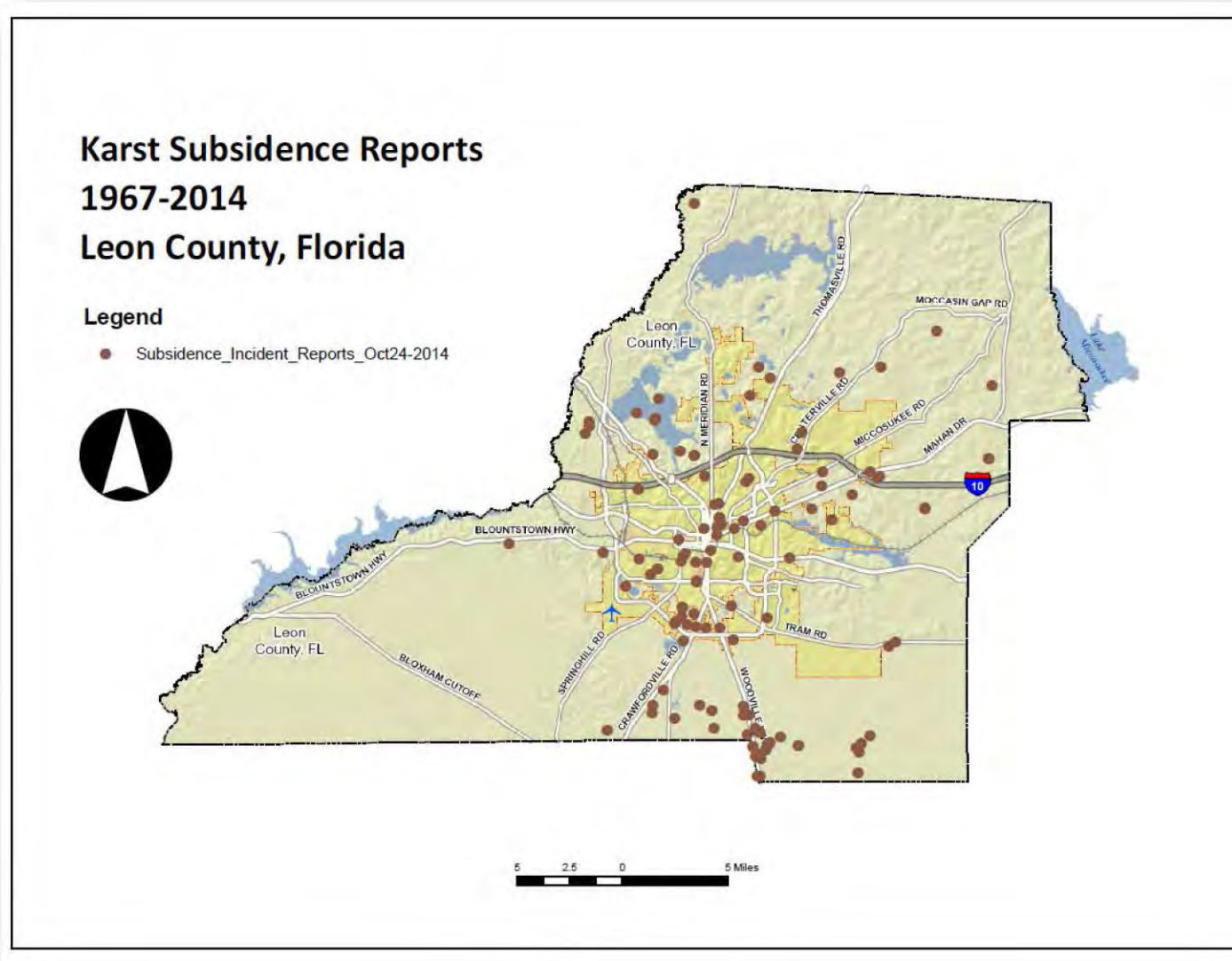
A spatial database of subsidence incident reports maintained by the Florida Department of Environmental Protection - Florida Geological Survey indicated 128 occurrences of sinkholes in Leon County between 1967 and 2014.⁹³ These data indicate that 22 of these events have occurred between January 2010 and October 2014. These sinkholes have ranged in width from six inches to 75' wide, and from less than one foot deep to 40' deep. The following figure depicts the location of karst subsidence reports (sinkhole occurrences) within Leon County.

⁹¹ United States Geological Survey, <http://ga.water.usgs.gov/edu/earthgwsinkholes.html>.

⁹² University of South Florida, Florida Center for Instructional Technology, <http://fcit.usf.edu/florida/maps/pages/11100/f11139/f11139.htm>.

⁹³ Florida Geological Survey, 2014. http://www.dep.state.fl.us/geology/gisdatamaps/SIRs_database.htm.

Figure 26: Karst Subsidence Reports in Leon County, Florida, 1967 – 2014.⁹⁴



⁹⁴ Tallahassee-Leon County Planning Department, 2014, using data from http://www.dep.state.fl.us/geology/gisdatamaps/SIRs_database.htm.

Estimated Impacts, Probability, and Extent

There is currently no agency with responsibility and authority for sinkhole inspections in Florida. Often the Florida Geological Survey (FGS) receives calls from homeowners all over the state who have had sinkholes develop on their property. The FGS does not have sufficient staff to visit all new sinkholes but this agency encourages the submittal of a subsidence incident report that is incorporated into a database that can be accessed at

http://www.dep.state.fl.us/geology/gisdatamaps/SIRs_database.htm.

Sinkholes can affect property if they open up near or under building foundations, or they can open up under roadways. There are sinkholes in Leon County that can also completely drain waterbodies such as Lake Jackson, Lake Bradford, Lake Iamonia, and Lake Lafayette when the water table is lowered through drought.

Sinkholes in Leon County and the City of Tallahassee have historically not been the size and extent of sinkholes in Central Florida, where ground water levels are much more variable due to geologic structures that are different than that underlying Leon County, and where drawdown of ground water is a serious issue, particularly from urbanization and large-scale agriculture. Nevertheless, areas within Leon County and the City of Tallahassee have been and continue to be affected by sinkholes.

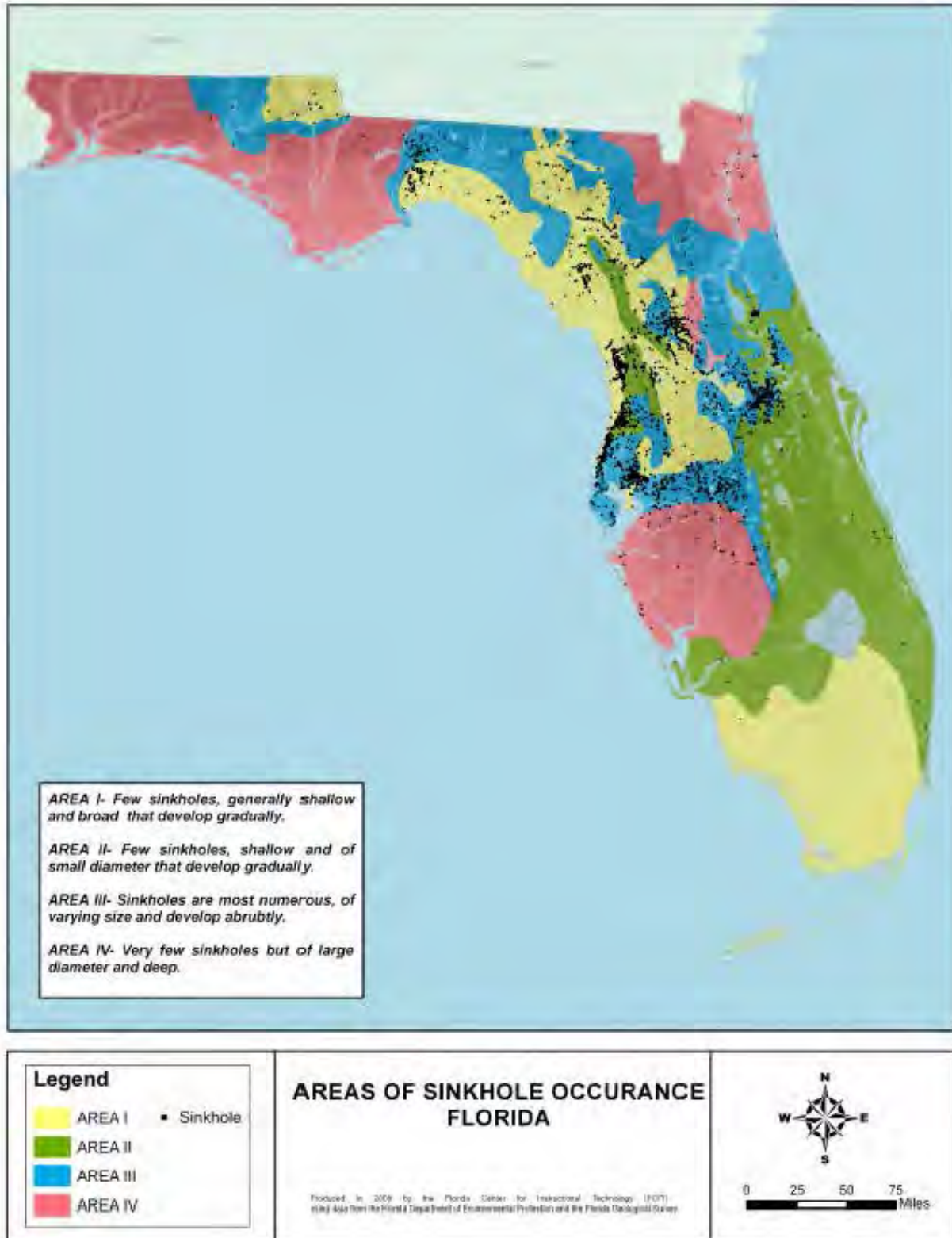
The database of subsidence incident reports in Leon County from 1967-2014 indicates that the majority of these sinkholes are small and relatively shallow, and many of those have been filled and stabilized. However, some of these events (11 out of 128) have created some degree of property damage. Although sinkholes in Leon County generally have not created property damage, the location and impacts of sinkholes are difficult to predict, as well as the probability and extent of them.

The following figure indicates the general areas of the state where sinkhole vulnerability is elevated over other areas. This figure represents reported sinkhole events in Florida based on data gathered by the Florida Geological Survey and the Florida Department of Environmental Protection. Leon County is indicated in this figure as being mostly within Area III, where sinkholes are most numerous, vary in size, and develop abruptly. The western third or so of the county is within Area IV, where there are very few sinkholes but those that exist are large and deep. The southern boundary of the county below the Cody escarpment is within Area I, where there are few sinkholes which are generally shallows, broad, and develop gradually.

Even though depressions and sinkholes can be located with ground penetrating radar and other techniques, there is little that can be reasonably done to mitigate the hazard of sinkhole development. Even if known features are identified, this information cannot be used to predict with certainty where additional sinkholes are likely to develop. However, since sinkholes are likely to occur in the Red Hills portions of Leon County, including the urban area of Tallahassee and within the southern parts of the county east of the Apalachicola National Forest, all citizens, structures, and critical facilities and systems within these areas may be potentially affected.

Based on the historical record, it is anticipated that future events for this hazard would reflect the historical frequency of drought occurrences, which can lower water tables and promote sinkhole formation. Based on Palmer Index data, a significant drought event has occurred approximately once every six years in the period 1895-2000. Periods of extreme heat in this region of Florida occur on the average of once every five years, and the probability of longer-term drought (such as the 1998-2002 event) would be expected to reflect the record of historical events occurring approximately every 25 years.

Figure 27: Areas of Sinkhole Occurrence: Florida.⁹⁵



⁹⁵ Florida Center for Instructional Technology, Sinkholes (Tampa, FL: University of South Florida, 2008).

Based on the data presented above, approximately 2.7 sinkholes open up every year mostly within the urban and southern areas of Leon County. New sinkholes would have an average width of 8.4' and an average depth of 7'. They are likely to occur in the Red Hills portions of Leon County, including the urban area of Tallahassee, and within the southern parts of the county east of the Apalachicola National Forest.

Overall, the probability based on the historical record of a sinkhole occurring within Leon County and the City of Tallahassee is **highly likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Sinkholes tend to affect structures and other improvements rather than people, like severe thunderstorms or lightning do. Figure 28 indicates that all structures, infrastructure, and critical facilities within the urban area of Leon County and the City of Tallahassee north of the Cody Escarpment, and within the southern parts of Leon County east of the Apalachicola National Forest within the Wakulla Coastal Plain, are more vulnerable to sinkholes and karst subsidence than other parts of the county.

Additional areas of the county having shallow soils overlying limestone, including low areas and waterbodies, are more vulnerable than other areas of the county. Development in those areas of the County where sinkholes are prevalent is potentially more vulnerable, since many sinkholes open up into larger caverns or tunnels. Structures and critical facilities built in these areas that do not have ground penetrating radar studies conducted prior to development to establish the presence or lack of sinkholes or karst depressions are also more vulnerable to sinkholes.

The degree of vulnerability described above increases in times of drought as the natural water table decreases in response to the lack of rainfall. As ground water levels (i.e., potentiometric surface) decrease, the hydrostatic pressure of groundwater is lessened on the overlying soil and rock layers, which sets up the conditions under which sinkholes can develop.

Risk Assessment

Based on assessment of historical data and frequency of reported damages, sinkholes are classified as a **low risk** to Leon County residents. Historical records indicate that the frequency and magnitude of this hazard is tied in part to the frequency of prolonged drought.

2. 3.9 Storm Surge/Tsunami

General Description and Location

A storm surge is defined as an abnormal rise in sea level accompanying a hurricane or other intense storm. The height of the surge or rise is the difference between the observed level of the sea surface and the level that would have occurred in the absence of the cyclone. Storm surge heights are usually estimated by subtracting the normal or astronomic high tide from the observed storm tide. Storm surges are evaluated separately from rain-driven flooding. Storm-generated waves on top of the storm surge will create an even greater high water mark.

A tsunami, also known as a seismic sea wave or as a tidal wave, is a series of waves in a body of water caused by the displacement of a large volume of water, generally in an ocean or a large lake. Earthquakes, volcanic eruptions and other underwater explosions (including detonations of underwater nuclear devices), landslides, glacier calvings, meteorite impacts and other disturbances above or below water all have the potential to generate a tsunami. In being generated by the displacement of water, a tsunami contrasts both with a normal ocean wave generated by wind and with tides, which are generated by the gravitational pull of the moon and the sun on bodies of water.⁹⁶

Due to the immense volumes of water and energy involved, the effects of tsunamis can be devastating. Some meteorological storm conditions such as deep depressions associated with tropical cyclones, including hurricanes, can generate a storm surge which can be several meters above normal tide levels. This is due to the low atmospheric pressure within the center of the depression. As these storm surges come ashore, they may inundate large areas of land.

There is often no advance warning of an approaching tsunami. However, since earthquakes are often a cause of tsunami, any earthquake occurring near a body of water may generate a tsunami if it occurs at shallow depth, is of moderate or high magnitude, and the water volume and depth is sufficient.

Based on elevation, the southern reaches of Leon County are vulnerable to storm surges and tsunamis.

Historical Occurrences

There are no records of storm surges or tsunamis directly affecting Leon County. An event that would have created such surges if it had come ashore south of Leon County occurred in 1993. Beginning on March 12 and subsiding on March 15, 1993, a large cyclonic storm swept through the eastern coast of the North America. Named the 1993 Superstorm or the Great Blizzard of 1993, this storm stretched from Central America to Canada, and was unique for its intensity, massive size, and wide-reaching effect. The Florida Panhandle reported up to four inches of snow, with hurricane-force wind gusts and record low barometric pressures. Between Louisiana and Cuba, hurricane-force winds produced extreme storm surges in the Gulf of Mexico, which along with scattered tornados killed dozens of people.⁹⁷ The Superstorm also produced substantial storm surge along the Gulf Coast from Apalachee Bay in the Florida panhandle to south of Tampa Bay. Storm surges in those areas reached up to 12 feet, higher than many hurricanes. The following figure displays estimated heights for storm surge produced by the 1993 Superstorm.

⁹⁶ <http://en.wikipedia.org/wiki/Tsunami>.

⁹⁷ Storm of the Century, Wikipedia, The Free Online Encyclopedia, 2009.
<[http://en.wikipedia.org/wiki/Storm_of_the_Century_\(1993\)](http://en.wikipedia.org/wiki/Storm_of_the_Century_(1993))>

Figure 28: NOAA Estimate of Storm Surges along Florida's Gulf Coast, 13 March 1993.⁹⁸



Despite the significant heights of storm surges associated with the 1993 Superstorm, the storm surge did not reach Leon County.

Estimated Impacts, Probability, and Extent

Storm surges and tsunamis are somewhat similar in the areas they affect. These include river and stream valleys and adjacent low-lying lands along the southern and southeastern borders of the County. High water, particularly moving water commonly associated with tsunamis, can damage

⁹⁸ Ibid.

structures and other property, and sweep away people, livestock, and other living beings and materials.

However, one critical difference is the time in which they can affect these areas. A storm surge associated with a hurricane can take up to a day or so to rise, whereas a tsunami can rise quickly. Citizens potentially affected by a storm surge, the range of which can be predicted as part of a hurricane or tropical storm, usually have 12-24 hours to leave for higher ground, and evacuations can be ordered as well. A tsunami on the other hand is relatively sudden, and there is usually little to no warning. The force of moving water moving across a normally dry landscape can devastate most structures and drown anyone caught in this sudden flood of water. As a tsunami recedes, there is an associated elevated risk of disease created by stagnant and contaminated water, as well as hazards associated with debris.

A storm surge from a Category 3, 4, or 5 hurricane would reach the southernmost areas of Leon County within the 100-year floodprone areas south of Oak Ridge Road and the county line (also known as the southern reaches of the Munson Slough) , and within the lowlands surrounding the St. Marks River in the extreme southeast corner of Leon County. The storm surge from a Category 5 hurricane is projected to reach almost all the way to Tram Road and Capital Circle as indicated in Figure 32. The level of expected flooding from a storm surge depends on many factors, but for a Category 5 hurricane, storm surges could reach 24' in depth in Leon County, as occurred during Hurricane Camille in 1969 in Mississippi. A 500-year tsunami would be approximately 10' in depth in Leon County for those areas indicated in Figure 31.

The impacts of this flooding would affect residential and other structures and associated infrastructure such as septic tanks, along with roadways within these areas. Injuries and fatalities would be very limited in these areas given advance warning and a mandatory evacuation. A tsunami, although unlikely, would provide little to possibly no warning, unlike a hurricane.

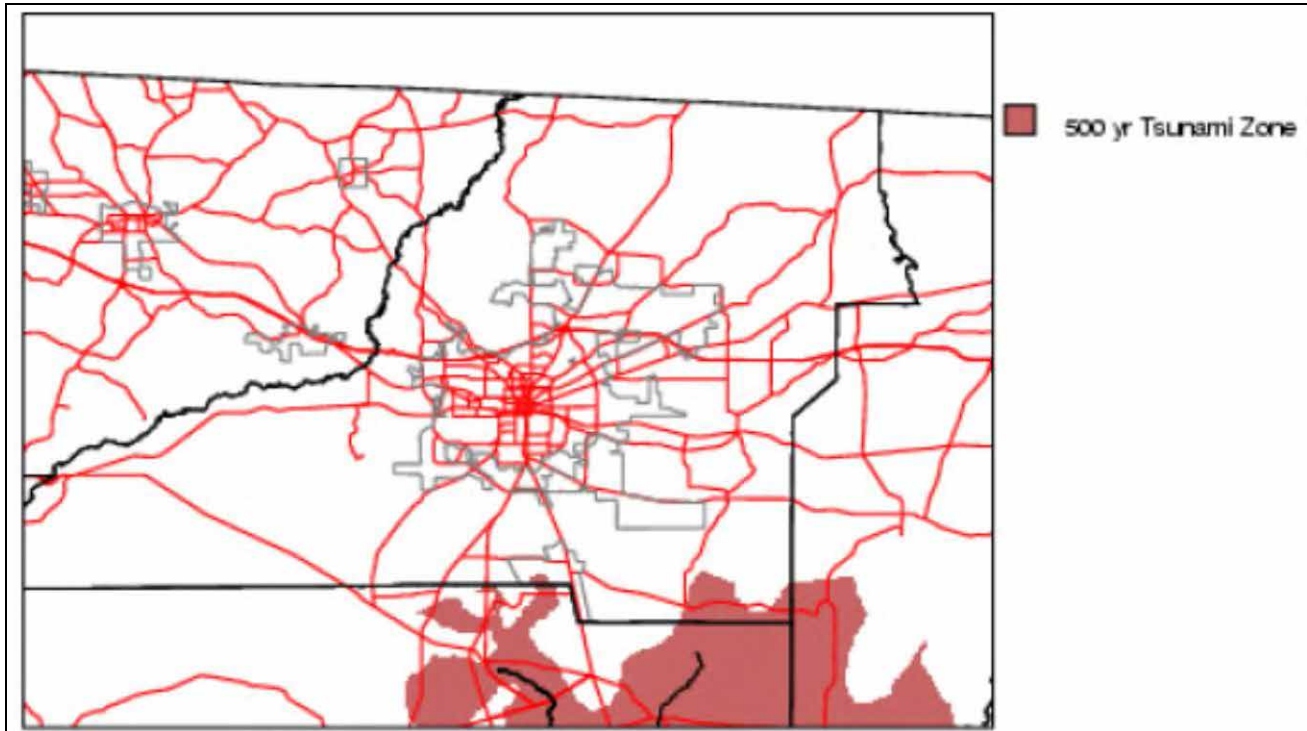
Based on this and the historical record, the probability of a tsunami affecting Leon County and the City of Tallahassee is **unlikely** as defined under Section 2.2.1 Risk. However, the probability based on the historical record of a storm surge event, which is associated with tropical cyclones affecting Leon County and the City of Tallahassee is **occasional** as defined under Section 2.2.1 Risk.

Vulnerability Summary

The only available data indicating the potential reach of a tsunami is a map generated by a MEMPHIS model run that was prepared for the 2010 edition of the LMS by the Florida Division of Emergency Management. Figure 31 indicates a "500-year Tsunami Zone" that illustrates the hypothetical impacts from a model tsunami based on the associated sea level surge and topography. It is similar to the hurricane surge area map included below.

The southern portion of Leon County is vulnerable to storm surges and associated flooding. Figure 32 (also Figure 5 above) indicates surges associated with Category 1-5 hurricanes. Flooding from storm surges can be therefore expected as the result of strong hurricanes along the St. Marks River and Munson Slough, and within broader areas extending northwards into Leon County and possibly the extreme southernmost portions of the City of Tallahassee.

Figure 29: Leon County Tsunami Vulnerability MEMPHIS Map, 2005.



A 500-year tsunami as indicated in Figure 29 would affect approximately 30 residential structures east of Old Plank Road in the extreme SE portion of the county, a portion of Natural Bridge Road, and one small state park (Natural Bridge Battlefield Historic State Park). Approximately 40 residential structures would be also affected south of Sunflower Road west of Woodville Highway.

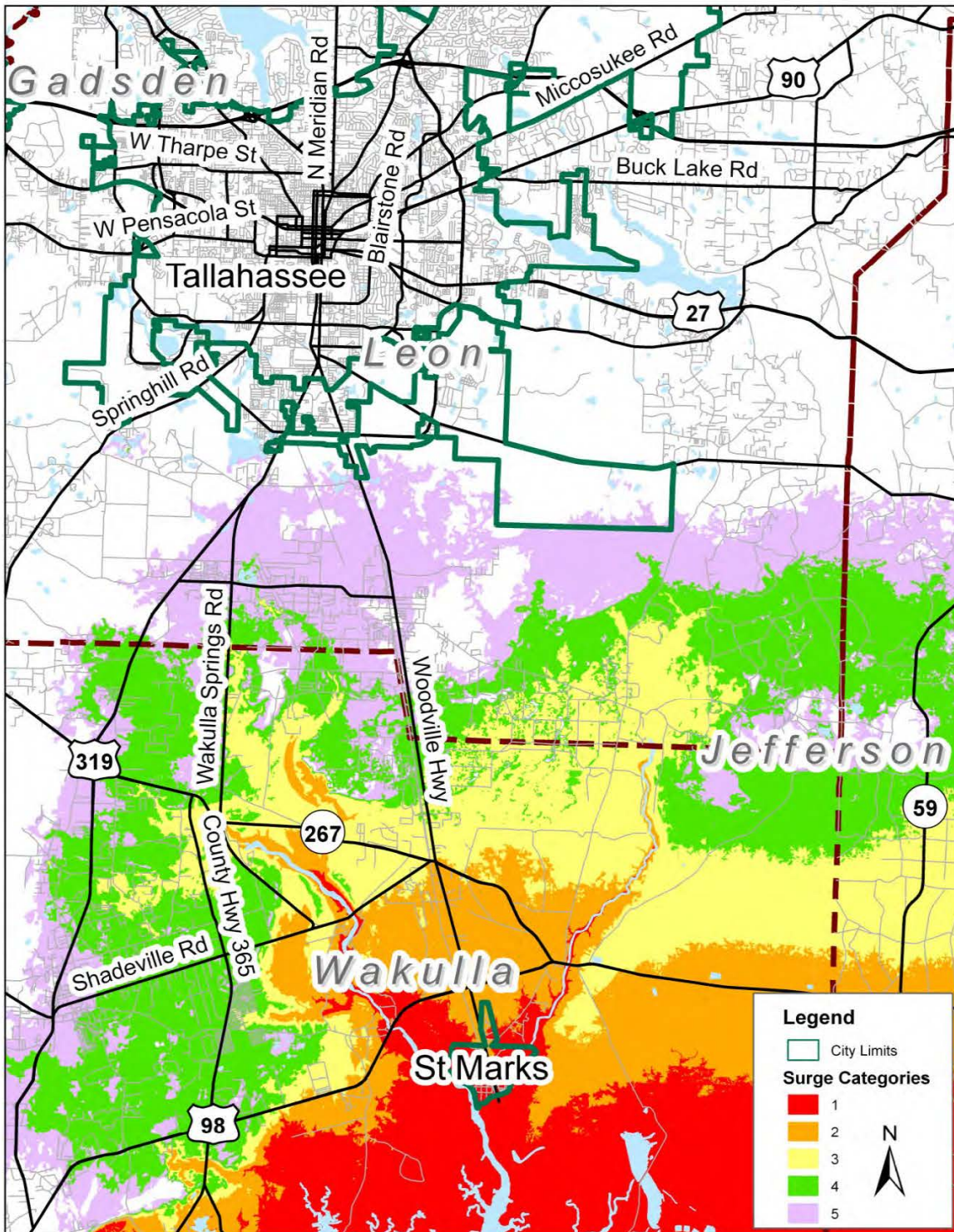
The worst-case event of a storm surge would be generated by a Category 5 hurricane. Flooding associated with this storm surge, as indicated in Figure 32, would likely affect the following developed features in Leon County:

- Highways 319 South, 61 (Wakulla Springs Road), Woodville Highway, and all collector and local roadways in the southeast quadrant of the county south of Tram Road and east of Highway 319 South
- Approximately 2,900 residential parcels, five schools, 30 retail businesses, 17 religious/non-profit parcels, 20 warehouse parcels, eight office parcels, 11 multi-family parcels, and eight transportation/communications/utilities parcels. This would include approximately 12 mobile home clusters identified in Figure 12. These areas are within the area on Figure 30 indicated as the estimated storm surge associated with a Category 5 hurricane.

Risk Assessment

Based on these data, storm surge and tsunamis are classified as a **low risk** to Leon County residents. Figure 32 indicates that the vast majority of residents in Leon County, the City of Tallahassee, and the unincorporated areas are not vulnerable to tsunami or storm surge events. There may be some residents who live in the extreme southern areas of the county in low-lying areas adjacent to river or stream tributaries that could be affected by storm surges or a tsunami.

Figure 30: Estimated Hurricane Storm Surge within Franklin and Leon counties.⁹⁹



⁹⁹ Apalachee Regional Planning Council, 2009.

2.3.10 Dam Failure

General Description and Location

A dam is defined as an artificial barrier with the ability to impound water, wastewater, or any liquid-borne material, for the purpose of storage or control of water. A dam failure is a catastrophic type of failure, characterized by the sudden, rapid, and uncontrolled release of impounded water or the likelihood of such an uncontrolled release.

Dam failures are usually a secondary effect of massive rainfall and flooding, and occur when too much water enters the spillway system. This will occur with little or no warning. Severe thunderstorms and heavy rainfall are contributory factors. Additionally, poor engineering or poor maintenance may also cause dam failures. According to the Federal Emergency Management Agency, dam failure can be attributed to one or more of the following reasons:

- overtopping caused by floods that exceed the capacity of the dam;
- deliberate acts of sabotage;
- structural failure of materials used in dam construction;
- movement and/or failure of the foundation supporting the dam;
- settlement and cracking of concrete or embankment dams;
- piping and internal erosion of soil in embankment dams; and
- inadequate maintenance and upkeep.

The largest earthen dam facility in Leon County is the Corn Hydroelectric Generating facility, which is operated by the City of Tallahassee's Electric Utility. Additionally, there are several smaller earthen dams throughout the City and the County. Information on these earthen dams is maintained by the Northwest Florida Water Management District (NFWMD), which reported 79 earthen dams in a 2009 inventory of dams in Leon County. There have been no new dams constructed since that time. The Tallahassee – Leon County Geographic Information Systems department maintains a combined list of 170 dams and water impoundment structures.

Corn Hydroelectric Generating Station

The City of Tallahassee operates the C.H. Corn Hydroelectric Power Plant located at the Talquin Dam (sometimes also known as the Jackson Bluff Dam) at the south end of Lake Talquin. This artificial lake is located on the Ochlockonee River in the far western part of Leon County. The waters of Lake Talquin come from the Ochlockonee River, the Little River, and local stormwater runoff. The drainage basin of the lake is approximately 1,720 square miles in size, and includes portions of South Georgia. There are no dams or other flow control devices upstream of the Corn facility.

Downstream, the flood stage is 22 feet at the Bloxham gauge station. The Ochlockonee River downstream of the facility is the boundary between Leon and Liberty Counties. The east side of the river is Leon County, and the west side of the river is Liberty County.

The City leases the dam and site of the power plant from the State of Florida under a 30-year lease with two (2) 10-year renewal options. The facility was originally constructed in the late 1920s by what is now known as Progress Energy Florida (PEF), formally known as Florida Power Corporation. PEF surrendered the license for the facility and transferred ownership of the facility to the state in the 1970s. The state operated this facility in order to maintain the lake as a recreational facility until 1981,

when the City leased the facility. The City re-licensed it for hydroelectric operation, and refurbished the facility. It is currently rated for 11 megawatts (MW) of electrical generation capacity. The Corn facility consists of the following components:

- **Powerhouse:** Consists of three generating units with a total rating of 11 MW. The generating units are operated when there is sufficient water available.
- **Concrete Spillway:** The concrete spillway is approximately 196 feet long and equipped with seven (7) floodgates and one (1) smaller trash gate. The floodgates are utilized during periods where the water flow is insufficient to operate the generating units and during periods of high flow when the flows exceed the generating unit flow capacity.
- **Earthen Dam:** The main earthen dam is a 3,600-foot long earthen dam, with a crest elevation of 77.0 feet. At the northern end of the earthen dam, there is an emergency spillway, crest elevation of 72.3 feet, equipped with a fuse plug, crest elevation 74.3 feet. In order to protect the main portion of the earthen dam, the fuse plug is designed to erode away if water passes over the fuse plug. If this were to occur, there would be an uncontrolled release of water from the lake, similar to what occurred in the 1950's when a portion of the dam failed.

The City maintains an emergency action plan (EAP) that is designed to address the failure of the dam. The City also utilizes the EAP as a part of the normal high water event response. The EAP provides for the communication routines in the event of a failure of the dam. In addition, The City actively works with emergency management personnel from potentially impacted counties (Leon, Liberty, Gadsden, Wakulla and Franklin) during any high water events to ensure that they are aware of the operations.

Leon County Earthen Dams

Earthen dams are the primary (but not only) type of dam facility within Leon County. Florida state law defines an earthen dam as "...a barrier to the flow of liquids which is constructed of naturally occurring soil and which is a component of a clay settling area."¹⁰⁰ In addition to the Corn Hydroelectric Power Plant, there are a significant number of earthen dams located throughout Leon County. According to the Northwest Florida Water Management District (NFWFMD), there are 79 earthen dams in Leon County. Generally, an earthen dam refers to any artificial or natural barrier that impounds waters of the state. Most earthen dams in Leon County are constructed for water retention serving agricultural functions. These dams are exempt from the NFWFMD's permitting system.

¹⁰⁰ Florida Statute, Chapter 62-672, Minimum Requirements for Earthen Dams; 62-672.200

Figure 31: Dam Locations, Leon County, Florida, 2014.

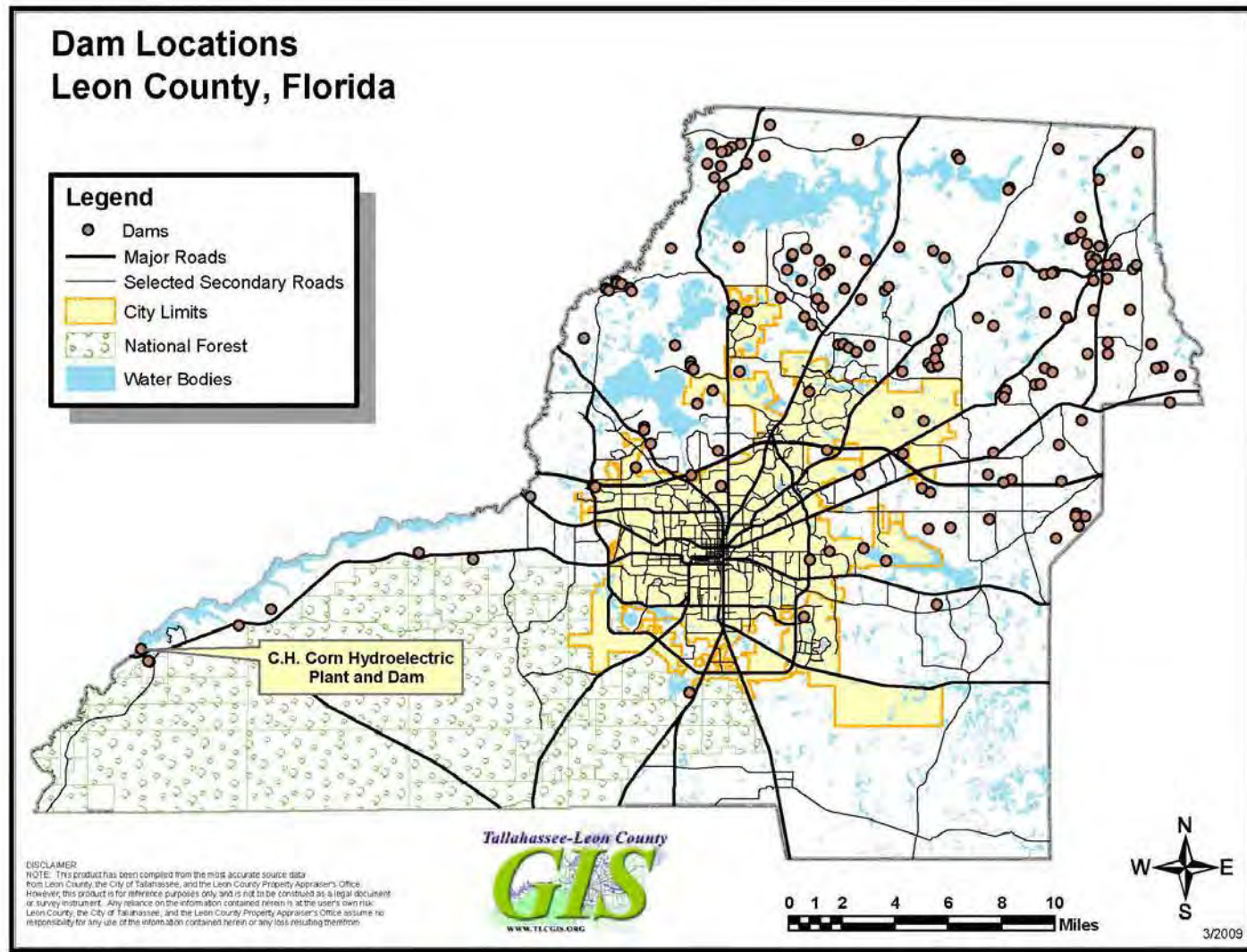


Table 2.38: Leon County Dams as of 2014.¹⁰¹

Dam Name	River	Height (ft.)	Storage (acre-ft.)	Year Completed	Hazard
MONKEY BUSINESS POND DAM	TR-LAKE IAMONIA	15	183	1958	L
UPPER DIANA LAKE DAM	TR-LAKE IAMONIA	27	624	1958	L
LOWER DIANA LAKE DAM	TR-LAKE IAMONIA	12	540	1973	L
PETTY GULF LAKE DAM	TR-LAKE IAMONIA	25	233	1972	L
PINEHILL LAKE DAM	TR-LAKE IAMONIA	12	150	1958	L
LAKE JEAN DAM	UNNAMED STREAM	14	214	1951	H
LOWER HUGGLE POND DAM	TAYLOR-HAMMOCK STREAM	23	417	1948	L
UPPER HUGGLE PON	TAYLOR-HAMMOCK STREA	20	426	1955	L
JACKSON BLUFF	OCHLOCKONEE	60	150000	1928	H
IRELAND DAM	TR-FOSHALEE SLOUGH	20	106	1958	L
EMMA LEE POND DM	TR-GOPHER BRANCH	22	51	1956	L
ALBERTA LAKE DAM	GOPHER STREAM	16	227	1946	L
LAKE LOUISE DAM	TR-PANTHER CREEK	12	115	1940	L
SHOMONIE LAKE DA	CARMINE BRANCH	16	227	1958	L
LAKE HERITAGE DAM	LAKE LAFAYETTE-OFFSTREAM	14	97	1952	L
DOUGLAS DAM	TR-ROBERTS POND	12	59	1962	L
PINEY"Z"LAKE DAM	ST MARKS RIVER	18	1129	1970	L
ALFORD POND DAM	TR-ST MARKS RIVER VA	8	80	1955	L
GULLY DAM	TR-OCHOCKNEE	18	65	1970	L
ROBERTS POND DAM	ROBERTS POND	15	50	1959	L
LANGLEY DAM	ALFORD ARM	17	340	1959	L
EDGE DAM	LAKE MICCOSUKEE	20	59	1950	L

Historical Occurrences

The only recorded occurrence of a dam failure in Leon County has been at the Jackson Bluff Dam. A breach of this facility occurred in 1957 while it was being operated by PEF. There are no other records indicating a failure of the dams listed above since that time.¹⁰²

¹⁰¹ National Dam Inventory (2009) and Tallahassee – Leon County Geographic Information Systems (2014).

¹⁰² Association of State Dam Safety Officials, <http://www.damsafety.org/news/?p=412f29c8-3fd8-4529-b5c9-8d47364c1f3e>.

Figure 34: 1957 Break in Jackson Bluff Dam.¹⁰³



More recently, there have been two high water events that resulted in downstream flooding from the release of floodwaters. These events occurred during Tropical Storm Fay in 2008 and the heavy rain events in March and early April of 2009. These are not considered failures, but releases to avoid a potential failure event. No such additional events have occurred since 2009.

Estimated Impacts, Probability, and Extent

The hazard potential varies for individual earthen dams, and generally depends upon the volume of water supported by the dam along with the proximity to homes or other vulnerable structures downstream of the waterbody created by the dam. Because many dams are not subject to permitting and regular inspection, the data record is not sufficient to assess the hazard potential of many earthen dams. Nevertheless, dam safety in Florida is a shared responsibility among Florida's five water management districts, the Florida Department of Environmental Protection (DEP), the United States

¹⁰³ State Archives of Florida, Florida Memory, <http://floridamemory.com/items/show/2198>.

Army Corps of Engineers, local governments and private dam owners. These efforts are coordinated under the Florida Dam Safety Program.

In Northwest Florida, including Leon County, permits for the construction, alteration, repairs or abandonment of most dams are issued through the Environmental Resource Permitting Program, which is administered jointly between the District and DEP.

Owners of existing dams that needs to be repaired or who plan to build a new dam may need a permit to authorize the work. An individual Environmental Resource permit is required for the construction, alteration, repair, or abandonment of dams. There are additional safety and design criteria when the dam exceeds a height of 10 feet or impounds more than 50 acre-feet of water. This can apply to dams that create recreational ponds or lakes, as well as stormwater treatment facilities.

As of 2009, the National Dam Inventory listed far fewer structures in Leon County, but did include estimates of height, storage capacity, and drainage areas for listed dams. According to the Inventory, two farm pond dams were identified as high hazard potential, as indicated in Table 2.38. (The National Dam Inventory does not list dams by county at present due to security concerns.) These two dams include the Lake Jean Dam and the Jackson Bluff Dam. However, the Jackson Bluff Dam was evaluated approximately 13 years ago, and the existing fuse plug and emergency spillways were replaced, with a remote dike at the same crest level as the main embankment. Project construction commenced in September 2010, and was completed in August 2011.

The Florida Dam Safety Program also listed in a 2014 review the Killlearn Lakes Dam as a “High Hazard Potential Dam.” This is a small dam in a residential area for a shallow lake that receives stormwater runoff from the surrounding area, and no additional information has been found to date concerning this dam.

Jackson Bluff Dam

Floods typically evaluated in dam engineering include frequency based storms (e.g. 1-year through 500-year flood) and the Probable Maximum Flood (PMF), which is developed based upon the Probable Maximum Precipitation (PMP). The PMP is the greatest depth (amount) of precipitation, for a given storm duration, that is theoretically possible for a particular area and geographic location. The PMF is the flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in a particular drainage area.

Dams are designed or required to safely pass what is typically termed the Spillway Design Flood (SDF) or Inflow Design Flood (IDF), which typically ranges from the 100-year flood to the PMF. The selection of a SDF or IDF is usually based on the hazard category of the dam and the potential for loss of life or property damage that would result from a dam failure during a given flood.

There are three different potential flooding cases for the Corn Hydroelectric Generating facility (Jackson Bluff Dam). Two of the three are related to a failure of the dam and one is from high water events. These three types of events are:

1. **Sunny Day Breach:** Failure of the dam during a non-rain event.
2. **Rain Event Dam Breach:** Failure of the dam during a rain event.
3. **High Water Event:** Flooding downstream related to heavy rainfall and inflows.

The original IDF study for the Jackson Bluff was conducted in 1983 and determined the IDF is equivalent to one-half of the PMF.

The area downstream of the Talquin Dam is lightly populated and much of the area east of the Ochlockonee River is within the Apalachicola National Forest. Downstream from Jackson Bluff Dam, the Ochlockonee River travels through four counties before entering into the Gulf of Mexico. A camping area, a mobile home park, and a road with 45 homes are about a half-mile downstream from the dam. These residential developments are on relatively low ground.

A USGS real-time water level monitoring gauge (BLXF1) on Ochlockonee River near Bloxham (SR 20) is the closest gauge upstream to the area downstream of the dam that is vulnerable to flooding. The following flood stage elevations have been established for this location:

BLXF1 Flood Categories (in feet)¹⁰⁴

Major Flood Stage:	30
Moderate Flood Stage:	24
Flood Stage:	22
Action Stage:	16

According to the Leon County Property Appraiser's database, as of 2014 there are at least 63 property parcels within the County adjacent to Crooked Road. Of these 63 parcels, 43 parcels have at least one residential structure onsite, and 20 parcels are vacant. The City's Electric Utility division maintains a notification list of Crooked Road residents, including their names, address and multiple contact phone numbers, as part of the Emergency Management Plan for the Power Plant.

The Franklin County CEMP states that "In the event of dam failure [of the Jackson Bluff and Jim Woodruff dams on the Ochlockonee River], the corresponding flooding would be similar to that of heavy rainfall." Nevertheless, in the event of a breach of the dam, the main impact will occur on Crooked Road, a residential area downstream of the facility on the Leon County side of the river. The USGS gauge record indicates that a flow slightly above the five-year flood would cause the river stage at a residential area half a mile downstream to rise to the flood stage, and some houses in this area would be flooded. The five-year flood is equivalent to only 12% of the total project capacity. Therefore, a catastrophic dam failure would exceed the five-year flood, and would affect this residential area. The maximum flood level, depending on the level of water behind the dam, could exceed 30' and be as high as 35'. This flood would be temporary only as the floodwaters would quickly move downstream.

Overall, the probability based on the historical record of a dam failure event affecting Leon County and the City of Tallahassee is **unlikely** as defined under Section 2.2.1 Risk.

104

<http://water.weather.gov/ahps2/river.php?wfo=tae&wfoid=18673&riverid=204345&pt%5B%5D=144211&pt%5B%5D=145549&pt%5B%5D=142249&pt%5B%5D=145546&pt%5B%5D=144493&pt%5B%5D=145993&allpoints=150692%2C144211%2C145549%2C142249%2C145546%2C144493%2C146946%2C151031%2C145993%2C146947&data%5B%5D=hydrograph>.

Vulnerability Summary

Due to downstream residents, the Power Plant is classified as a high hazard facility by the Federal Energy Regulatory Commission (FERC). Under the terms of the Power Plant's FERC license, the City of Tallahassee's Electric Utility division is required to have an independent safety inspection performed on the facility every five years by an approved dam safety inspector. In addition, FERC itself conducts an annual operational inspection. The City also performs routine monitoring of the earthen dam to ensure that there are no indications of any structural integrity issues. According to Electric Utility division staff, the Crooked Road area is the only downstream residential community vulnerable in the event of a dam failure at this facility. This includes 63 parcels, of which 43 parcels have at least one residential structure onsite. The remaining 20 parcels are vacant.

The frequency of failure for earthen dams in Leon County is currently unknown. Life spans for earthen dams have generally exceeded fifty years. Further, most local dams are small and located in rural areas, and the downstream impacts of their failure would be relatively minimal, except perhaps during severe flooding events, in which case dam failure would exacerbate these situations. Based on these data, Leon County has limited vulnerability to dam failure.

Risk Assessment

Based on the historical data, the low number of dams deemed hazardous (i.e., one farm pond), and the relatively stringent safety inspection requirements for the C.H. Corn Hydroelectric Power Plant and the Talquin Dam, the probability of a dam failure to residents, structures, infrastructure, and any critical facilities is considered to be a **low** risk.

2.11 Exotic Pest Infestations

General Description and Location

As a result of international travel, trade, population growth, climate change, and other factors, infestations of exotic plants and animals, including insects, have increased in the last century in Florida. Invasive exotic plants and animals can alter native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with native species. The key term is “invasive;” many exotic species don’t thrive in Florida, but those that do are considered invasive. There are many examples of this in Florida, including its fresh and coastal water resources. Florida is one of the states most affected by invasive and other exotic species, given its hospitable warm climate, the abundance of rain, its diverse ecosystems, its many international visitors and residents, and its highly urbanized areas.

In response to concerns about exotic plants, the Florida Exotic Pest Plant Council was formed, and publishes an annual List of Invasive Plant Species (see Appendix K). The mission of the Florida Exotic Pest Plant Council is to support the management of invasive exotic plants in Florida’s natural areas by providing a forum for the exchange of scientific, educational, and technical information. The purpose of their annual list is to focus attention on:

- adverse effects exotic pest plants have on Florida’s biodiversity and native plant communities
- habitat losses in natural areas from exotic pest plant infestations
- impacts on endangered species via habitat loss and alteration
- need for pest plant management
- socio-economic impacts of these plants (e.g., increased wildfires or flooding in certain areas)
- changes in the severity of different pest plant infestations over time, and
- providing information to help managers set priorities for research and control programs.

More than 500 fish and wildlife nonnative species, also known as exotic species, have been observed in Florida. Not all nonnative species present a threat to native species, but some have become invasive by causing harm to native species, posing a threat to human health and safety, or causing economic damage. Many invasive plant and animal species that thrive in the hot, moist Everglades don’t fare as well in the state’s more northern pine-dominated forests, where freezing temperatures can occur on a more regular basis than in south Florida.

An invasive insect of particular concern in Leon County is the southern pine beetle (SPB). According to the Florida Division of Forestry, the SPB is one of five common species of pine bark beetles that occur throughout the Southeastern United States. The SPB, *Dendroctonus frontalis Zimmermann*, is the most destructive insect pest of pine in the southern United States. A recent historical review estimated that SPB caused \$900 million of damage to pine forests from 1960 through 1990. This aggressive tree killer is a native insect that lives predominantly in the inner bark of pine trees. Trees attacked by SPB often exhibit hundreds of resin masses (i.e., pitch tubes) on the outer tree bark. SPB feed on phloem tissue where they construct winding S-shaped or serpentine galleries. The galleries created by both the adult beetles and their offspring can effectively girdle a tree, causing its death. SPB also carry, and introduce into trees, blue-stain fungi. These fungi colonize xylem tissue and block water flow within the tree, also causing tree mortality. Consequently, once SPB have successfully colonized a tree, the tree cannot

survive, regardless of control measures.¹⁰⁵ The table below describes stages and symptoms associated with a southern pine beetle infestation.

Table 2.39: Stages of Southern Pine Beetle Attack.¹⁰⁶

Symptom	Stage 1 Fresh attacks	Stage 2 Developing broods	Stage 3 Vacated trees
Foliage	Green	Green; fade to yellow before beetles emerge	Red; needles falling
Pitch tubes	Soft; white to light pink	Hardened; white	Hard; yellow; crumble easily
Checkered beetles	Adults crawling on the bark	Larvae in SPB galleries; pink or red; 1/2 inch long	Larvae and pupae are purple; occur in pockets in the outer bark
Bark	Tight; hard to remove	Loose; peels easily	Very loose; easily removed
Color of wood surface	white, except close to new adult galleries	Light brown with blue or black sections	Dark brown to black; may have sawyer galleries
Exit holes	----	May appear where parent beetles left the tree	Numerous; associated with brood adult emergence
Ambrosia beetle dust	----	White; begins to appear around the base of trees	Abundant at the base of trees

The Southern Pine Beetle occurs in Leon County. Other invasive plants and animals in Leon County at present (see Appendices I and J) include the following:

- Coral Ardisia or Scratchthroat (*Ardisia crenata*)
- Wild Taro (*Colocasia esculenta*)
- Water Hyacinth (*Eichhornia crassipes*)
- Hydrilla ([Hydrilla verticillata](#))
- Glossy Privet (*Ligustrum lucidum*)
- Chinese Privet (*Ligustrum sinense*)
- Japanese Climbing Fern (*Lygodium japonicum*)
- Heavenly Bamboo (*Nandina domestica*)
- Torpedo Grass (*Panicum repens*)
- Tallow Tree or Popcorn Tree (*Sapium sebiferum*)
- Alligator Weed (*Alternanthera philoxeroides*)
- Channeled Apple Snail (Pomacea canaliculaa group)

Although these species are not life-threatening, they can become serious agricultural pests that can also create significant natural resource impacts, as well as increasing the cost of public land management. Invasive plants and animals can crowd out or even eliminate over time natural species. As an example, the Channeled Apple Snail In Florida poses a potentially serious threat to the ecological health of rivers, lakes, and wetlands, due to their affinity for aquatic plants, their extremely high fecundity (reproductive capability), and their tolerance for a range of environmental conditions.

¹⁰⁵ University of Florida, Entomology and Nematology Department, http://entnemdept.ufl.edu/creatures/trees/southern_pine_beetle.htm.

¹⁰⁶ Forest Encyclopedia Network (2009), <http://www.forestencyclopedia.net/p/p2901>.

Historical Occurrences

Southern pine beetle infestations have been a widespread occurrence throughout the southeastern United States, including throughout the state of Florida. Millions of dollars' worth of lumber has been destroyed in Florida as a result of southern pine beetle infestations. In response, the Florida Forest Service (previously the Division of Forestry) within the Florida Department of Agriculture and Consumer Services annually surveys the state to determine the level of infestations. The table below describes the historical occurrences of SPB infestations in Florida between 1995 and 2011.

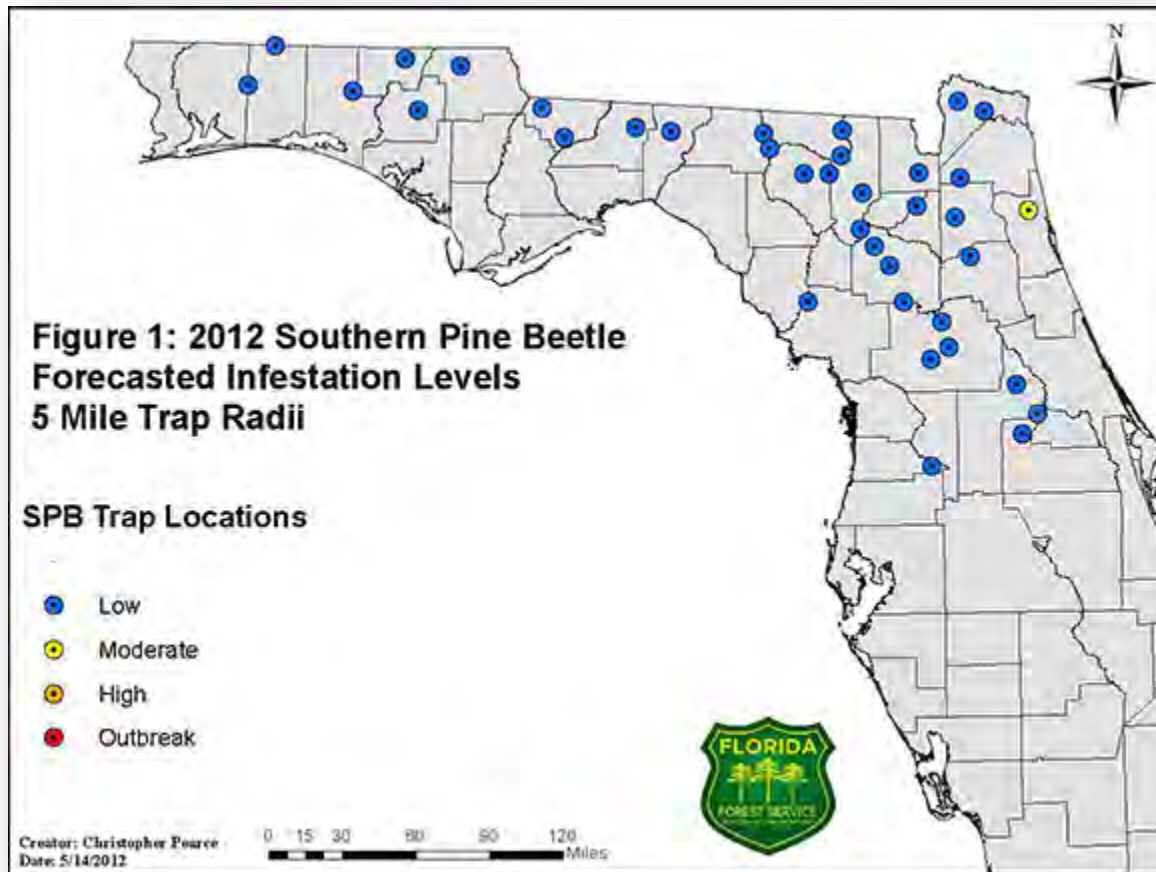
Table 2.40: Historical Occurrences of Southern Pine Beetle Infestations in Florida, 1995 – 2011.¹⁰⁷

Year	No. of Counties Trapped	SPB/Trap/Day	% SPB	Prediction Trend/Level	No. of Infestations
1995	10	21.0	66	Increasing/Moderate	718
1996	19	0.3	34	Declining/Low	61
1997	19	0.5	22	Static/Low	863
1998	19	7.2	59	Increasing/Low	34
1999	20	1.4	38	Declining/Low	220
2000	21	13.2	62	Increasing/Moderate	1,172
2001	23	45.0	69	Increasing/High	2,892
2002	26	47.0	80	Increasing/High	650
2003	27	2.0	45	Declining/Low	2
2004	27	0.6	19	Static/Low	16
2005	26	4.8	36	Static/Low	7
2006	25	1.0	15	Static/Low	3
2007	26	0.4	25	Static/Low	46
2008	26	0.4	27	Static/Low	?
2009	26	0.7	21	Static/Low	15
2010	26	0.2	25	Static/Low	1
2011	26	0.2	25	Static/Low	

These data indicate that Southern Pine Beetle infestations in Leon County and throughout Florida have declined in recent years. The 2012 survey results suggest that SPB populations will remain low at all but one trap location in the 26 counties surveyed across northern and central Florida (Figure 35). Both the total number of SPB/trap/day and %SPB remained static and relatively unchanged from 2011. This suggests that the generally low levels of SPB activity that the state has experienced since 2003 will continue.

¹⁰⁷ Florida Department of Agriculture and Consumer Services (2015), <http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Our-Forests/Forest-Health/Forest-Insects/Southern-Pine-Beetle/Spring-Pheromone-Trap-Forecast>.

Figure 33: 2012 Southern Pine Beetle Forecasted Infestation Levels.¹⁰⁸



Other invasive species identified above have existed in Leon County for a decade or more. The Channeled Apple Snail as an example occurs in the Lake Munson, Lake Lafayette, and Lake Jackson watersheds. It has eliminated nearly all natural aquatic vegetation in Lake Munson, which affects fish and other wildlife habitat, and is also found in Lake Jackson, a State Aquatic Preserve.

Estimated Impacts, Probability, and Extent

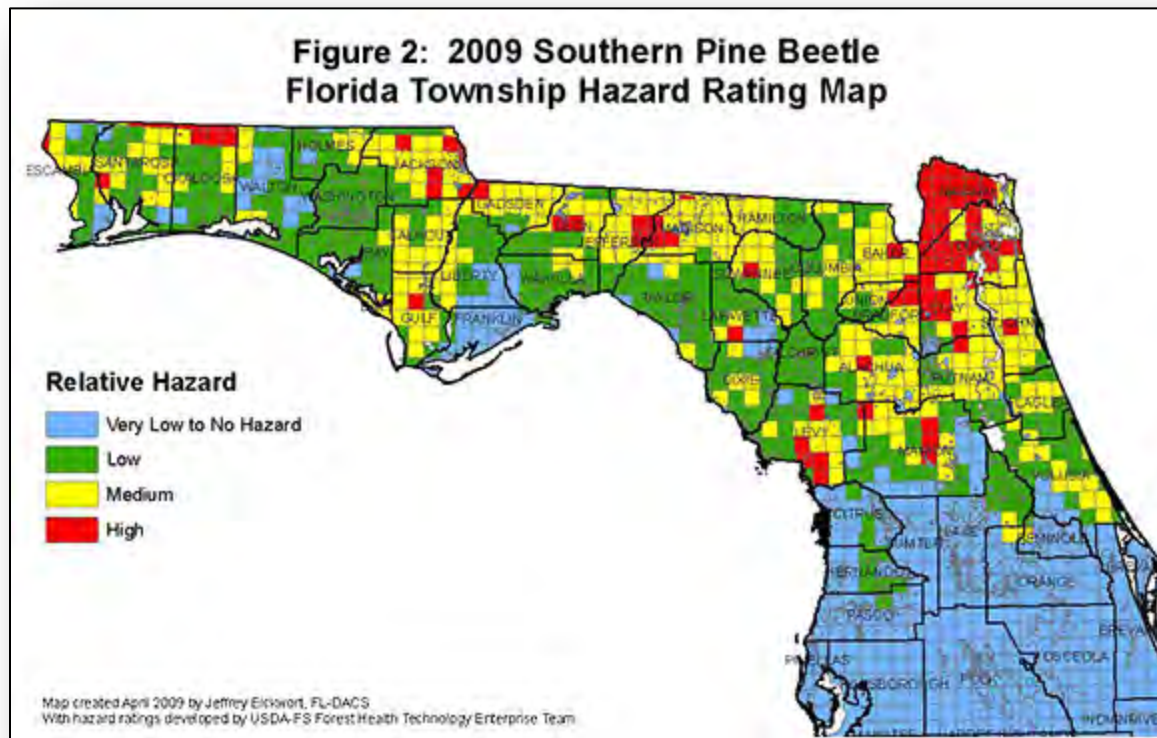
SPB outbreaks are periodic events that occur roughly on 6-12 year cycles and in general last two to three years. Between outbreaks, there can be several years with very few or no infestations, characteristic of the past six years in Florida.

The Southern Pine Beetle Florida Township Hazard Rating Map is based on a model developed by the USDA Forest Service - Forest Health Technology Enterprise Team as part of a hazard mapping project for the southeastern United States. The model computes hazard scores based on input variables that estimate the density and basal area of the most susceptible host pine species (e.g., loblolly and shortleaf pine) and soil drainage characteristics. Each township score represents an average for the

¹⁰⁸Florida Department of Agriculture and Consumer Services (2015), <http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Our-Forests/Forest-Health/Forest-Insects/Southern-Pine-Beetle/2012-Southern-Pine-Beetle-Forecast>.

forested areas within the township. The hazard map is subject to change from year to year with changing forest conditions and improvements made to the hazard model. Hazard is an estimate of where SPB infestations may be likely to develop based on forest conditions; it does not mean that SPB infestations are predicted for a certain area in a given year.

Figure 34: Southern Pine Beetle Florida Township Hazard Rating Map 2009.¹⁰⁹



The FFS classifies and describes the risk of SPB activities as follows:

1. **High Hazard:** Areas where current forest conditions are exceptionally conducive to chronic SPB activity and/or an area-wide SPB epidemic at virtually any time.
2. **Moderate Hazard:** Areas where current forest conditions may periodically harbor SPB activity and occasionally incur and sustain relatively numerous, enlarging, and/or widespread SPB activity that has a moderate potential of attaining outbreak proportions.
3. **Low Hazard:** Areas where current forest conditions are capable of sustaining some scattered infrequent or otherwise local/limited occurrences of SPB, and there is little chance of an area-wide outbreak.
4. **No Hazard:** Areas where there currently is virtually no known potential for any SPB activity.

¹⁰⁹ Florida Department of Agriculture and Consumer Services (2015),

Other invasive species identified above are well-established in many areas of Leon County and the City of Tallahassee at present. Many terrestrial species exist within lands managed by the federal government and the State of Florida, as well as those managed by local government. Different plant species in different ecological niches or habitats, but they are present and expanding in some areas. Land and waterbody managers have a variety of programs to try to manage these species, but complete eradication of these species is unlikely.

With the exception of the Southern Pine Beetle, there have been no formal countywide surveys to date of other invasive plant or animals. Individual Land and waterbody managers have tallied invasive species for those areas or features they manage, but there are no known summaries of impacts and extent for these species. Nonetheless, the probability based on the historical record of an exotic pest infestations affecting Leon County and the City of Tallahassee is **highly likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Most forested areas of Leon County, including the urban area of the City of Tallahassee, are vulnerable to SPB infestations, which is exacerbated by drought, particularly during the summer. Over half the land area of Leon County is heavily forested with various mixed and pure stands of pine trees of various species, which increases the risk for SPB infestation.

Other species as previously described have established themselves in Leon County. As climate change continues, it is likely that additional species will establish themselves as climatic conditions favorable to these species (such as increased heat and/or rainfall) continue, or if these species are brought to this area via birds (in the case of seeds), conveyances such as boats, trucks, or other vehicles, or by humans (such as exotic landscape plants).

Risk Assessment

Despite the recent decline in rates of SPB infestations and the results of the 2012 statewide survey, there remains a threat to forest resources within Leon County from SPBs. In response, management plans for state-owned conservation lands within Leon County, including the Alfred B. Maclay Gardens State Park Unit Management Plan, require the regular monitoring of forestry conditions for SPBs and other exotic invasives, as well as outlining procedures for preventing southern pine beetle infestations.

The presence of exotic invasive plants and animals does not present a significant health threat to humans or to structures at present, and is therefore considered a **low** risk.

2.3.12 Diseases and Pandemics

General Description and Location

A pandemic is a global disease outbreak. The internationally accepted definition of a pandemic as it appears in the Dictionary of Epidemiology is: “An epidemic occurring worldwide, or over a very wide area, crossing international boundaries and usually affecting a large number of people.”

This definition can apply to other infections subject to global spread, e.g. cholera and HIV. There is no element of severity in it: while some pandemics are severe in the disease they cause in some individuals or at a population level, not all pandemics are severe.

The World Health Organization (WHO) has developed a more technical set of requirements for a pandemic. These criteria, which apply to the organisms that create disease, include:

- Ability to infect humans
- Ability to cause disease in humans
- Ability to spread from human to human quite easily.

Severity has never been part of the WHO definition of a pandemic. Influenza is an example of an interpandemic (seasonal) pandemic. According to WHO, pandemic outbreaks or incidences of influenza occur approximately every 35 years. These outbreaks typically last a duration of one to three years. Influenza pandemics are usually transmitted worldwide in six to nine months, and are typically characterized by one to three waves lasting four to eight weeks per wave. The table below describes the phases of a pandemic, as identified by WHO.

Table 2.41: Pandemic Phases.¹¹⁰

Phases	Description
One	No animal influenza virus circulating among animals has been reported to cause infection in humans.
Two	An animal influenza virus circulating in domesticated or wild animals is known to have caused infection in humans and is therefore considered a specific potential pandemic threat.
Three	An animal or human-animal influenza reassortant virus has caused sporadic cases or small clusters of disease in people, but has not resulted in human-to-human transmission sufficient to sustain community-level outbreaks.
Four	Human-to-human transmission of an animal or human-animal influenza reassortant virus able to sustain community-level outbreaks has been verified.
Pandemic	
Five	The same identified virus has caused sustained community level outbreaks in two or more countries in one WHO region.
Six	In addition to the criteria defined in Phase 5, the same virus has caused sustained community level outbreaks in at least one other country in another WHO region.
Post-peak	Levels of pandemic influenza in most countries with adequate surveillance have dropped below peak levels.
Possible new wave	Level of pandemic influenza activity in most countries with adequate surveillance rising again.

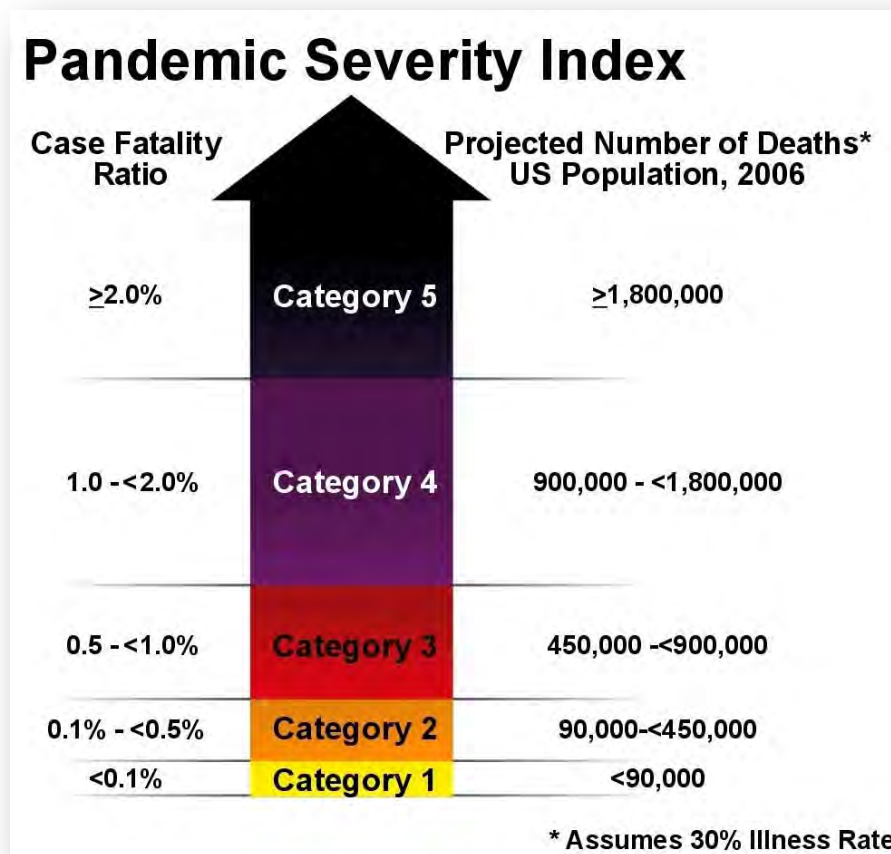
The increased morbidity (sickness) and mortality (death) associated with severe pandemics can result in social disruption and economic disruption. In an effort to create a rational planning tool for communities to measure pandemics, the Centers for Disease Control and Prevention (CDC) for use by states, communities, businesses and schools, as part of a drive to provide more specific community-level prevention measures, created the Pandemic Severity Index (PSI). The PSI is a proposed classification scale similar in structure to the Saffir-Simpson Hurricane Scale for reporting the severity of influenza pandemics in the United States.

The following figure summarizes the PSI. The PSI is intended to guide local pandemic preparedness efforts based on scenario-based contingency planning. This planning tool is also intended to define which pandemic mitigation strategies are appropriate for implementation based on case fatality ratio, excess death rate, and illness rate caused by the pandemic.

¹¹⁰ WHO pandemic phases (WHO 2009),

http://www.ecdc.europa.eu/en/healthtopics/pandemic_preparedness/basic_facts/pages/who_pandemic_phases.aspx.

Figure 35: Pandemic Severity Index, 2007.¹¹¹



The PSI is accompanied by a set of guidelines for communities to follow in potential pandemic situations. These guidelines include:

- Isolation and treatment of people who have suspected or confirmed cases of pandemic influenza
- Voluntary home quarantine of household contacts of those with suspected or confirmed pandemic influenza
- Dismissing school classes and closing daycare centers
- Changing work schedules and canceling large public gatherings

These guidelines when implemented can have an overall effect of reducing the number of new cases of the disease, but they can create potentially adverse consequences in terms of community and social disruption. The measures should have the most noticeable impact if implemented uniformly by organizations and governments across the US. A more detailed description of these guidelines is presented in the following table.

¹¹¹ Centers for Disease Control and Prevention, 2007.

Table 2.42: Community Strategies by Pandemic Influenza Severity.¹¹²

	Pandemic Severity Index		
Interventions by Setting	1	2 and 3	4 and 5
Home			
Voluntary isolation of ill at home (adults and children); combine with use of antiviral treatment as available and indicated	Recommend	Recommend	Recommend
Voluntary quarantine of household members in homes with ill persons (adults and children); consider combining with antiviral prophylaxis if effective, feasible, and quantities sufficient	Generally not recommended	Consider	Recommend
School			
Child social distancing –dismissal of students from schools and school-based activities, and closure of child care programs	Generally not recommended	Consider: ≤ 4 weeks	Recommend: ≤ 12 weeks
–reduce out-of-school contacts and community mixing	Generally not recommended	Consider: ≤ 4 weeks	Recommend: ≤ 12 weeks
	Pandemic Severity Index		
Interventions by Setting	1	2 and 3	4 and 5
Workplace/Community			
Adult social distancing			
–decrease number of social contacts (e.g., encourage teleconferences, alternatives to face-to-face meetings)	Generally not recommended	Consider	Recommend
–increase distance between persons (e.g., reduce density in public transit, workplace)	Generally not recommended	Consider	Recommend
–modify, postpone, or cancel selected public gatherings to promote social distance (e.g., stadium events, theater performances)	Generally not recommended	Consider	Recommend
–modify workplace schedules and practices (e.g., telework, staggered shifts)	Generally not recommended	Consider	Recommend

Diseases and Pandemics can affect all or portions of Leon County and the City of Tallahassee.

¹¹² Handbook for Pandemic and Mass-casualty Planning and Response. Volume 100 NATO Science for Peace and Security Series - E: Human and Societal Dynamics Edited by Elin A. Gursky, Boris Hrečkovski. 2012.

Historical Occurrences

Influenza

Annual influenza epidemics are estimated to affect 5–15% of the global population. Although most cases are mild, these epidemics still cause severe illness in 3–5 million people and 250,000–500,000 deaths worldwide. On average 41,400 people die of influenza-related illnesses each year in the United States, based on data collected between 1979 and 2001. In industrialized countries, severe illness and deaths occur mainly in the high-risk populations of infants, the elderly and chronically ill patients, although the H1N1 flu outbreak (like the 1918 Spanish flu) differs in its tendency to affect younger, healthier people.

Throughout the 20th century, there were three influenza pandemics occurring in 1918, 1957, and 1968. Though estimates vary, the influenza epidemic that swept the world in 1918 is estimated to have killed 50 to 100 million people. The 1918 pandemic, or the “Spanish Flu,” affected approximately one-fifth of the world’s population. Within months, it had killed more people than any other illness in recorded history. The plague emerged in two phases. In late spring of 1918, the first phase, known as the “three-day fever,” appeared without warning. Few deaths were reported. Victims recovered after a few days. When the disease surfaced again that fall, it was far more severe. In the U.S., about 28% of the population suffered, and 500,000 to 675,000 died.

Recently, concerns have been raised as to the potential for a global avian influenza (A-H5N1) pandemic. The first time influenza A-H5N1 infected humans occurred in Hong Kong in 1997 followed by a resurfacing of the virus in Vietnam and Thailand in late 2003. The westward spread of the virus began in 2004. While person to person transmission of the disease has been limited, health experts are concerned that as H5N1 continues to evolve it will become better adapted to humans and result in sustained and efficient person-to-person transmission with a global impact similar to 1918 pandemic levels. In November 2004, the director for the western region of the World Health Organization said that an influenza pandemic was inevitable and called for urgent plans to combat the virus.

Nearly 650 cases of human cases of H5N1 have been reported from 15 countries since 2003, with 375 confirmed fatalities. The following table indicates the number of cases and deaths by time, and Figure 39 depicts the spread of H5N1 avian influenza across the African and Asian continents and the number of confirmed cases as of March 11, 2009.

Table 2.43.¹¹³

Cumulative number of confirmed human cases for avian influenza A(H5N1) reported to WHO, 2003-2013

Country	2003-2009*		2010		2011		2012		2013		Total	
	cases	deaths	cases	deaths	cases	deaths	cases	deaths	cases	deaths	cases	deaths
Azerbaijan	8	5	0	0	0	0	0	0	0	0	8	5
Bangladesh	1	0	0	0	2	0	3	0	1	1	7	1
Cambodia	9	7	1	1	8	8	3	3	11	8	32	27
China	38	25	2	1	1	1	2	1	2	2	45	30
Djibouti	1	0	0	0	0	0	0	0	0	0	1	0
Egypt	90	27	29	13	39	15	11	5	4	3	173	63
Indonesia	162	134	9	7	12	10	9	9	0	0	192	160
Iraq	3	2	0	0	0	0	0	0	0	0	3	2
Lao People's Democratic Republic	2	2	0	0	0	0	0	0	0	0	2	2
Myanmar	1	0	0	0	0	0	0	0	0	0	1	0
Nigeria	1	1	0	0	0	0	0	0	0	0	1	1
Pakistan	3	1	0	0	0	0	0	0	0	0	3	1
Thailand	25	17	0	0	0	0	0	0	0	0	25	17
Turkey	12	4	0	0	0	0	0	0	0	0	12	4
Viet Nam	112	57	7	2	0	0	4	2	2	1	125	62
Total	468	282	48	24	62	34	32	20	20	15	630	375

* 2003-2009 total figures. Breakdowns by year available on next table

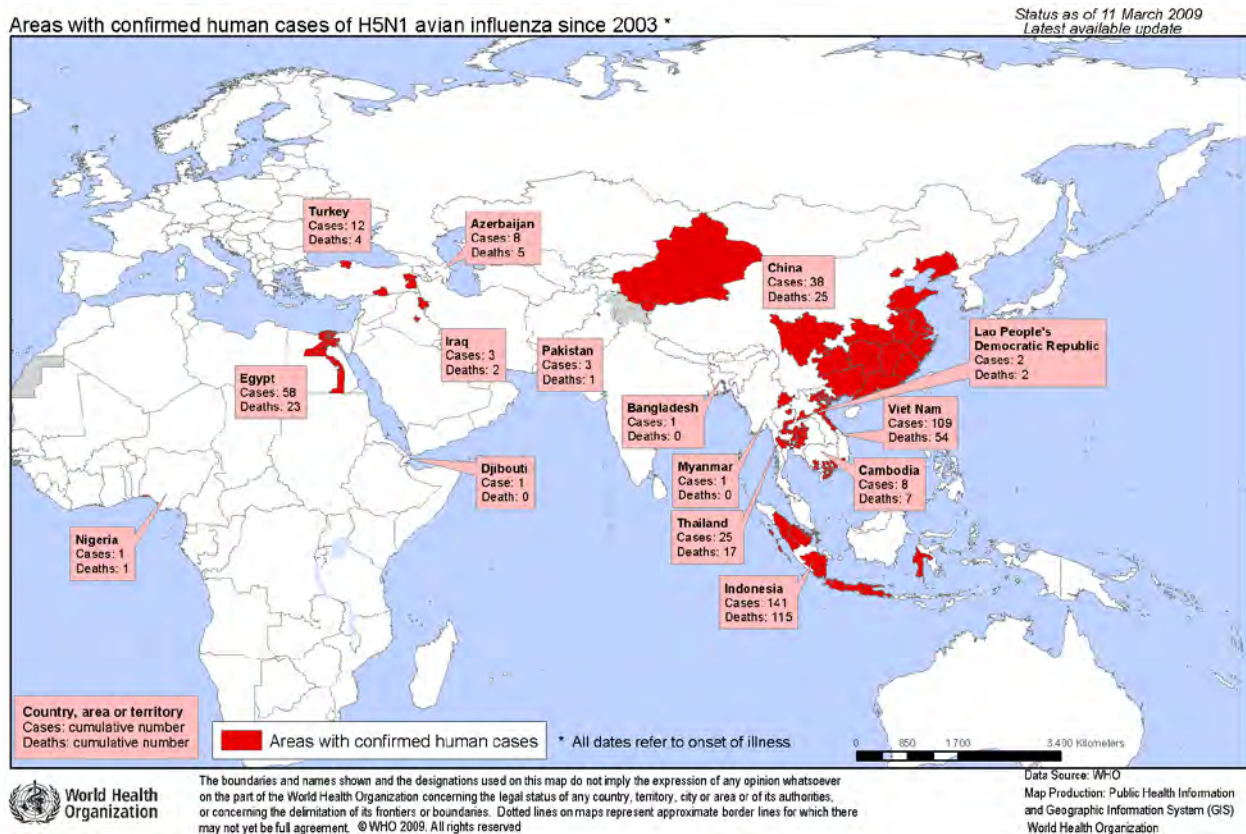
Total number of cases includes number of deaths
WHO reports only laboratory cases
All dates refer to onset of illness

Source: WHO/GIP, data in HQ as of 04 June 2013



¹¹³ http://www.who.int/influenza/human_animal_interface/EN_GIP_20130604CumulativeNumberH5N1cases.pdf.

Figure 36: Areas with Confirmed Human Cases of Avian Influenza (H5N1), 2003 – 2009.¹¹⁴



Swine Influenza

Swine influenza (swine flu) is a respiratory disease of pigs caused by type A influenza viruses that regularly cause outbreaks of influenza in pigs. Influenza viruses that commonly circulate in swine are called “swine influenza viruses” or “swine flu viruses.” Like human influenza viruses, there are different subtypes and strains of swine influenza viruses. The main swine influenza viruses circulating in U.S. pigs in recent years are:

- swine triple reassortant (tr) H1N1 influenza virus
- trH3N2 virus
- trH1N2 virus¹¹⁵

Swine flu viruses do not normally infect humans. However, sporadic human infections with swine influenza viruses have occurred. When this happens, these viruses are called “variant viruses.” They also can be denoted by adding the letter “v” to the end of the virus subtype designation. Human infections with H1N1v, H3N2v and H1N2v viruses have been detected in the United States.

The H1N1 flu virus caused a world-wide pandemic in 2009. It is now a human seasonal flu virus that also circulates in pigs. According to the latest WHO statistics (July 2010), the virus has killed more than 18,000 people since it appeared in April 2009.¹¹⁶ Several of these fatalities have occurred in Florida.

¹¹⁴ World Health Organization, Epidemic and Pandemic Alert and Response.

http://www.who.int/csr/disease/avian_influenza/en/.

¹¹⁵ U.S. Centers for Disease Control and Prevention < <http://www.cdc.gov/flu/swineflu/>>.

¹¹⁶ http://en.wikipedia.org/wiki/2009_flu_pandemic.

The Leon County Health Department confirmed in early 2014 that there have been one or more cases of H1N1 in Leon County. However, it is not currently possible under the federal Health Insurance Portability and Accountability Act to gather statistics from local hospitals regarding the specific number of cases and possible deaths from H1N1. Furthermore, H1N1 is not a recordable illness in the state of Florida, meaning cases of death specifically relating to H1N1 involving people 18 or older are not recorded or required to be reported to the FDH in Leon County.¹¹⁷

Ebola^{118 119}

Ebola virus disease (EVD), Ebola hemorrhagic fever (EHF), or simply Ebola is a disease of humans and other primates caused by a virus. Symptoms start two days to three weeks after contracting the virus, with a fever, sore throat, muscle pain and headaches. Typically, vomiting, diarrhea and rash follow, along with decreased function of the liver and kidneys. Around this time, affected people may begin to bleed both within the body and externally.

The virus may be acquired upon contact with blood or bodily fluids of an infected animal. Spreading through the air has not been documented in the natural environment. Fruit bats are believed to be a carrier and may spread the virus without being affected. Once human infection occurs, the disease may spread between people, as well. Male survivors may be able to transmit the disease via semen for nearly two months. To make the diagnosis, typically other diseases with similar symptoms such as malaria, cholera and other viral hemorrhagic fevers are first excluded. To confirm the diagnosis, blood samples are tested for viral antibodies, viral RNA, or the virus itself.

Prevention includes decreasing the spread of disease from infected animals to humans. This may be done by checking such animals for infection and killing and properly disposing of the bodies if the disease is discovered. Properly cooking meat and wearing protective clothing when handling meat may also be helpful, as are wearing protective clothing and washing hands when around a person with the disease. Samples of bodily fluids and tissues from people with the disease should be handled with special caution. No specific treatment for the disease is yet available.

The 2014 Ebola outbreak is the largest in history and the first Ebola epidemic the world has ever known —affecting multiple countries in West Africa. A small number of cases in Lagos and Port Harcourt, Nigeria, have been associated with a man from Liberia who traveled to Lagos and died from Ebola, but the virus does not appear to have been widely spread in Nigeria. The case in Senegal is related to a man who traveled there from Guinea.

CDC has issued a Warning, Level 3 travel notice for three countries. U.S. citizens should avoid all nonessential travel to Guinea, Liberia, and Sierra Leone. CDC has issued an Alert, Level 2 travel notice for Nigeria. Travelers to Nigeria should take enhanced precautions to prevent Ebola. CDC has also issued an Alert, Level 2 travel notice for the Democratic Republic of the Congo (DRC). A small number of Ebola cases have been reported in the DRC, though current information indicates that this outbreak is not related to the ongoing Ebola outbreaks in Guinea, Liberia, Nigeria and Sierra Leone.

As of October 2014, at least one confirmed Ebola case has been reported in the United States. Another four U.S. health workers infected with Ebola virus in West Africa were transported to hospitals in the

¹¹⁷ <http://www.thefamuanonline.com/news/view.php/774999/Health-department-confirms-H1N1-cases-in>.

¹¹⁸ http://en.wikipedia.org/wiki/Ebola_virus_disease.

¹¹⁹ <http://www.cdc.gov/vhf/ebola/outbreaks/2014-west-africa/index.html>.

United States. Two of the patients have recovered and been released from the hospital after laboratory testing confirmed that they no longer have Ebola virus in their blood. CDC has advised that there is no public health concern with their release and that they do not pose a risk to household contacts or to the public.

Although the risk of an Ebola outbreak in the United States is very low, CDC is working with other U.S. government agencies, the World Health Organization (WHO), and other domestic and international partners and has activated its Emergency Operations Center to help coordinate technical assistance and control activities with its government, non-profit, profit, and other partners. CDC has also deployed teams of public health experts to West Africa and will continue to send experts to the affected countries.

Estimated Impacts, Probability, and Extent

Though there have been no recent occurrences of major pandemics in Leon County, the potential impact of a pandemic on the local population was estimated using a Center for Disease Control computer model for the 2010 LMS. This model is still available online at <http://www.cdc.gov/flu/pandemic-resources/tools/flusurge.htm>.

FluSurge 2.0, a program created by the CDC, was utilized by local government staff in 2009 to assess the potential impacts of a pandemic influenza outbreak on the local population in Leon County. FluSurge 2.0 calculates the likely number of hospital admissions and death based on local healthcare facilities and equipment and the age of the local population. Young children and older adults (65 years and older) are considered particularly vulnerable groups of the population.

FluSurge 2.0 was used to model scenarios with varying attack rates, or exposure levels. A 15 percent attack rate was used to create a low-impact scenario and a 25 percent attack rate was used to create a medium-impact or moderate scenario. Lastly, a high-impact or severe scenario was created using a 35 percent attack rate, which is similar to conditions experienced during the deadly 1918 influenza pandemic.

Leon County Pandemic Influenza Vulnerability Analysis

Based on analysis of current population and local healthcare facilities, FluSurge 2.0 was used in 2009 to generate a pandemic influenza scenario in Leon County.

Based on the results of this analysis, a pandemic modeled on conditions during the 1918 influenza pandemic lasting six to eight weeks with a 35 percent impact rate would result in 1,140 hospitalizations and 210 deaths in Leon County. The results of this analysis for the 35 percent impact rate (similar to the 1918 influenza pandemic) only are displayed the following table below for Leon County, the unincorporated area only, and the incorporated area.

Table 2.44: Leon County Pandemic Influenza Impact, 2009 (Assumes 35% of Population Affected for a Duration of 6 -8 Weeks).

Pandemic Influenza Impact / Weeks		1	2	3	4	5	6	7	8
Hospital Admission	Weekly admissions	137	194	239	239	194	137		
	Peak admissions/day			37	37				
Hospital Capacity	# of influenza patients in hospital	101	143	176	182	161	127		
	% of hospital capacity needed	11%	16%	20%	20%	18%	14%		
ICU Capacity	# of influenza patients in ICU	21	38	49	53	51	42		
	% of ICU capacity needed	20%	38%	48%	52%	50%	41%		
Ventilator Capacity	# of influenza patients on ventilators	10	19	25	26	26	21		
	% usage of ventilator	12%	23%	30%	32%	31%	25%		
Deaths	# of deaths from influenza			25	36	44	44	36	25
	# of influenza deaths in hospital			18	25	31	31	25	18

City of Tallahassee Pandemic Influenza Vulnerability Scenario

Based on the results of this analysis, a pandemic modeled on conditions during the 1918 influenza pandemic lasting six to eight weeks with a 35 percent impact rate would result in 723 hospitalizations and 131 deaths in the City of Tallahassee. The results of this analysis for the City of Tallahassee are displayed in the tables and figures below.

Table 2.45: City of Tallahassee_Pandemic Influenza Impact, 2009 (Assumes 35% of Population Affected for a Duration of 6 -8 Weeks).

Pandemic Influenza Impact / Weeks		1	2	3	4	5	6	7	8
Hospital Admission	Weekly admissions	87	123	152	152	123	87		
	Peak admissions/day			24	24				
Hospital Capacity	# of influenza patients in hospital	64	90	112	116	102	81		
	% of hospital capacity needed	9%	13%	16%	17%	15%	12%		
ICU Capacity	# of influenza patients in ICU	13	24	31	33	33	27		
	% of ICU capacity needed	16%	30%	38%	41%	40%	32%		
Ventilator Capacity	# of influenza patients on ventilators	7	12	16	17	16	13		
	% usage of ventilator	13%	24%	31%	33%	33%	27%		
Deaths	# of deaths from influenza			16	22	28	28	22	16
	# of influenza deaths in hospital			11	16	19	19	16	11

Unincorporated Areas of Leon County Pandemic Influenza Vulnerability Scenario

Based on the results of this analysis, a pandemic modeled on conditions during the 1918 influenza pandemic lasting six to eight weeks with a 35 percent impact rate would result in 417 hospitalizations and 78 deaths in the unincorporated areas of Leon County as indicated in the following table.

Table 2.46: Unincorporated Areas of Leon County Pandemic Influenza Impact, 2009 (Assumes 35% of Population Affected for a Duration of 6 -8 Weeks).

Pandemic Influenza Impact / Weeks		1	2	3	4	5	6	7	8
Hospital Admission	Weekly admissions	50	71	88	88	71	50		
	Peak admissions/day			14	14				
Hospital Capacity	# of influenza patients in hospital	37	52	64	67	59	47		
	% of hospital capacity needed	18%	25%	31%	33%	29%	23%		
ICU Capacity	# of influenza patients in ICU	8	14	18	19	19	15		
	% of ICU capacity needed	38%	70%	90%	97%	94%	76%		
Ventilator Capacity	# of influenza patients on ventilators	4	7	9	10	9	8		
	% usage of ventilator	11%	21%	27%	29%	29%	23%		
Deaths	# of deaths from influenza			9	13	16	16	13	9
	# of influenza deaths in hospital			7	9	11	11	9	7

Based on the data presented above and the historical record, the probability based on the historical record of a global disease outbreak or pandemic affecting Leon County and the City of Tallahassee is **occasional** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Based on the information presented above, Leon County residents are considered vulnerable to a pandemic influenza outbreak, as are the rest of Florida and the United States in general.

Risk Assessment

An influenza pandemic is considered at this time to be a **low** risk for Leon County residents. If an influenza pandemic were to come into play locally, there are several significant medical facilities that would be able to provide health services, as well as the Leon County Health Department, and the health clinics associated with Florida State University and Florida Agricultural and Mechanical University.

The other pandemic that is currently of concern to many citizens is Ebola, but that is also considered a low risk at present for Leon County residents. CDC has activated its Emergency Operations Center (EOC) to help coordinate technical assistance and control activities with partners. CDC has deployed several teams of public health experts to the West Africa region and plans to send additional public health experts to the affected countries to expand current response activities.

In late September 2014, the first case of Ebola in the United States was confirmed as the result of an ill traveler having arrived in the U.S. CDC has existing protocols in place to protect against further spread of disease. These protocols include having airline crews notify CDC of ill travelers on a plane before arrival, evaluation of ill travelers, and isolation and transport to a medical facility if needed. CDC, along with Customs & Border Patrol, has also provided guidance to airlines for managing ill passengers and crew and for disinfecting aircraft. In addition, CDC has issued a Health Alert Notice reminding U.S. healthcare workers about the importance of taking steps to prevent the spread of this virus, how to test and isolate patients with suspected cases, and how to protect themselves from infection. The Leon County Health Department, the local hospitals, clinics, and other health facilities will utilize these guidelines and protocols as necessary if an outbreak of Ebola occurs locally.

2.3.13 Technological and Societal Hazards

As part of the 2015 LMS update, technological and societal hazards identified in the previously adopted plan were evaluated. Those that were deemed relevant by the Steering Committee include:

1. Hazardous Materials Storage and Transportation
2. Terrorism
3. Aviation Incidents
4. Energy Failures/Disruptions

Although the main purpose of the LMS is to address community vulnerability to natural hazards, procedures and plans for addressing local vulnerability to selected societal and technological hazards are developed, maintained, and updated by other local agencies and departments. For example, the City of Tallahassee Utilities maintains plans and procedures for dealing with power and gas loss during hazard events, both natural and man-made. The Leon County Comprehensive Emergency Management Plan addresses the period immediately following any significant emergency, and lists mitigation actions and local plans for addressing local vulnerability to these and other hazards.

Given the extent of procedures in other local planning documents for addressing societal and technological hazards, those hazard profiles have been eliminated from the 2015 LMS update. However, updated hazard profiles for the above hazards are included here.

2.3.13.1 Hazardous Materials Storage and Transportation

General Description and Location

Industrial substances and other materials vary in how they may pose a threat to public health and safety. Airborne substances and materials with low combustible temperatures and high toxicity are of particular concern.

There are many potentially hazardous industrial substances used in manufacturing and other industrial, commercial, and other activities. These materials¹²⁰ may present a threat to public health from their use, storage, transport, or improper disposal.

Hazardous materials generally fall into two categories: (1) raw and refined hazardous substances, and (2) hazardous wastes. Hazardous materials are identified and regulated by federal law, which is primarily administered by the U.S. Environmental Protection Agency (EPA). Other agencies involved in the regulation of hazardous materials include the U.S. Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (DOT), and the U.S. Nuclear Regulatory Commission (NRC). Each has its own definition of a "hazardous material."

The federal Occupational Safety and Health Administration requires Material Safety Data Sheets for more than 500,000 of these substances, and that these sheets must be posted where these substances are used or stored. Many of these substances are utilized throughout Leon County.

Hazardous materials and wastes regulated by the EPA include Extremely Hazardous Substances, which are often stored at fixed facilities, and hazardous wastes, which are regulated by type and quantity.

Extremely Hazardous Substances

Currently, the U.S. Environmental Protection Agency classifies 366 Extremely Hazardous Substances (EHS). EHSs are chemicals with acutely toxic properties that pose the most significant threat to public health. Facilities using EHSs above threshold planning quantities are required to report to the Florida Division of Emergency Management under the federal Emergency Planning and Community Right to Know Act of 1986 (EPCRA).

The federal Emergency Planning and Community Right-To-Know Act of 1986 created and imposed planning and preparedness requirements upon Local Emergency Planning Committees (LEPCs) for emergencies involving the release of hazardous materials.

In response to this federal mandate, the *District II Local Emergency Planning Committee Hazardous Materials Emergency Plan* was prepared by the Apalachee Regional Planning Council Information and released to the public on June 2014. The Plan addresses hazardous materials and the facilities where these materials are stored or handled within Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty and Wakulla Counties. The Plan provides detailed operating procedures for first response public safety agencies charged with the responsibility of protecting the public's health and safety from the discharge or release of extremely toxic chemicals. The areas addressed by this Plan include:

¹²⁰ The terms "materials" and substances are essentially similar for the purposes of this planning document.

- Organizations and responsibilities
- Notification and activation
- Communication
- Public information and education
- Emergency facilities and equipment
- Accident assessment
- Exposure control for emergency workers
- Protection actions
- Medical and public health support
- Recovery and re-entry exercises, and
- Training.

Hazardous Wastes

Hazardous waste has properties that make it dangerous or potentially harmful to human health or the environment. Hazardous wastes (HW) are wastes identified in federal code (40 CFR 261 Subpart D) as hazardous by the U.S. Environmental Protection Agency, or they are wastes characterized (40 CFR 261 Subpart C) as hazardous by exhibiting one of four characteristics: ignitability (i.e., an oxidizer or flash point < 140°), corrosivity (i.e., pH < 2 or > 12.5), reactivity, or toxicity.

The disposal of hazardous wastes has been a concern of federal, state, and local governments for some time now. The improper disposal of hazardous wastes, or exposure to hazardous wastes through spills, improper storage, or other means, is also of great concern.

In response to these concerns, and the many historical practices and sites in many areas of the U.S., the Resource Conservation and Recovery Act (RCRA) is a US law that provides, in broad terms, definitions and general guidelines for managing hazardous waste at the federal, state, and local levels. It includes a Congressional mandate directing EPA to develop a comprehensive set of regulations to implement the law.

A hazardous waste determination must be made of any waste material generated. If the material is hazardous, then it must be recycled, treated, stored, or disposed at a proper HW facility. HW cannot be disposed on or in the ground, or in local landfills, septic tanks, or injection wells. Also, regardless of quantity, the generator of HW is ultimately responsible for the waste from "cradle to grave", and can be held liable for improper management of HW even though it may have been sent to a "proper" HW management facility using a licensed transporter.

Hazardous waste generators are classified into three categories:

1. *Conditionally Exempt Small Quantity Generators* (CESQGs) - generate less than 100 kilograms of HW per month and no more than 1 kilogram of acute HW (such as some pesticides, toxins or arsenic and cyanide compounds) per month
2. *Small Quantity Generators* (SQGs) - generate 100 - 1000 kilograms of HW per month, and
3. *Large Quantity Generators* (LQGs) - generate 1000 kilograms or more of HW per month or more than 1 kilogram of acute HW (such as some pesticides, toxins or arsenic and cyanide compounds) per month.

All of these generators produce a variety of wastes, and the number of active facilities (waste generators) and pounds or kilograms of waste produced varies constantly.

The hazardous waste program, under RCRA Subtitle C, establishes a system for controlling hazardous waste from the time it is generated until its ultimate disposal — in effect, from “cradle to grave.” In any given State, EPA or the State hazardous waste regulatory agency enforces hazardous waste laws. EPA encourages States to assume primary responsibility for implementing a hazardous waste program through State adoption, authorization, and implementation of the regulations. The RCRA hazardous waste program regulates commercial businesses as well as federal, State, and local government facilities that generate, transport, treat, store, or dispose of hazardous waste.

State and Federal Agencies are required to provide biennial reports to the EPA which includes information on the generation, management and final disposition of hazardous waste regulated by the Resource Conservation and Recovery Act.

The Florida Department of Environmental Protection (DEP) has a variety of rules, regulations, and programs that address various forms of hazardous waste. These materials include electronic wastes; universal wastes such as batteries, pesticides, mercury-containing equipment and lamps, and pharmaceutical wastes generated by various types of medical facilities; and used oil and mercury. Transporters and transfer facilities and all other handlers are also regulated.

Tallahassee/Leon County Aquifer Protection Program

The type of disposal method, active facilities, and quantities of wastes disposed are tracked on an annual basis in Leon County through the Tallahassee/Leon County Aquifer Protection Program.

The Aquifer Protection Program was developed by local government in response to concerns about protecting the quality of drinking water provided to the citizens of the City of Tallahassee and Leon County. The purpose of this program is to regulate the use, handling, storage, and disposal of regulated substances and hazardous wastes at the local level, as well as provide pollution prevention strategies, assistance, and assessments in compliance with Federal, State and Local regulations. This program is implemented through Chapter X, Article 10 of the Leon County Aquifer/Wellhead Protection Ordinance, which is administered by the City of Tallahassee's Aquifer Protection Program staff.

Program activities include the review of new construction and development, inspection of industrial/commercial facilities, educating facility operators, consultants, and the public of the best management practices to prevent contaminated discharges into the Aquifer. Aquifer Protection staff provide environmental information to decision makers, and the program has established cooperative partnerships with local, state and regional agencies in order to establish and further environmental stewardship to protect the groundwater resources in Leon County.

Generally, about half of the facilities where hazard materials are stored and/or utilized are within the City of Tallahassee. Most of these facilities are associated with water production wells and wastewater treatment plants. Chlorine is the most common chemical, followed by sulfuric acid.

Chlorine is a greenish-yellow gas used to purify water, bleach wood pulp, and make other chemicals. For shipping purposes it is classified as a poisonous gas. It is normally shipped as a liquid, readily vaporizes to a gas, and is toxic by inhalation. A concentration of 1,000 parts per million (PPM) may be fatal after a few deep breaths. As little as 50 PPM may be dangerous after short exposure. Chlorine also reacts violently with many common chemicals and poses a firefighting hazard in that it may combine with water or steam to produce dangerous hydrochloric acid.

Sulfuric acid is a colorless, oily liquid used in the manufacture of fertilizers and other chemicals. In liquid form it is corrosive to metals and organic tissue. Sulfuric acid emits highly toxic fumes when heated and inhalation may lead to severe lung damage. It reacts violently with water.

Portions of Leon County and the City of Tallahassee are vulnerable to accidental releases of hazardous materials being stored or transported. These portions tend to be clustered around facilities or industrial areas where these materials are stored, or along major transportation corridors where they are regularly transported.

Historical Occurrences

Extremely Hazardous Substances

As part of the aforementioned *District II Local Emergency Planning Committee Hazardous Materials Emergency Plan*, the Apalachee Regional Planning Council maintains a detailed descriptions and locations of facilities that handle and/or store Extremely Hazardous Substances (EHSs). These data include the name, location, ownership, and contact person for each facility, as well as the facility's vulnerable zone (VZ), vulnerable population, evacuation routes, type and amount of EHS, and other known critical facilities within the VZ.¹²¹ This information and other related data used for the Hazards Analyses that are part of this Plan, is organized with a CAMEOfm¹²² database that is maintained by the Apalachee Regional Planning Council. This database is updated annually and is available to emergency responders upon request. The Hazards Analyses conducted as part of the *Hazardous Materials Emergency Plan* are also located at the Apalachee Regional Planning Council. This information is not included in this document for reasons of brevity and security.

Hazardous Wastes

The types and amounts of waste produced by Small Quantity Generators of hazardous waste in Leon County during the period between January 1, 2009 and December 31, 2013 are included in Technical Appendix G. This appendix also includes similar data for Large Quantity Generators for the same time period.

As of 2009, Leon County had eleven Large Quantity Generators (LQGs) of hazardous waste. An LQG is defined as a facility producing greater than 2,205 pounds of waste in any one month. These facilities are required to undergo annual inspection. Between 2001 and 2007, LQGs in Leon County produced approximately 1,237 tons of waste. The two types of waste by amount during this period were concentrated non-halogenated solvents and contaminated debris.

The Florida Department of Environmental Protection is the lead state agency in Florida that provides biennial reports to the EPA about the generation, management and final disposition of hazardous waste regulated by the Resource Conservation and Recovery Act (RCRA). The following table indicates the total hazardous wastes generated in Leon County for 2013.

¹²¹ The VZ is the geographical area that is at risk of exposure to concentrations of an airborne EHS at levels dangerous to life or health in the event of a chemical release.

¹²² CAMEOfm is a database application intended to track of information (such as chemical inventories and contact information for facilities in a community) to assist in emergency response and planning.

Table 2.47: Hazardous Wastes Generated in Leon County in 2013.¹²³

County	City	EPA ID	Generator	Tons in 2013
LEON	TALLAHASSEE	FLR000145102	COSTCO WHOLESALE #1026	0.196
LEON	TALLAHASSEE	FL0000124784	FL DEP, BUREAU OF EMERGENCY RESPON	4.207
LEON	TALLAHASSEE	FLD000608125	FLORIDA STATE UNIVERSITY	22.045
LEON	TALLAHASSEE	FLD982133159	SAFETY-KLEEN SYSTEMS, INC	152.319
LEON	TALLAHASSEE	FLR000126144	TARGET STORE T0844	1.296
LEON	TALLAHASSEE	FLR000121434	TARGET STORE T1973	0.636
LEON	TALLAHASSEE	FL0000207449	VEOLIA ES TECHNICAL SOLUTIONS, L.L.	100.958

Transportation of Hazardous Materials

As previously noted, transportation related incidents are a major cause of the release of hazardous material. The county is crossed by several major highways and a freight rail line that provide access for the shipment of hazardous substances. In addition, Tallahassee’s regional airport presents another opportunity for a transportation-related disaster involving hazardous material. The following table presents transportation related spill incidents by source and type of material from 2005 – 2009 in Leon County.

Table 2.48: Transportation-related Hazardous Material Spills 2005-2009.¹²⁴

Hazardous Material	Number of Incidents by Type					
	Pipeline ¹²⁵	Vehicle Incident	Airplane	Train	Unspecified	Total
Petroleum ¹²⁶	0	47	2	2	1	52
Natural Gas	8	0	0	0	0	8
Ethylene Glycol	0	2	0	0	0	2
Sodium Hypochlorite	0	1	0	0	0	1
Silicone Sealant	0	1	0	0	0	1
Tar	0	1	0	0	0	1
Nitrogen Dioxide	0	1	0	0	0	1
Paint	0	1	0	0	0	1
Total	8	54	2	2	1	67

Of the 67 transportation related spills during this period, nearly 81 percent were vehicle incidents. Eight incidents involved pipeline transport, which included only natural gas. Two incidents involving trains were reported, as well as two incidents at the airport. Only one transportation incident type was unknown. Petroleum products, such as diesel fuel, gasoline and oil accounted for nearly 78 percent of all spills. Chemical spills represented a small percentage of total spills, with only five EHS incidents

¹²³ Florida Department of Environmental Protection, 2014.

¹²⁴ Apalachee Regional Planning Council, 2009.

¹²⁵ Includes gasoline, diesel, oil, kerosene, and hydraulic fluid.

¹²⁶ Only current through March 1999.

reported involving minor amounts ethylene glycol, sodium hypochlorite, silicone sealant, and nitrogen dioxide.

Analysis of the Transportation of Hazardous Materials by Rail

A hazardous materials density study was performed in 2007 by CSX Transportation to identify the hazardous materials most frequently transported through the District. CSX rail traverses the region through Gadsden, Jackson, Jefferson, and Leon Counties. The study excludes intermodal shipments (trailer or container on flat cars). Intermodal hazardous materials shipments are non-bulk and less than 55 gallon/package formats.

The following table displays the average amounts of hazardous materials transported by rail through the District II region in 2007 in descending order. As CSX can accurately track the amounts of hazardous materials cargo by computer, the results are displayed in descending order by average carload. For general estimating purposes, a carload is approximately 20,000 gallons of product.

Table 2.49: 2007 CSX Hazardous Materials Commodity Summary.¹²⁷

Average Carloads 2007	Hazardous Material Commodity	General Hazards Category from 2008 ERG	ERG Guide #
3,935.5	Sulfur, molten	Flammable Solids	133
2,583.5	Environmentally hazardous substances, liquid	Substances (Low to Moderate Hazard)	171
2,133.25	Sodium hydroxide, solution	Substances - Toxic and/or Corrosive (Non-Combustible)	154
1,155.5	Liquefied petroleum gases	Gases - Flammable (Including Refrigerated Liquids)	115
1,067.5	Carbon dioxide, refrigerated liquid	Gases - Inert (Including Refrigerated Liquids)	120
775.5	Ammonium nitrate, liquid	Oxidizers	140
751.75	Ammonium nitrate	Oxidizers	140
562	Phosphoric acid, liquid	Substances - Toxic and/or Corrosive (Non-Combustible)	154
508	Ammonia, anhydrous*	Gases - Corrosive	125
468.75	Elevated temperature liquid	Flammable Liquids (Non-Polar/Water- Immiscible)	128
458.75	Phenol, molten*	Substances - Toxic and/or Corrosive (Combustible)	153
310.75	Styrene monomer, stabilized	Flammable Liquids (Non-Polar/Water- Immiscible)	128
276	Environmentally hazardous substances, solid	Substances (Low to Moderate Hazard)	171
260.75	Hydrogen peroxide**	Oxidizers	140
240	Other regulated substances, liquid	Substances (Low to Moderate Hazard)	171
230.75	Maleic anhydride	Substances - Toxic and/or Corrosive (Combustible/Water-Sensitive)	156
171	Nitric acid*	Substances - Toxic and/or Corrosive (Non-Combustible/Water-Sensitive)	157
167	Hydrochloric acid*	Substances - Toxic and/or Corrosive (Non-Combustible/Water-Sensitive)	157
161	Sulfuric acid*	Substances - Water-Reactive - Corrosive	137
143.5	Potassium hydroxide, solution	Substances - Toxic and/or Corrosive (Non-Combustible)	154
143	Acetic acid, glacial	Flammable Liquids - Corrosive	132
138	Methyl chloride	Gases - Flammable (Including Refrigerated Liquids)	115
133.25	Methyl acrylate, stabilized	Flammable Liquids (Polar/Water- Miscible/Noxious)	129
127.5	Toxic liquid, inorganic	Substances - Toxic (Non-Combustible)	151
125.75	Acrylic acid, stabilized	Flammable Liquids - Corrosive	132

* - Extremely Hazardous Substance (EHS)

** - EHS when concentration is > 52%

Molten sulfur, environmentally hazardous substances, sodium hydroxide solution, liquefied petroleum gases and refrigerated liquid carbon dioxide were the five most frequently shipped hazardous materials commodities in 2007 via rail by CSX Transportation.

The following table is a comparison of the top five ranked general hazards between Table 1 (Highway Placard Survey) and Table 2 (CSX Density Study). This table allows for a comparison of the most commonly transported hazardous materials by rail and highway and includes the corresponding 2008 ERG Guide Number.

¹²⁷ Ibid.

Table 2.50: Top 5 Highway & Rail Comparison Summary.¹²⁸

Rank	General Hazards Category (Highway Placard Survey)	ERG Guide #	General Hazards Category (CSX Density Study)	ERG Guide #
1.	Flammable Liquids (Non- Polar/Water-Immiscible)	128	Flammable Solids	133
2.	Gases - Flammable (Including Refrigerated Liquids) ¹²⁹	115	Substances (Low to Moderate Hazard)	171
3.	Flammable Liquids (Polar/Water-Miscible)	127	Substances - Toxic and/or Corrosive (Non-Combustible)	154
4.	Gases - Inert (Including Refrigerated Liquids)	120	Oxidizers	140
5.	Substances - Toxic and/or Corrosive (Non-Combustible)	154	Gases - Flammable (Including Refrigerated Liquids)	115

Spills of Hazardous Materials

Hazardous material spills are reported to the State Emergency Response Commission at the Florida Division of Emergency Management, and recorded in the Hazardous Materials Information System (HMIS) database. For the purpose of this analysis, data were provided by the Apalachee Regional Planning Council for Leon County from 2005 through May of 2009. A total of 162 incidents were reported for this time period resulting in the known discharge of roughly 33,354 pounds of hazardous materials resulting in 53 injuries and the evacuation of 107 people (see following table). There were no incidents resulting in fatalities between 2005 and May 2009. Injuries were likely the result of vehicular accidents rather than exposure to hazardous materials.

¹²⁸ Ibid.

¹²⁹ The matching shaded areas denote shared general hazard categories for both the Highway Placard Survey and the CSX Density Study.

Table 2.51: Leon County Hazardous Materials Spill Summary (2005 - 2009).¹³⁰

Material	# Incidents	Amt. (lbs)	Evacuees	Injuries	Deaths
Petroleum-based ¹³¹	99	> 2800	6	0	0
Natural Gas	31	Unknown	3	0	0
Unknown Chemical	1	Unknown	0	0	0
Propane	7	Unknown	0	0	0
Paint	1	Unknown	0	0	0
Methanol/ Nitric Acid	1	.01-03/ .01-03	0	3	0
Chlorine	1	10	0	0	0
Sodium Hypochlorite	4	Unknown	19	13	0
Polychlorinated Biphenyls (PCBs)	1	975	0	0	0
Sodium Hydroxide	1	Unknown	0	0	0
Ethylene Glycol	2	46	0	14	0
Lithium Aluminum Hydride	1	Unknown	60	1	0
Silicone Sealant	1	Unknown	0	0	0
Tar	1	Unknown	0	0	0
Benzene	1	Unknown	0	0	0
Trimethyl	1	Unknown	0	0	0
Phosphoric Acid	2	Unknown	9	12	0
Mineral Oil	1	293	0	0	0
Nitrogen Dioxide	1	Unknown	0	0	0
Oxygen	1	Unknown	0	0	0
Mercury	2	0.04	0	0	0
Ammonia	1	Unknown	10	10	0
Total	162	33,354 (known lbs.)	107	53	0

The following table provides an updated summary of hazardous material spills for the last three years.

¹³⁰ Apalachee Regional Planning Council, 2009.

¹³¹ Includes propane, gasoline, diesel, oil, kerosene, mercaptans and hydraulic fluid.

Table 2.52: Hazardous Material Spills 2011-2014.¹³²

State Warning Point (SWP) #	Release Date	SWP Date	Facility Reported /Address	Chemical Reported
2011-4236	7/7/2011 1:51:00 PM	7/7/2011 1:51:00 PM	Leon Co. EM-Orange Rd and Capital Circle	Diesel Fuel or Gasoline
2011-4623	7/27/2011 12:40:00 PM	7/27/2011 12:48:00 PM	Leon County SO/Westminster Oaks 4449 Meandering Way City: Tallahassee	Natural Gas
2011-5159	8/23/2011 2:05:00 PM	8/23/2011 2:05:00 PM	Leon Co. WP/Banyan Bay Apartments,1800 Miccosukee Commons Drive Bldg. 1600, Tallahassee	Natural Gas
2011-5721	9/16/2011 9:44:00 AM	9/16/2011 9:44:00 AM	Leon County Sheriff's Office/2814 Boatner St., Tallahassee	Natural Gas
2011-5798	9/20/2011 11:29:00 AM	9/20/2011 11:34:00 AM	Leon County Warning Point /North Monroe Street ,Silver Slipper Lane, Tallahassee	Hydraulic OIL
2011-5833	9/21/2011 12:13:00 PM	9/21/2011 12:13:00 PM	Leon County Sheriff/ Lonesome Dove St. Street & Williams Rd. ,Tallahassee	Hydraulic OIL
2011-6043	9/30/2011 7:08:00 PM	9/30/2011 7:16:00 PM	Leon County Warning Point/US Highway 20 Street & Big Richard Road, Tallahassee	ETHYLENE GLYCOL
2011-6123	10/5/2011 5:32:00 PM	10/5/2011 5:31:00 PM	Leon County Sheriff's Department/Crawfordville HWY & Whitaker, Tallahassee	Gasoline
2011-6164	10/8/2011 8:31:00 PM	10/8/2011 8:31:00 PM	Leon County SO/2020 West Pensacola St. Tallahassee	Gasoline
2011-6190	10/9/2011 10:36:00 AM	10/9/2011 10:36:00 AM	Leon County/On I-10 between mile markers 194 and 205 in Gadsden and Leon	Diesel Fuel
2011-6284	10/11/2011 3:53:00 PM	10/11/2011 3:53:00 PM	Leon Co. WP /Meridian Road & Orchard Pond Road, Tallahassee	Natural Gas
2011-7553	12/18/2011 7:02:00 AM	12/18/2011 5:50:00 AM	Leon County Warning Point/Orchard Pond & Old Bainbridge, Tallahassee	Gasoline
2012-408	1/19/2012 8:14:00 AM	1/19/2012 8:30:00 AM	Leon Co SO/Woodville Highway Street 2: Gaile Ave City: Tallahassee	ETHYLENE GLYCOL
2012-632	1/29/2012 12:48:00 PM	1/29/2012 12:48:00 PM	Leon Co. SO WP/2037 Thomasville Road, Tallahassee	Gasoline
2012-953	2/12/2012 10:15:00 PM	2/13/2012 5:30:00 AM	Leon County Warning Point/ Tallahassee Regional Airport, 3300 Capital Circle, Tallahassee	Kerosene - JP5
2012-1162	2/21/2012 10:15:00 AM	2/21/2012 10:30:00 AM	Leon County SO/Orange Ave. between Rankin Rd. and Capital Circle, Lat: 30.41478, Long: -84.34479	Diesel Fuel
2012-1361	3/1/2012 10:41:00 AM	3/1/2012 10:41:00 AM	Leon County Sheriff's Office /USA Gas near the Tallahassee Mall, 2373 Allen Road, Tallahassee	Gasoline
2012-1705	3/14/2012 4:15:00 PM	3/14/2012 4:15:00 PM	Leon Co SO/Carlton Drive, Merritt Drive, Tallahassee	Natural Gas
2012-1968	3/27/2012 5:52:00 AM	3/27/2012 6:30:00 AM	Leon County/Citgo Gas Station,3305 Capital Cir NE # 101, Tallahassee	Gasoline
2012-1982	3/27/2012 2:25:00 PM	3/27/2012 2:53:00 PM	Leon County SO/3086 Walden Road, Tallahassee	Diesel Fuel
2012-2660	4/29/2012 4:51:00 PM	4/29/2012 4:51:00 PM	Leon Co SO/North Monroe Street ,Talpeco Road, Tallahassee, Lat: 30.49284, Long: -84.32439	Gasoline
2012-3056	5/15/2012 5:08:00 PM	5/15/2012 5:19:00 PM	Leon County SO/Room C-129, Psychology Building at Florida State University Campus, 1107 West Call Street, Tallahassee, Lat: 30.44559, Long: -84.30333	Phosphate
2012-3112	5/17/2012 2:51:00 PM	5/17/2012 2:51:00 PM	Leon County SO/Pensacola Street, Varsity, Tallahassee, Lat: 30.43877, Long: -84.30071	Hydraulic OIL

¹³² Division of Emergency Management, 2014.

State Warning Point (SWP) #	Release Date	SWP Date	Facility Reported /Address	Chemical Reported
2012-4173	6/22/2012 2:15:00 PM	6/22/2012 2:15:00 PM	Leon County SO /Capitol Circle NE & Raymond Diehl Road, Tallahassee	Gasoline or Diesel Fuel
2012-4815	7/5/2012 4:39:00 PM	7/5/2012 4:39:00 PM	Leon Polk/5208 Patricia Drive, Orlando	Mineral OIL
2012-5474	7/31/2012 12:07:00 PM	7/31/2012 12:07:00 PM	Leon County SO /Capital Circle NE at Centerville Road	Hydrochloric Acid
2012-5503	8/1/2012 3:00:00 PM	8/1/2012 3:26:00 PM	Leon Co SO/Springhill Road, Capital Circle SW, Tallahassee	Demon Max & Bifenthrin
2012-5715	8/10/2012 5:16:00 PM	8/10/2012 5:16:00 PM	Leon County WP/Interstate 10 West, Miccosukee Road, Tallahassee	Diesel Fuel
2012-5755	8/13/2012 6:44:00 PM	8/13/2012 6:44:00 PM	Leon Co SO/Levy Pool, 625 West Tharpe Street, Tallahassee	Sodium Hypochlorite
2012-6079	8/25/2012 8:49:00 PM	8/25/2012 8:49:00 PM	Leon Co SO/Oak Ridge Road, Blackjack Road, Tallahassee	Gasoline
2012-6673	9/19/2012 10:39:00 AM	9/19/2012 10:39:00 AM	Leon County Sheriff Office/5371 Pembridge Pl, Tallahassee	Propane
2012-7127	10/12/2012 1:40:00 PM	10/12/2012 1:50:00 PM	Leon SO/N. Meridian Road St., S. Fairbanks Ferry Rd., Tallahassee	Diesel Fuel
2012-7579	11/6/2012 10:43:00 PM	11/6/2012 10:43:00 PM	Leon Co. SO/Barrington Park Apts.,2801 Chancellorsville Dr., Tallahassee	Propane
2012-7598	11/8/2012 10:04:00 AM	11/8/2012 10:04:00 AM	Leon County SO/8520 Hannary Circle, 32312	Natural Gas
2012-7690	11/13/2012 9:25:00 PM	11/13/2012 9:25:00 PM	Leon County Sheriff/Old Bainbridge Rd. & Tharpe St., Tallahassee	Natural Gas
2012-8050	12/6/2012 9:47:00 AM	12/6/2012 9:47:00 AM	Leon County SO/ I-10, MM 205	Diesel Fuel
2012-8189	12/12/2012 6:57:00 AM	12/12/2012 7:19:00 AM	Leon County Warning Point/North Monroe St & Wiggington Rd., Tallahassee	Diesel Fuel
2012-8527	12/26/2012 4:41:00 AM	12/26/2012 5:10:00 AM	Leon County SO/2144 Amanda Mae Court, Tallahassee	Natural Gas
2013-264	1/16/2013 11:55:00 AM	1/16/2013 12:15:00 PM	Leon County Sheriff's Office/2029 North Meridian Road, Tallahassee	Natural Gas
2013-1633	3/21/2013 11:13:00 AM	3/21/2013 11:13:00 AM	Leon County Sheriff's Office/1538 Crystal Ball Drive, Tallahassee	Propane
2013-1237	3/1/2013 11:55:00 AM	3/1/2013 1:30:00 PM	Veolia EF Technical Solutions, 342 Marpan Lane, Tallahassee	Hydraulic OIL
2013-1477	3/13/2013 10:00:00 AM	3/13/2013 10:40:00 AM	City of Tallahassee, HOPKINS GENERATING STATION, 1125 Geddie Rd., Tallahassee	Sulfuric Acid
2013-2495	4/26/2013 12:46:00 PM	4/26/2013 12:57:00 PM	Leon County SO/At the end of Road To The Lake, Chaires/Lat: 30.43468, Long: -84.13671	Diesel Fuel/OIL
2013-3055	5/22/2013 3:51:00 PM	5/22/2013 3:51:00 PM	Leon County Sherriff's Dept./Capital Circle SE, Tallahassee	Hydraulic OIL/OIL
2013-4535	7/9/2013 6:36:00 PM	7/9/2013 6:36:00 PM	Leon County SO/Blountstown Highway & Geddie Rd, Tallahassee	Diesel Fuel/Gasoline
2013-4788	7/18/2013 4:08:00 AM	7/18/2013 4:23:00 AM	Leon County Warning Point/Bellevue Way & Lipona Rd, Tallahassee	Hydraulic OIL
2013-5205	8/2/2013 12:54:00 PM	8/2/2013 12:54:00 PM	Leon County Sheriff's Office/S. Woodward Ave, Tallahassee	Natural Gas
2013-5241	8/4/2013 5:56:00 AM	8/4/2013 5:56:00 AM	Leon Co. SO/Sonic Drive-In, Lat: 30.46052, Long: -84.36165, Tallahassee	Propane

State Warning Point (SWP) #	Release Date	SWP Date	Facility Reported /Address	Chemical Reported
2013-7449	11/15/2013 1:05:00 PM	11/15/2013 1:05:00 PM	Leon FR/Capital Circle NW at North Monroe Street	Diesel Fuel
2014-948	2/4/2014 6:32:00 PM	2/4/2014 6:32:00 PM	Leon County CDA/445 Appleyard Dr., Tallahassee	Unknown Chemicals/Lithium
2014-2180	3/28/2014 3:40:00 PM	3/28/2014 3:40:00 PM	Leon County CDA/6706 Thomasville Rd., Tallahassee	Gasoline
2014-3357	5/8/2014 9:09:00 PM	5/8/2014 9:09:00 PM	Leon CDA /3247 Bodmin Moore Drive, Tallahassee	Gasoline
2014-4441	6/21/2014 11:29:00 AM	6/21/2014 11:29:00 AM	Leon County Warning Point/ West Tharpe Street & Ocala Rd., Tallahassee	Hydraulic OIL
2014-5107	7/19/2014 5:10:00 PM	7/19/2014 5:10:00 PM	Leon CDA/Lat: 30.46364, Long: -84.28241	Gasoline
2014-6487	9/17/2014 7:01:00 PM	9/17/2014 7:29:00 PM	Leon CDA/ I-10 EB Rest Area between MM 194 & 196, near Tallahassee	Diesel Fuel
2014-6517	9/19/2014 6:40:00 AM	9/19/2014 7:09:00 AM	Leon County Warning Point (CDA)/Tennessee St. & Dewey St., Tallahassee	Hydraulic OIL
2014-7055	10/9/2014 6:34:00 AM	10/9/2014 6:57:00 AM	Leon County Warning Point/1100 Mahan Dr., Tallahassee	Gasoline

Hazardous Materials Commodity Flow Study¹³³

In March of 1996, the District II Local Emergency Planning Committee (LEPC) conducted a study of the transportation of hazardous materials through the Apalachee Region. The Hazardous Materials Commodity Flow Study included historical accident data, a highway placard survey on major transportation routes and an analysis of rail transport data in order to determine which hazardous materials first responders are likely to encounter in the event of accident.

In 1999, the Apalachee Regional Planning Council updated this study. Detailed information specific to Leon County was not included in the reported results. In 2009, the ARPC again updated the Flow Study for the nine-county area under its jurisdiction. Although the original Hazardous Materials Emergency Preparedness (HMEP) scope of work for the project called only for a highway placard survey, the District II LEPC included an analysis of CSX Transportation rail data.

For the highway placard survey, data was collected and analyzed from over 160 trucks carrying hazardous materials on Interstate 10 and US-90 (East-West routes), and US-19, US-319 and US-231 (North-South routes). During the data collection, it became very evident that Interstate 10 is the major road corridor of hazardous materials transport within the District II region. Although hazardous materials are transported on almost all major roads within the District, the bulk of the hazardous materials were observed on Interstate 10.

The placard survey represents approximately 75% accuracy of the hazardous materials moving on highways throughout the District II region. Beyond general recording error and survey limitations, there are two reasons for this lack of accuracy. Firstly, trucks are only required to display placards if the

¹³³ The information in this section comes from the 2009 Hazardous Materials Commodity Flow Study conducted by the Apalachee Regional Planning Council.

hazardous materials meet or exceed the established transport thresholds. A truck carrying hazardous materials cargo may not necessarily display a placard when the cargo is below the federal threshold.

Secondly, trucks are only required to display the placard for the most dangerous hazardous material on board. In these instances, the survey does not reflect the entire hazardous materials inventory for the truck. Although there may be a variety of hazardous materials loaded together, they are regulated for compatibility under CFR 49, § 177.848 and they generally meet all the packaging criteria in § 172.101

Thirdly, the placard does not always reveal specific information about the corresponding hazardous material. For example, one placard (1993) indicates any of the following: combustible liquid, cleaning liquid compound, tree/weed killing compound, diesel fuel, flammable liquid not otherwise specified, fuel oil, etc. Unfortunately, there is no way to confirm the actual hazardous material cargo other than reviewing the shipping papers. To compensate for this uncertainty, the survey results were aggregated by the U.S. Department of Transportation's 2008 Emergency Response Guidebook (ERG) general hazards categories.

The following table provides a summary of the percentages of hazardous materials surveyed in descending order as categorized by the 2008 ERG.

Table 2.53: 2009 Highway Placard Survey Summary.¹³⁴

% of Total	General Hazards Category from 2008 ERG	Potential Hazardous Material Commodity	ERG Guide #
35.63%	Flammable Liquids (Non-Polar/Water-Immiscible)	Gasoline, Gasohol and Motor spirit	128
13.13%	Gases - Flammable (Including Refrigerated Liquids)	Propane, Hydrogen, LPG, etc.	115
10.00%	Flammable Liquids (Polar/Water- Miscible)	Resin solution, Tetrahydrofuran, etc.	127
5.00%	Gases - Inert (Including Refrigerated Liquids)	Argon, Helium, Nitrogen, Carbon dioxide, etc.	120
5.00%	Substances - Toxic and/or Corrosive (Non-Combustible)	Caustic potash, Caustic soda, Potassium hydroxide, Sodium hydroxide, Corrosive liquid, etc.	154
3.75%	Substances - Toxic and/or Corrosive (Combustible)	Alkylamines, Amines, Polyalkylamines, etc.	153
3.13%	Substances - Toxic and/or Corrosive (Non-Combustible/Water-Sensitive)	Hydrochloric acid*, Hypochlorite solution, etc.	157
2.50%	Gases - Flammable - Corrosive	N/A	118
2.50%	Flammable Liquids (Non-Polar/Water-Immiscible/Noxious)	Dichloropropane, Propylene dichloride, Asphalt, Mercaptan mixture, etc.	130
2.50%	Substances (Low to Moderate Hazard)	Environmentally hazardous substances, Hazardous waste, etc.	171
1.88%	Flammable Liquids (Polar/Water-Miscible/Noxious)	Acetaldehyde, Isopropanol, Aldehydes, etc.	129
1.88%	Flammable Liquids - Toxic	N-propyl nitrate, Environmentally hazardous substances, hazardous waste, etc.	131
1.88%	Flammable Liquids - Corrosive	Triethylamine, Acrylic acid, etc.	132
1.88%	Oxidizers	Hydrogen peroxide**, Nitrates, etc.	140
1.25%	Gases - Flammable (Unstable)	Acetylene, Vinyl bromide, etc.	116
1.25%	Gases - Oxidizing (Including Refrigerated Liquids)	Oxygen	122
1.25%	Substances - Water-Reactive - Corrosive	Phosphorous trichloride*	137
1.25%	Substances - Water-Reactive (Emitting Flammable Gases)	Aluminum dross, Organo-metallic substances	138
1.25%	Infectious Substances	Medical waste, Toxic and infectious substances	158
0.63%	Mixed Load/Unidentified Cargo	N/A	111
0.63%	Gases - Corrosive	Anhydrous ammonia*	125
0.63%	Substances - Toxic and/or Corrosive (Combustible/Water-Sensitive)	Maleic acid	156

* Extremely Hazardous Substance (EHS)

** EHS when concentration is > 52%

¹³⁴ Hazardous Materials Commodity Flow Study, 2009

As can be seen in the table above, the majority (36%) of the hazardous materials being transported throughout the region are Flammable Liquids (Non-Polar/Water-Immiscible). This category includes petroleum products such as gasoline, gasohol and motor spirits. The second most abundant category is flammable gases, including refrigerated liquids. This category also includes petroleum products, such as propane, LPG, and hydrogen.

Estimated Impacts, Probability, and Extent

The 2009 Hazardous Materials Commodity Flow Study and the 2007 CSX Hazardous Materials Commodity Summary indicates that both flammable gases (Including refrigerated gases in liquid state) and toxic and/or corrosive (non-combustible) substances are the most common materials associated with the transportation of hazardous materials.

Overall, petroleum-based hazardous materials account for 49% of surveyed hazardous materials placards within the region. Beyond petroleum products, the survey also revealed nineteen other general hazard categories as found in the 2008 ERG ranging from 5% to less than 1% of the total number of surveyed trucks. These survey results show the wide diversity of hazardous materials traveling through the District II region.

The majority of local incidents involving spills of hazardous materials include petroleum-based substances, such as gasoline, diesel, oil or hydraulic fluid spills. Transportation related incidents accounted for more than 41 percent of known sources and included automobile accidents in which small amounts of gas or oil were released.

The above data suggests that hazardous material spills frequently involve the transportation of these substances, and that responders are most likely to find themselves addressing a petroleum spill incident along county roadways.

Hazardous Materials Response

The Tallahassee Fire Department (TFD) is the only Regional Hazardous Materials Response Team between Jacksonville and Panama City. While the North Florida and Apalachee regions are sparsely populated, several major transportation routes used to move hazardous materials run through these areas. If two traffic accidents involving hazardous materials were to occur in disparate locations, the resources of the TFD could easily be stretched beyond their capacity to effectively respond. The TFD regularly reassesses their capacity to serve as a Regional Hazardous Materials Response Team. These assessments help determine the equipment, personnel and training needs that are essential for TFD to continue to adequately serve the hazardous material response needs of the region.

Hazardous Materials Response Issues

As of May 2009, only four hazard materials response teams serve all of north Florida. These teams are based in Okaloosa County, Panama City, Tallahassee, and Jacksonville. Several high profile incidents which required teams to travel up to 75 miles have served to highlight the challenge of responding to the hazardous material response needs of rural areas.

The probability based on the historical record of release of hazardous materials affecting portions of Leon County and/or the City of Tallahassee is **highly likely** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Vulnerability to hazardous materials releases (including wastes), whether onsite or in route, is not particularly easy to determine due to the materials and amount released, location, weather, and other variables. Nevertheless, in order to try to determine the vulnerability of Leon County to potential hazardous material incidents, it is necessary to determine the “vulnerable zone” or area of each facility using or storing extremely hazardous substances.

A hazards analysis for each of these facilities is updated annually by the Apalachee Regional Planning Council that provides worst-case estimates of populations at risk from a hazardous materials release. The Local Emergency Planning Committee and the county emergency management agency maintain these data, and they can provide detailed information to responders and other agencies regarding vulnerability areas which can be determined in real time using the specific chemical, amount of release, wind direction and wind speed.¹³⁵

Due to the specificity of each hazardous material release, it was not possible to determine a comprehensive vulnerable zone or population exposure for Leon County.

Leon County and the City of Tallahassee are highly vulnerable to exposure to hazardous materials, largely because of the quantities transported through the county by truck and rail. These incidents can occur at either fixed facilities or from the transportation of hazardous material through the County and City.

Nationwide, there are more transportation accidents involving hazardous materials and wastes than those that occur at fixed facilities. These transportation accidents can occur on roadways, railways, waterways, in the air, and within pipelines. In addition, the numbers of large and small quantity generators are significant, and they are correlated with the ranges of services and manufacturing in county’s economy. These generators are registered with the FDEP and have control plans in place in accordance with permit procedures, and the City is equipped to address spills and accidental releases. However, the number of generators and the quantity and types of materials handled may be expected to increase proportionately with population and general economic growth.

The fixed facility study reports no history of accidents and a low probability of release for all facilities, with the exception of potential valve leakage at roughly half the sites. Nevertheless, if the vulnerability zones were combined for all critical facilities, they would encompass large areas of the county. A worst-case scenario release of hazardous gases on a windy day would expose one or more critical facilities within the City of Tallahassee and/or the unincorporated area of Leon County to this hazard. Critical facilities vulnerable to exposure included hospitals, public schools, universities, group homes, and day care centers.

Risk Assessment

Based on the 2009 Hazardous Materials Commodity Flow Study and 2007 CSX Hazardous Materials Commodity Summary and the historical record of releases of these materials, there is a medium risk to residents of Leon County and/or the City of Tallahassee from the accidental release of hazardous materials.

¹³⁵ Statewide Regional Evacuation Studies Program, Volume 1-2 Apalachee, Apalachee Regional Planning Council, 2012.

2.3.13.2 Terrorism

General Description and Location

Under the federal Homeland Security Act of 2002, terrorism is defined as activity that involves an act dangerous to human life or potentially destructive of critical infrastructure or key resources, and is a violation of the criminal laws of the United States or of any State or other subdivision of the United States in which it occurs, and is intended to intimidate or coerce the civilian population or influence a government or affect the conduct of a government by mass destruction, assassination, or kidnapping.¹³⁶

In analyzing the vulnerability of the community to domestic terrorism, it is important to separate criminal activities from terrorist activities. Generally speaking, terrorist activities involve the use or threat of terror to achieve an objective, often a political objective. Criminal activities, on the other hand, are illegal activities that are not primarily based on the use or threat of terror to achieve their objectives. A better representation of this distinction might be the use of indiscriminate use of explosives to highlight a cause, versus the use of explosives to open a safe as part of a burglary. While this distinction may be not be important to persons responding to these incidents (such as fire fighters at an explosion), it is important to consider when developing policies and programs dealing for with terrorist activities.

Given the City of Tallahassee's status as the state capital of Florida, the third largest state by population in the U.S., terrorism can occur in and around the urban area of the city.

Historical Occurrences

There has been only one instance of a domestic terrorist attack in Leon County. In 1999, an individual detonated two pipe bombs in restrooms of the Florida Agricultural and Mechanical University (FAMU) campus. No one was injured in this incident.

Since 9/11, however, there has been an increased emphasis on the potential for domestic terrorist incidents. For the same reasons that Tallahassee is a potential target for civil unrest, it is also a target for domestic terrorism. Due especially to the large state government influence (and to a much lesser extent, federal government influence), the possibility of a terrorist incident is a distinct possibility.

The FAMU incident aside, Leon County does not have a history of terrorist activities, and the broad, long-term terrorist threat is difficult to accurately assess. Instead, it is more likely that terrorist activities in Leon County and the City of Tallahassee will be in response to individual incidents. Examples of individual incidents might include a high interest or controversial court case being held at the Federal Courthouse, a copycat bomber at FAMU, or a response to state legislative actions.

Estimated Impacts, Probability, and Extent

There are a number of high-capacity community centers and government buildings that could be potential targets for terrorist attacks. The two largest structures are Doak Campbell Stadium at Florida State University, which has a seating capacity of approximately 83,000 persons, and the Tallahassee-Leon County Civic Center, which has a seating capacity of approximately 13,000 persons.

¹³⁶ Section 2 (15), Homeland Security Act of 2002, Pub. L. 107-296, 116 Stat. 2135 (2002).

In recognition of the potential threat posed by terrorist attacks, the Leon County Division of Emergency Management developed a Terrorism Response Plan which was integrated into the Leon County CEMP in 2007. The Terrorism Response Plan is a consequence management plan for preparing for, responding to, and recovering from a terrorist-initiated incident, particularly one involving weapons of mass destruction.

The probability based on the historical record of a terrorism event affecting Leon County and/or the City of Tallahassee is **occasional** as defined under Section 2.2.1 Risk.

Vulnerability Summary

Leon County and the City of Tallahassee are considered vulnerable to a terrorist attack. Terrorist attacks are most likely to occur in the City of Tallahassee as opposed to the unincorporated areas of Leon County. However, in the event of a biological or chemical attack on a target in the City of Tallahassee, residents in the unincorporated areas of Leon County have the potential to be affected.

Risk Assessment

Based on the historical data, residents of Leon County and the City of Tallahassee are considered to be at **low** risk for terrorist attacks.

2.3.13.3 Aviation Incidents

General Description and Location

An aviation accident is defined by the Convention on International Civil Aviation Annex as an occurrence associated with the operation of an aircraft, which takes place between the time any person boards the aircraft with the intention of flight until all such persons have disembarked, where a person is fatally or seriously injured, the aircraft sustains damage or structural failure or the aircraft is missing or is completely inaccessible. If the accident includes damage to the aircraft such that it must be written off, or in which the plane is destroyed. it is further defined as a hull loss accident.¹³⁷

There is one existing public and two private airports, and two heliports in Leon County. These include:

1. Tallahassee Regional Airport (TLH)
2. Angel's Field Airport (FL52)
3. Black Creek Pass Airport (FA25)
4. Tallahassee Memorial Hospital Heliport (FD18)
5. Capital Regional Medical Center

Another private airport previously known as the Tallahassee Commercial Airport is currently closed. In 2013, the FAA Airport/Facility Directory data described Tallahassee Commercial Airport as having a single 3,249' asphalt Runway 16/34 "in poor condition", with "surface cracking." The field was said to have 10 based aircraft, and as of 2010 was said to conduct an average of 50 takeoffs or landings per week.

There are also several private landing strips, including one on Ayavalla Plantation and another on Ring Oak Plantation.

Historical Occurrences

United States civil aviation incidents are investigated by the National Transportation Safety Board (NTSB). NTSB officials piece together evidence from the crash site to determine likely cause, or causes. The NTSB also investigates overseas incidents involving US-registered aircraft, in collaboration with local investigative authorities, especially when there is significant loss of American lives, or when the involved aircraft is American-built. The NTSB is an independent federal agency.

The Office of Accident Investigation and Prevention is the principal organization within the Federal Aviation Administration (FAA) with respect to aircraft accident investigation and all activities related to the National Transportation Safety Board (NTSB). The FAA keeps a database of aviation incidents and accidents. This database was queried for incidents and accidents in Leon County, Florida.

This database has a record of 47 aviation incidents and accidents since March 11, 1982 through October 8, 2013. Within this time period, there were 14 fatalities and nine "serious injuries."

Estimated Impacts, Probability, and Extent

The estimated impacts of aircraft incidents and accidents vary widely. A single incident involving a single, small, private plane on a wide, paved runway with no injuries can be relatively inexpensive to the public, or even negligible if it occurs on a private runway. However, a major incident involving a

¹³⁷ http://en.wikipedia.org/wiki/Aviation_accidents_and_incidents.

commercial flight, particularly if it occurs outside of an established airport, can be a genuine catastrophe. Although the latter has not occurred in Leon County, such incidents have occurred in other parts of the U.S. The impacts, probability, and extent of such an incident are difficult to estimate, given the many variables involved. Worldwide, aircraft incidents have generally declined over the last decade. The total number of fatalities worldwide from aviation incidents and accidents in 2013 was 173, which is the smallest number of fatalities since 2000, even though the total number of departures in 2013 was with 32.1 million as high as never before. This corresponds to 5.39 fatalities per one million departures in 2013.¹³⁸

A simple calculation indicates that there have been approximately 1.5 aircraft incidents or accidents per year in Leon County for the period 1982-2013. The probability of an incident based on this average would be three incidents within a two-year period, which would also qualify as **likely** as defined under Section 2.2.1 Risk.

This probability may increase as the total number of flights from Tallahassee Regional Airport increases based on City efforts to attract additional vendors and flights to and from this facility. Other impacts could arise from the continued and even expanded use of Life Flight aircraft and facilities, and perhaps even from expanded civilian aviation activities if a major manufacturer of aircraft or aircraft parts located here, or if a major shipper was to locate a hub here.

Vulnerability Summary

Certainly, the City of Tallahassee and Leon County are vulnerable to some degree to aviation incidents and accidents. Such incidents and accidents have and will likely continue to occur, given the continued growth of the city and region and its continuing status as the capital of a highly populated state. Based on the number of flights per day of a variety of aircraft, it is simply a matter of time that an incident or accident will occur again. However, since the vast majority of recorded incidents have resulted in relatively few fatalities and injuries, the actual vulnerability of most citizens and visitors to the impacts of an aviation incident or accident is quite low.

Risk Assessment

Based on the above data and analysis, the risk for aviation incidents is considered **low**.

¹³⁸ http://en.wikipedia.org/wiki/Aviation_safety.

2.3.13.4 Energy Failures/Disruptions

General Description and Location

The City of Tallahassee provides the majority of energy resources to the citizens, businesses, and other establishments in the urban area of Leon County, including the City. The City's Utility department provides electricity and natural gas, in addition to potable water, wastewater treatment, and waste management. The City operates three power generating plants:

1. Arvah B. Hopkins Power Generation Station
2. C.H. Corn (Hydroelectric) Power Generation Station
3. Sam O. Purdom Power Generation Station

The City purchases natural gas that is delivered via specialized pipelines that provides natural gas from other areas of the state or from other states. The main source of gas is delivered via pipelines owned by the Florida Gas Transmission Company. These pipelines also provide natural gas to the Talquin Electric Cooperative, Inc.

The other major energy provider within Leon County is the Talquin Electric Cooperative (TEC), Inc., a Domestic Non Profit Corporation in the State of Florida. TEC provides electricity and potable water, in addition to wastewater treatment, to rural and selected suburban areas of Leon County. TEC purchases electricity from the Seminole Electric Cooperative. Seminole's primary resources include the Seminole Generating Station (SGS) in northeast Florida and the Richard J. Midulla Generating Station (MGS) in south central Florida. Seminole also receives power from renewable energy facilities, including waste-to-energy, landfill gas-to-energy, and a biomass facility.

Historical Occurrences

Data for energy failures and disruptions are not easily available. Nevertheless, the majority of energy failures and disruptions are usually weather-related, affect relatively small areas, and are usually quickly resolved. These small disruptions occur from a variety of impacts to the electric system, including storm impacts (e.g., trees, flooding, wind), overloads in areas where development has approached the capacity of existing facilities, or from trees or branches falling on power lines, animals such as squirrels, or even automobiles or truck accidents involving utility poles. Given Tallahassee's extensive tree canopy, it is not uncommon for disruptions to occur from trees falling over, or branches falling onto electrical line. The City and TEC both have ongoing programs to trim tree canopies away from power lines.

Larger failures and/or disruptions can and often do occur with major weather events, including severe thunderstorms and tropical cyclones, including tropical storms and hurricanes. The most severe event in recent memory was Hurricane Kate in 1985. This hurricane downed power poles and lines throughout Tallahassee and the surrounding area. About 90 percent of the population of Tallahassee at that time, or about 80,000 people, lost power for up to a week. Along the coast from Panama City to Apalachicola, the storm left about 30,000 homes and businesses without electricity.¹³⁹ Based on the reliance of the City and TEC on overhead lines in older developed areas, it is anticipated that electrical energy failures or disruptions can be expected within major weather events.

¹³⁹ http://en.wikipedia.org/wiki/Hurricane_Kate_%281985%29.

There are no data indicating that the power plants themselves that provide electric energy to the City of Tallahassee and Leon County are subject to disruptions. These are physically secure facilities that can use several fuels (e.g., natural gas and fuel oil), and there are backup generators at each facility. The C.H. Corn (Hydroelectric) Power Generation Station is powered by water flowing over a dam, and unless there is a severe drought or catastrophic flood, it is expected that this facility is relatively immune to failure or disruption.

There are also no data suggesting that the provision of natural gas to residents, businesses, and other consumers of this energy source are subject to failures or disruptions. The City does not shut down the provision of gas as a rule during tropical cyclones and other storm events, and most of the gas infrastructure in place is buried underground under streets and dedicated gas pipeline corridors.

Estimated Impacts, Probability, and Extent

As previously indicated, most small electric power failures or disruptions are resolved relatively quickly, and so are considered nuisance events rather than life-threatening. They can affect a few houses, hundreds of houses, or even whole parts of town. However, larger events are relatively rare. Of course, the lack of traffic lights can be life-threatening if drivers fail to stop and yield, but local police and sheriff's deputies can be assigned to provide traffic control if necessary.

Larger, longer events can present significant impacts to citizens, including residents and visitors, if facilities are not prepared (e.g., do not have backup generators) or if shopping, education, and/or employment centers do not have energy resources to operate with. The lack of electricity can render buildings uninhabitable if exterior temperatures are high, create conditions under which mold and mildew can flourish, and can spoil food. The probability and extent of electrical outages are correlated to storm hazards, since storms often result in partial or larger outages.

Avoiding or mitigating the impacts of losing electricity is why certain critical institutions such as hospitals, emergency operations centers, nursing homes, and other facilities often install industrial generators. Other options may include battery banks, solar panels, and even windmills. Many individual homes have gasoline-powered electrical generators, and it is common for them to be provided to consumers before and after tropical cyclone events.

The probability based on the historical record of energy failures or disruptions affecting portions of Leon County and/or the City of Tallahassee is **occasional** as defined under Section 2.2.1 Risk.

Vulnerability Summary

The City of Tallahassee and Leon County are vulnerable to electrical outages given the vulnerability of this area to thunderstorms and tropical cyclones, and because of the extensive tree canopy present in and around the urban area.

Risk Assessment

Based on the above data and analysis, the risk for energy failures or disruptions is considered **medium**.

2.5 Critical Facilities

Critical facilities are defined as providers of goods or services that are vital to local response functions in the event of a disaster. Critical facilities also play a vital recovery role during the aftermath of a destructive storm. The following table summarizes the types and number of high priority critical facilities within Leon County. There are a total of 772 critical facilities identified within Leon County, 97 of which are hazardous material sites.

Table 2.54. Leon County Critical Facilities by Type and Jurisdiction, 2015.¹⁴⁰

Critical Facility Type	Total Number of Sites	City of Tallahassee	Unincorporated Leon County
Communications Towers	155	86	69
Child Care Facilities	159	130	29
Hazardous Materials Sites	97	57	40
Health Care Facilities	70	59	11
Schools (K-12)	59	48	11
Public Water Supply (Wells & Tanks)	55	24	31
Emergency Shelter	60	50	10
Fire Stations	21	10	11
Hurricane Shelter	14	9	5
Sewage Treatment Facility	6	2	4
Solid Waste Facilities	6	0	6
Law Enforcement	8	8	0
Educational Facilities (Collegiate/Adult Ed	5	5	0
Corrections	4	4	0
Hospital	2	2	0
Electrical Generation / Power Plant	42	22	20
Government Center	2	2	0
Emergency Operations Center	4	4	0
Military	3	3	0
Total Number of Critical Facilities	772	525	247

In previous updates to the Tallahassee-Leon County LMS, the locations of existing critical facilities were mapped. After discussion with local emergency management officials, the LMS Committee directed to withhold publishing the location of Leon County high priority critical facilities in the current LMS update. Since the events of September 11, 2001, Leon County, like many local governments, has been required by federal law to restrict public access to various categories of data, including the location of hazardous material facilities and high priority critical facilities. This is intended to reduce Leon County's vulnerability to domestic and international terrorist attacks and protect the community.

¹⁴⁰ Tallahassee – Leon County GIS.

FEMA encourages but does not require the mapping of critical facilities. Given this guidance and the security implications of mapping existing and new critical facilities, the Tallahassee - Leon County LMS instead presents in tabular form only the types and numbers of existing high priority critical facilities located in Leon County. Specific locations and descriptions of critical facilities can be obtained from Tallahassee – Leon County Geographic Information Systems by qualified personnel.

Critical Facilities in Hazard Areas

In addition to an assessment of the numbers and types of high priority critical facilities located with the jurisdictions of Leon County, an analysis was conducted to determine the number of critical facilities located in identified flood and storm surge hazard areas. The following table lists the number of high priority critical facilities in Leon County located within hazard areas considered vulnerable to storm surge from hurricanes,

Table 2.55: Leon County Critical Facilities Located in Storm Surge Hazard Areas, 2015.¹⁴¹

Facility Type	Storm Surge Zones		
	Category 3	Category 4	Category 5
Child Care Facility	4	5	6
Communications Tower	1	2	3
Fire Stations	0	1	1
Hazardous Materials Sites	0	0	1
Public Water Supply (Wells)	0	1	2
Solid Waste Facility	1	1	1
Total	6	10	14

The following table describes the type and number of Leon County Critical Facilities located within the FEMA 100-year flood zone.

Table 2.56: Leon County Critical Facilities Located within FEMA 100-year Flood Zone, 2015.¹⁴²

Facility Type	Number of Facilities
Child Care Facility	4
Communications Tower	10
Hazardous Materials Sites	3
Healthcare Facility	0
Public Water Supply (Wells)	1
Schools (K-12)	1
Total	19

¹⁴¹ Ibid..

¹⁴² Ibid.

2.6 Risk Summary

Residents of Leon County are at varying levels of risk to a variety of natural and technological hazards. High-risk events involve hurricanes, tropical storms, and flooding. The county's inland location provides a buffer against the worst storm impacts, but it does not offer complete protection from potentially dangerous and damaging high winds and floods.

Hazus modeling indicates that a Category 3, 4 or 5 storm could produce multi-billion dollar damages from winds and flooding, particularly to residential structures. For more vulnerable structures, such as mobile homes, significant damages appear even under tropical storm conditions. In a tropical storm or hurricane, the higher elevated, northern portion of the county, including Tallahassee, will bear the brunt of the high winds. High winds not only affect structures, but also trees, which are abundant in the Tallahassee urban area. Falling trees are hazardous to people, structures, vehicles, and other possessions and infrastructure, including electrical lines, internet and video cable, and land line telephones.

Flooding is not limited to tropical storm or hurricanes. Flooding can occur from smaller weather events. Although these events tend to produce localized flooding, some areas are more vulnerable to others to this flooding due to historical, non-regulated development, or the steady increase of impervious surfaces in smaller watersheds that can "stage up" quickly. Various areas of the county are susceptible to flooding from the heavy rains that are typical during the summer, particularly the southeast areas of the county. Overall, flooding is the most common hazard facing Leon County and affects more residents, on average, than any other event.

Medium risk hazards include thunderstorms, tornados, flooding, lightning, droughts, hazardous materials storage and transportation, and energy failures and disruptions.

Low risk events include wildfires, sinkholes, terrorism, dam failure, storm surge/tsunamis, exotic pest infestations, diseases and pandemics, and aviation incidents.

Chapter 3 – Mitigation Strategy

This section discusses the overall mitigation strategy, including Hazard Mitigation Goals and Objectives and the Hazard Mitigation Initiatives intended to address the hazards previously outlined.

3.1 Hazard Mitigation Goals and Objectives

To assist them in analyzing regional, county and municipal policies, ordinances and programs that affect mitigation the LMS Committee developed six hazard mitigation goals with supporting objectives. The list was developed from a review of County and City comprehensive plans, land development regulations, and the CEMP to determine those elements of the plans and regulations with mitigation implications.

The LMS Committee re-evaluated the adopted Hazard Mitigation Goals and Objectives at a meeting on May 29, 2014 to reflect the latest local government and other stakeholder priorities. These goals and objectives include:

1. Goal: Protect human health, safety and welfare

Objectives:

- 1.1 Limit public expenditures in areas identified as subject to repetitive damage from disasters.
- 1.2 Ensure the protection of critical facilities such as prohibitions on constructing critical facilities in hazard areas.
- 1.3 Reduce or eliminate development in hazard prone areas such as floodplains.
- 1.4 Regulate non-conforming land uses particularly in areas subject to damage from disasters.
- 1.5 Encourage the removal of septic tanks and technically hazardous sites such as chemical storage facilities from hazard areas.
- 1.6 Consider the impact of hazard mitigation when conducting development review and approval.
- 1.7 Implement additional development restrictions on hazard areas.
- 1.8 Consider the use of land acquisition programs for properties subject to development that are located in hazard areas.
- 1.9 Coordinate efforts to develop and maintain current maps of regional hazards.

2. Goal: Protect economic activities within the community.

Objectives:

- 2.1 Encourage economic diversification to protect the community from hazards that may affect a single economic source.
- 2.2 Encourage programs to address repetitively damaged and vulnerable commercial structures.
- 2.3 Coordinate with the local business community in the development of existing and proposed mitigation initiatives.

3. Goal: Enhance regional mitigation efforts.

Objectives:

- 3.1 Coordinate with other government agencies to develop regional mitigation efforts.
- 3.2 Encourage hazard mitigation training with agencies throughout the region.
- 3.3 Coordinate with other government agencies to develop regional hazard mapping procedures and processes.

4. Goal: Promote adequate and safe housing.

Objectives:

- 4.1 Encourage programs to address repetitively damaged and vulnerable residential structures.
- 4.2 Encourage the development of land development building codes and inspection procedures that meet or exceed the hazard mitigation-related portions of the Florida Building Code.

5. Goal: Protect community resources, including, but not limited to, infrastructure, and environmental, recreational, and historic resources.

Objectives:

- 5.1 Provide for the removal and/or relocation of damaged and vulnerable infrastructure.
- 5.2 Regulate land use, floodplains, non-point source stormwater run-off, and the design and location of sanitary sewer and septic tanks in hazard-prone areas, pursuant to rule 9J5.012(3)(c)3, F.A.C.
- 5.3 Encourage the removal of septic tanks from hazard areas.

6. Goal: Promote the community's ability to respond to a disaster in a timely manner.

Objectives:

- 6.1 Participate in the National Flood Insurance Program (NFIP) and Community Rating System (CRS).
- 6.2 Develop procedures to request limited revision of Flood Insurance Rate Map studies from the NFIP.
- 6.3 Develop procedures to address activities that can earn credit toward reduction of NFIP insurance premiums through CRS.
- 6.4 Encourage public awareness of hazards and hazard prone areas in the community.
- 6.5 Preserve the ability to evacuate hazard areas.
- 6.6 Maintain policies and procedures for pre- and post-storm development.

3.2 Prioritization Procedures for Hazard Mitigation Actions

As part of developing the original LMS, the LMS Committee recognized the need to rank and prioritize the mitigation initiatives. The purpose of the ranking was to indicate the overall importance of the project to local mitigation efforts by rank ordering those initiatives that support public health and safety, protect people and protect real property in the most vulnerable areas. The Committee developed a list of criteria, performance measures, and number of points that could be assigned to weight these initiatives. Points were provided for initiatives that supported essential or critical public and private services, and previously identified mitigation goals. Bonus points were awarded to those initiatives that provide additional benefits.

LMS Committee members prioritized the individual initiatives based on stakeholder priorities. Based on the final scores, the Committee grouped the initiatives into high, medium or low categories. This initial ranking resulted in 11 high, 8 medium and 5 low priority initiatives.

3.4 Current Prioritized Hazard Mitigation Initiatives

Changes and Prioritization

For the 2015 update to the LMS, the Prioritized List of Hazard Mitigation Initiatives and ranking were re-evaluated by the LMS Committee. The status and priority of mitigation initiatives were discussed in a meeting of the LMS Committee on December 10, 2014. LMS Committee staff presented a status report for each mitigation initiative. The status updates were derived from the annual progress report produced by the City of Tallahassee Stormwater Management Division each year, and through discussions with LMS Committee members and other local officials.

After discussion and evaluation of the mitigation initiatives, based on the community's history of hazards, mitigation efforts, new development, priorities, and other data identified by the Update Committee, the LMS Committee kept the priority list intact, added one new initiative at the bottom of the list, and removed one completed initiative from the list. This completed initiative was the building of a single, community-wide emergency operations center. The Tallahassee – Leon County Public Safety Complex is a multi-purpose facility developed in partnership with the City of Tallahassee and Leon County. This state-of-the-art facility is designed to withstand winds from a Category 3 hurricane or F4 tornado. This facility houses the City of Tallahassee Regional Transportation Management, the Leon County Emergency Operations Center, the Joint Dispatch Center, the Leon County Emergency Medical Services, and the Tallahassee Fire Department Administration. Most importantly, the public safety dispatchers for all services work together in the same facility. This ensures that when assistance is needed, the closest and most appropriate Fire, Police, Sheriff or EMS unit will be sent.

Other changes to the list of mitigation initiatives included providing status updates based on the annual progress report; updating the hazards addressed by the initiative; updating the organizations, including departments and divisions referenced; and updating references to potential funding sources.

The current Prioritized Mitigation Initiatives list currently includes 24 initiatives. Table 3.3 provides a description of each initiative, the hazard(s) that the mitigation initiative is intended to address, the agency responsible for leading efforts towards implementation, and potential funding sources.

Cost/Benefit Analysis

In the previous edition of the LMS, a basic cost/benefit analysis was conducted for the proposed mitigation alternatives. Because the list of prioritized mitigation initiatives was relatively unchanged, this economic evaluation of mitigation initiatives was incorporated into Table 3.3 within the current LMS update.

The mitigation programs and policies identified by the LMS Committee are generally non-capital efforts, such as policy changes and updates to existing codes and plans. Many of these efforts are ongoing, and there is no explicit starting or ending time or schedule in place. Nevertheless, in order to assess the benefits of mitigation actions versus the cost of implementing these initiatives, an economic evaluation of each mitigation initiative was performed by determining the estimated costs, benefits, and available funding sources for each initiative.

This estimated cost ranking system serves the purpose of assessing the potential cost of implementing each mitigation initiative. It also provides an indicator of the extent to which benefits may be maximized according to a cost-benefit review of the proposed projects and their associated costs. The categories of the estimated cost ranking system are depicted below:

Low Rank	\$1 - \$50,000
Medium Rank	\$50,001 - \$250,000
High Rank	\$250,001 and up

Estimated costs were previously derived through consultation with LMS Committee staff and other local officials familiar with the initiatives and related programs. LMS Committee staff met on numerous occasions to discuss aspects of each initiative and estimate costs for implementing these initiatives. Estimated cost rankings for each mitigation initiative were then incorporated into Table 3.3. Potential non-local funding sources are incorporated into the description of each mitigation initiative in Table 3.3.

The hazard mitigation capital projects include stormwater ponds, culverts, flood warning devices, storm retrofits, and emergency response equipment purchases. For most of these efforts, the local governments will require outside funding assistance. Many of the identified projects will involve both studies and implementation of the study results. Because the previous list of mitigation alternatives was not significantly changed, an updated analysis was not conducted for the 2015 update of the LMS.

Depending on the grant program requirements, identified capital projects to mitigate hazards will provide a cost/benefit analysis as part of the grant application.

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(1) Increase intergovernmental coordination in the area of stormwater management.	<p>Stormwater does not follow jurisdictional boundaries. Land use activities in the City can affect drainage characteristics outside municipal boundaries and, to a lesser extent, vice versa. In the past, stormwater management opportunities have been constrained by fiscal concerns and the impacts of significant amounts of pre-code development. These factors necessitate strong intergovernmental coordination for stormwater management efforts to be effective.</p> <p><u>Status:</u> Intergovernmental Stormwater management coordination is currently accomplished through several initiatives including countywide land development ordinance, Blueprint 2000 intergovernmental agency Stormwater improvement projects and Local Mitigation Strategy Steering Committee meetings. In addition, the City and County are currently working with the Northwest Florida Water Management District in an effort to improve the accuracy of the Flood Insurance Rate Maps through the Risk Map program, which is funded by FEMA. Once complete, it is expected that FEMA will issue updates to the FIRM, which will improve the accuracy of the depiction of Special Flood Hazard Areas for the community.</p>	Flooding	Low/ Continuing	City and County Public Works; City and County Commissions	City of Tallahassee & Leon County	Local
(2) Improve the disaster resistance of existing site built housing stock.	<p>Build upon current CDBG, HOME and SHIP programs to improve the disaster resistance of existing site built housing stock.</p> <p><u>Status:</u> The Capital Area Chapter of the American Red Cross continues to provide educational programs to low income population on how they can be "disaster resistant."</p>	All	High/ Continuing	Tallahassee Economic & Community Development, Leon County Housing and Human Services; Capital Area Red Cross	City of Tallahassee & Leon County	CDBG Program, SHIP, HOME, HMGP, and FMAP; Repair and Restoration of Disaster Damaged Historic Properties (FEMA); National Flood Mitigation Fund (FEMA); Em. Advance Measures for Flood Prev. (Army Corps)

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs& Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(3) Advocate that FEMA modify its policies to accommodate local floodplain management program requirements so as to avoid the frequent necessity for duplicate, and sometimes conflicting, modeling for NFIP purposes.	<p>FEMA is very reluctant to fund and manage software review activities at a level necessary to facilitate needed coordination and cooperation with multi-objective local stormwater management programs. Tallahassee and Leon County have advanced stormwater regulations and require sophisticated digital modeling. FEMA is very slow to review (let alone consider approval of) new modeling software or even more current versions of previously approved software. As a result, local communities frequently are faced with having to do advanced modeling for design and local permitting and then duplicate modeling with the limited suite of FEMA-approved software for NFIP purposes. Not only is this a waste of taxpayer dollars, but frequently it results in conflicting flood stage data.</p> <p><u>Status:</u> The City of Tallahassee and Leon County continue to cooperate with the Northwest Florida Water Management District through a Cooperating Technical Partnership with FEMA, which will be instrumental in accomplishing this goal. The City and County are attending the Apalachee Bay Saint Mark River Watershed Discovery Meeting for the purpose of updating the FEMA flood maps for the Saint Marks Basin.</p>	Flooding	Low/ Continuing	City of Tallahassee and Leon County Public Works; Leon County Development Support and Environmental Management (DSEM)	City of Tallahassee& Leon County	Local
(4) Improve floodplain boundary identification and implementation of the FEMA map amendment process.	<p>Efforts would focus on correcting inaccuracies in FEMA flood hazard boundaries. These boundaries are used for insurance purposes and frequently increase rates for residents that are clearly not in the floodplain. Other citizens use this information to guide property purchases and find out they are susceptible to flooding despite lying outside the hazard areas of a FIRM. This initiative would require the hiring of sufficient personnel to identify and prepare map amendments and expand the existing floodplain database to include best available information, such as permitting models, for incorporation into a GIS. Besides providing better data that could reduce insurance rates and improve decisions regarding property purchases, this information could guide acquisition efforts.</p> <p><u>Status:</u> The City and County are currently working with the Northwest Florida Water Management District in an effort to improve the accuracy of the Flood Insurance Rate Maps through the Risk Map program, which is funded by FEMA. Once complete, it is expected that FEMA will issue updates to the FIRM, which will improve the accuracy of the depiction of Special Flood Hazard Areas for the community.</p>	Flooding, Storm Surge/ Tsunami	Medium/ Continuing	City of Tallahassee Growth Management and Water Resources Engineering, DSEM, Leon County Public Works; Tallahassee-Leon MIS/GIS	City of Tallahassee& Leon County	EMPA Trust Fund (DEM); Small Watershed Program (USDA); Emergency Advance Measures for Flood Prevention (Army Corps); Resource Conservation and Development Program (USDA); Soil and Water Conservation Program (USDA); National Flood Mitigation Fund (FEMA)

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(5) Explore methods to eliminate additional development in the 25-year floodplain.	<p>This initiative aims at keeping new buildings from the highest risk area of the floodplain, and might include an acquisition effort targeting undeveloped lots.</p> <p><u>Status:</u> The City of Tallahassee, Growth Management Department continues to consider new ordinance language to accomplish this goal.</p>	Flooding	High/ Continuing	City of Tallahassee and Leon County Growth Management, Tallahassee-Leon County Planning	City of Tallahassee & Leon County	Local
(6) Create a public education campaign and community program that promotes awareness of vulnerability to hazards in our community and encourage disaster preparation.	<p><u>Status:</u> Capital Area Chapter of the American Red Cross has developed the Disaster Resistant Neighborhood Program. The program is designed to mitigate the impact of various disasters by educating residential and commercial property owners on personal actions they can take to reduce the effects of a disaster (such as removing dead limbs, putting up shutters / plywood, creating a safe room in your house/business, etc.). The City and County should support this program and advertise to all residents, providing technical assistance where needed. The City and County should host an annual or semi-annual disaster fair focusing on the community's vulnerability to various disasters and possible mitigation techniques, including wildfire mitigation actions developed by the Florida Forest Service. The fair could be hosted annually as a stand-alone event, and integrated into other community events throughout the year. This strategy would address creating a safe room within the home, general home protection procedures, etc.</p> <p>Leon County Emergency Management also supports NOAA's Weather Ready Nation initiative. NOAA's Weather-Ready Nation initiative is first and foremost to save more lives and livelihoods. By increasing the nation's weather-readiness, the country will be prepared to protect, mitigate, respond to and recover from weather-related disasters.</p> <p>As part of the Weather-Ready Nation initiative, NOAA, along with partners, wants to motivate individuals and communities to take actions that will prepare them in the event of a weather disaster and to share their preparedness steps with others. These actions can save lives anywhere - at home, in schools, and in the workplace before tornados, hurricanes, and other extreme types of weather strike.</p>	All	Low/ Continuing (for Repetitive Flood Loss Property Owners, Owners of Property in Floodplain, and Utility billing educational inserts)	City of Tallahassee and Leon County Emergency Management; Capital Area Red Cross	City of Tallahassee & Leon County	EMPA Trust Fund (DEM)

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(7) Continue current efforts to remove dead, dying or diseased trees or branches next to roadways and power lines.	Debris from storm events poses a hazard to overhead power lines and roads. <u>Status:</u> Existing City Electric utility tree trimming policy is to trim all vegetation back to 6 feet from existing power lines. The entire system is trimmed on an 18 month cycle. Recently adopted policy (Dec 2014 commission approval) allows neighborhoods with high rates of outages due to vegetation to request additional clearance up to 10 feet from existing power lines. Final policy still not defined.	Hurricanes & Tropical Storms, Tornados, Thunderstorms, Exotic Pest Infestations, Drought	High/Continuing	City of Tallahassee and Leon County Public Works, City Electric Utilities and Talquin Electric	City of Tallahassee & Leon County	Local
(8) City of Tallahassee and Leon County flood-related capital improvement projects.	<u>Status:</u> Numerous stormwater projects have been identified as necessary to provide relief to existing flood problems. A complete listing of projects for both the City of Tallahassee and Leon County are included in Appendix D.	Flooding/ Tsunami	High/Continuing	City of Tallahassee and Leon County Public Works	City of Tallahassee & Leon County	CDBG (DEO); HMGP (DEM); Emergency Bank Protection (Army Corps); STP (ISTEA); Sustainable Development Challenge Grants (EPA); National Flood Mitigation Fund (FEMA); Soil and Water Conservation (USDA); Resource Conservation and Development (USDA); Small Watershed Program (USDA)
(9) Acquire parcels in the 100-year floodplain.	This initiative builds on past City/County floodplain acquisition efforts and would be enhanced by improved information developed through initiative #5. Acquisitions would target improved parcels with the most vulnerable structures. <u>Status:</u> The City and County continue to evaluate potential acquisition projects and possible funding sources for property acquisitions within the 100-year floodplain. Many parcels within the 100-year floodplain have been purchased by the City of Tallahassee and Leon County during previous years to provide flood relief to flood prone property owners. Some of these acquisition projects were entirely funded using local dollars. Others were funded through state and federal programs while also making use of local matching funds. Examples of these programs include the Flood Mitigation Assistance Program and the Hazard Mitigation Grant Program, both of which are FEMA programs administered by the Florida Department of Community Affairs.	Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami	High/Continuing	City Water Resources Engineering; County Public Works; Tallahassee - Leon County Planning	City of Tallahassee & Leon County	Florida Communities Trust; HMGP
(10) Develop an emergency notification	Emergency notification is essential to protecting lives and property. Immediate notification to a specific area is critical during rapidly developing situations such as tornados,	All Hazards	Medium/Continuing	Leon County, City of Tallahassee, Emergency	City of Tallahassee & Leon County	U.S. Department of Homeland Security

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>system for all hazards.</p>	<p>hazardous material releases, and flash flooding. This system can also be used to inform residents of utilities issues such as boil water notices, power outages, sewer issues, Amber Alerts and more. For the City of Tallahassee, the Department of Communications sends out such notifications.</p> <p><u>Status:</u> The Federal Emergency Management Agency, Federal Communications Commission, and the Wireless Communications Industry launched the Wireless Emergency Alert (WEA) system in 2013. This system sends concise, text-like messages to WEA capable mobile devices. Wireless providers, representing 97% of subscribers, are participating in distributing Wireless Emergency Alerts. Mobile users will not be charged for receiving these text-like alerts and are automatically enrolled to receive them. Wireless Emergency Alerts use a different kind of technology, than text messages, to ensure they are delivered immediately and are not subjected to potential congestion (or delays) on wireless networks. Wireless Emergency Alerts are a point-to-multipoint system, which means alert messages will be sent to those within a targeted warning area, unlike text messages which are not location aware. Wireless Emergency Alerts distributed by the National Weather Service include: Tornado Warning, Extreme Wind Warning, Flash Flood Warning, and Hurricane Warning.</p> <p>The City of Tallahassee’s Water Quality Administration has initiated a remote detection system to determine the run status and condition of the potable well facilities. This system achieves the goal of an audible alarm system for our potable water system. The Lake Bradford Road wastewater treatment plant has audible alarms on chlorine gas releases. In addition, a separate monitoring system has audible alarms for all equipment in the Thomas P. Smith wastewater treatment plant on Springhill Road.</p> <p>Leon County utilizes the internet website http://leoncountyfl.gov/ej to post all-hazards emergency public information for use by citizens and the media during emergency events. They also utilize a subscription service (powered by GovDelivery) available at the Leon County website for citizens to sign up for all-hazards emergency notifications, traffic notifications, as well as general Leon County government announcements. Notifications are available via email and SMS.</p> <p>Florida State University maintains a nationally-renowned emergency notification and warning system targeted toward its</p>			<p>Management; Law Enforcement, Fire and Health</p>		

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
	<p>campus community that includes up to 35 methods of message delivery. FSU recently completed installation of its "EZ Button" technology which allows for the instantaneous activation of pre-scripted emergency messages at the press of a single button. The FSU ALERT EZ system streamlines warning and notification to 3-5 minutes or less in the most extreme situations. COT Electric Utility staff maintains a list of email and phone numbers for residents downstream of the Corn Hydro Facility. This list enables automatic email and phone distribution of either early warning of flooding due to know events upstream or emergency notification of rapidly developing events. Additionally, an emergency siren exists at the dam for boaters and residents in the immediate downstream area. These systems are tested on a quarterly basis.</p>					
<p>(11) Evaluate requirements and feasibility for the County's participation in the NFIP Community Rating System.</p>	<p>Participation in the Community Rating System allows communities to reduce their flood insurance premiums as compensation for flood protection efforts undertaken above NFIP requirements. Communities are assigned a ranking in a 10-tier classification system based on actions taken to reduce flooding. Each additional improvement in one's class ranking allows a 5 percent reduction in premiums.</p> <p><u>Status:</u> In April 2013, Leon County requested entry into the CRS program. A new application Verification Visit was conducted by an ISO/CRS Specialist on July 10, 2014. Leon County received a preliminary results letter in December 2014 and anticipates an effective date of May 1, 2015.</p>	<p>Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami</p>	<p>Low/Continuing</p>	<p>Leon County Emergency Management; Leon County Public Works</p>	<p>Leon County</p>	<p>Local</p>
<p>(12) Explore the feasibility of adding a full build-out component to the Leon County Master Stormwater Management Plan</p>	<p><u>Status:</u> The master Stormwater management plan does not take into account Stormwater and flooding impacts given future build-out conditions for the entire County. This information could be used to revise existing floodplain regulations so that they reflect projected build-out conditions. Based on information from the Leon County Public Works Department, there are no plans to update the Master Plan at this time due to staffing limitations and current allocation of available resources.</p>	<p>Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami</p>	<p>Medium/Continuing</p>	<p>Leon County Growth Management, Tallahassee-Leon County Planning</p>	<p>Leon County</p>	<p>EMPA Trust Fund (DCA); Small Watershed Program (USDA); Emergency Advance Measures for Flood Prevention (Army Corps); Resource Conservation and Development Program (USDA); Soil and Water Conservation Program (USDA); National Flood Mitigation Fund (FEMA)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>(13) City and County are to implement a program to acquire easement or fee simple land allowing access to maintain the major ditches/canals to reduce flooding.</p>	<p>The program would consist of the acquisition of easements for ditches and the necessary land to access the ditches so normal maintenance can be performed. Currently the City of Tallahassee is responsible for the maintenance of over 23 miles of major ditches, and the County maintains over 28 miles of major ditches. About 15 miles have adequate access easements, are located within an easement or are located on public ROW. Approximately 30 acres are needed to have full public access to maintain the ditches.</p> <p>Status: The County has no plans to acquire any additional easements or fee simple properties for maintenance access. The City continues to acquire properties and/or easements as needed in conjunction with stormwater management capital improvement projects.</p>	<p>Flooding</p>	<p>High/Continuing</p>	<p>City Water Resources Engineering; County Public Works</p>	<p>City of Tallahassee & Leon County</p>	<p>HMGP (DEM); National Flood Mitigation Fund (FEMA)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>(14) Continue and expand program to deploy flood warning devices and systems at critical facilities and Lake Talquin Dam.</p>	<p>In the event of a leak/breakdown at the dam, there is no local warning system for persons living below the dam on either the Leon or Liberty County side of the river. An audible warning system would provide residents with advance warning. Of course, the alarm would have to be accompanied with a public education program explaining what the alarm meant and how residents should respond. Many areas throughout the County are subject to flooding during heavy rains, particularly low-lying roads. To assist motorists and residents, the City and County should acquire flood-warning devices that would be deployed at vulnerable locations during or in advance of a flood. The program would require the City and County to evaluate and prioritize each vulnerable structure and/or locations for inclusion into a warning system. Eventually the City and County would transition into an automated warning system.</p> <p><u>Status:</u> There are several flood-warning devices in place and functioning within the community, which include the warning system at the Lake Talquin Dam as well as the Capital Area Flood Warning Network and City of Tallahassee Rainfall Data Telemetry System. The Capital Area Flood Warning Network and the City of Tallahassee Rainfall Data Telemetry System provide real-time rainfall totals and water levels at key points within the community. Emergency Management Officials can then use this information during major storm events to identify potential areas of flooding.</p> <p>Florida State University has identified locations on its campus that are prone to flooding, with a history of personal injury and property damage. FSU has proposed to install flood detection equipment in several key locations on its campus and integrate it into its FSU ALERT emergency notification and warning system. The FSU Flood Detection and Warning system is pending funding opportunities.</p>	<p>Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami</p>	<p>Medium/Continuing</p>	<p>City of Tallahassee and Leon County Emergency Management</p>	<p>City of Tallahassee & Leon County</p>	<p>HMGP (DEM); National Flood Mitigation Fund (FEMA)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(15) Secure funding source for identified shuttering and hardening needs for windows at Tallahassee Memorial Hospital (TMH).	<p>Tallahassee Memorial Hospital is highly susceptible to wind damage from a tropical storm/hurricane. Currently neither hospital has storm shutters in place. As one of the primary hospitals serving the City of Tallahassee, Leon County and the region, local emergency management personnel should work with TMH to identify shutter options and hardening needs for windows, including costs. In addition, efforts should be undertaken to identify and harden essential support facilities (such as generators) at the hospital.</p> <p><u>Status:</u> Once a possible funding source is identified, the committee has discussed applying for window protection at TMH. TMH has developed an application for hazard mitigation and is ready to proceed, when funding becomes available. Tallahassee community hospital is now Capital Regional Medical Center, and they have hardened windows installed.</p>	Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami	High/Continuing	City of Tallahassee and Leon County Emergency Management	City of Tallahassee & Leon County	EMPA Trust Fund (DEM); HMGP (DEM); CDBG (DEO)
(16) Consider addressing the economic impact of different disaster scenarios, as information becomes available.	<p>The Florida Division of Emergency Management (DEM) is trying to develop an economic impact model as part of their disaster modeling, which may be available next year. Some data is already available through the TAOS and/or Hazus models.</p> <p><u>Status:</u> The City of Tallahassee and the Capital Area Chapter of the American Red Cross both continue to have programs in place to assess the impacts of disaster immediately following an event. Damage Assessment Teams are also deployed following a disaster on a countywide basis to document disaster-related damages.</p> <p>Tallahassee - Leon County GIS (TLCGIS) has also developed HAZUS capabilities and training. This software program has been used to estimate direct economic loss from building damage and indirect losses such as business interruption. Additionally, HAZUS can estimate shelter needs based on population and socioeconomic information, as well as other impacts and mitigation needs.</p>	All	Low/Continuing	TLCGIS, City & County Offices of Management and Budget	City of Tallahassee & Leon County	Local

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs& Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>(17) Continue to improve and expand regional response capabilities for responding to hazardous materials and terrorism events.</p>	<p>The possibility of an incident involving a weapon of mass destruction or a hazardous materials release exists within Leon County. County EM is preparing a response plan and now needs to identify the equipment needed to respond to effectively to an incident. In addition, the City and County need to identify potential funding sources to acquire the highly specialized, and often expensive, equipment.</p> <p><u>Status:</u> Tallahassee Fire Department (TPD) has the only hazardous materials response unit in the region (between Alachua and Escambia Counties, and to a lesser extent, Bay County). Currently, TPD will respond to hazardous materials incidents outside of the County. TPD has also created a Regional Hazardous Materials Response Team.</p> <p>Our community emergency management officials have identified equipment needs and have purchased many of these items with funding from the federal Department of Homeland Security and the Federal Emergency Management Agency. A local committee outlines items to be purchased, and funding is coordinated through the Regional Domestic Security Task Force. However, available funding for this initiative is decreasing.</p>	<p>Hazardous Materials Storage and Transportation, Terrorism, Aviation Incidents</p>	<p>Medium/Continuing</p>	<p>City of Tallahassee and Leon County Emergency Management</p>	<p>City of Tallahassee& Leon County</p>	<p>DEO/FEMA and other federal agency grants Chemical Emergency Preparedness and Prevention Grants Program (EPA); Disposal of Federal Surplus Property (GSA); Hazardous Materials Training Program (FEMA)</p>
<p>(18) Maintain training programs for emergency responders, and continue to identify new training programs as needed.</p>	<p>In the event of a natural disaster, hazardous material release, or other catastrophic incident, numerous emergency responders, often with widely different roles, will be required to work as a single, integrated unit. Key to this effort is training. The City and County need to continually identify the different training needs for numerous responders, including, but not limited to dispatchers, initial responders, field responders, and incident commanders. Included as part of this is a continuous training program, involving classroom training, tabletop exercises and field exercises. The effort should also address the development and implement public awareness training programs.</p> <p><u>Status:</u> The Apalachee Regional Planning Council, Tallahassee, Gainesville, Thomasville, Valdosta and other surrounding communities have worked together on regional responses. In Florida, surrounding communities have agreed to support each other through the Fire Chief's Association and the Regional Domestic Security Tasks Forces. There are seven of these in Florida, and they support each other as needed.</p>	<p>All</p>	<p>Low/Continuing</p>	<p>City of Tallahassee and Leon County Emergency Management</p>	<p>City of Tallahassee& Leon County</p>	<p>Hazardous Materials Training Program (FEMA); Chemical Emergency Preparedness and Prevention Grants Program (EPA)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(19) Continue to identify needs for improving the disaster resistance of critical facilities.	<p>Critical facilities provide essential services in the event of an emergency, but may be housed in structures that require improvements to weather the impacts of a disaster. Improvements may include, but not be limited to, the installation of storm shutters, or gas generators.</p> <p>Status: The Local Mitigation Strategy Steering Committee continues to work to identify additional security measures to protect critical facilities within the community. The City has installed extra security measures at certain critical facilities throughout the City. The North Florida Regional Domestic Security Task Forces, is provided funding to address K-12, Universities, Court houses and communications towers, funding is still needed to protect utilities.</p>	<p>Flooding, Hurricanes & Tropical Storms, Storm Surge/ Tsunami, Energy Failures/ Disruptions</p>	<p>Medium/Continuing</p>	<p>City of Tallahassee and Leon County Emergency Management</p>	<p>City of Tallahassee & Leon County</p>	<p>EMPA Trust Fund (DEM); HMGP (DEM); CDBG (DEO)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>(20) Identify populations at risk under different scenarios.</p>	<p>Determine the impact on housing, medical, evacuation, shelters, etc., for different populations such as those attending special events, student populations, and the elderly.</p> <p><u>Status:</u> Leon County has developed HAZUS capabilities and training. This software program has been used to estimate direct economic loss from building damage and indirect losses such as business interruption. Additionally, HAZUS can estimate shelter needs based on population and socioeconomic information.</p> <p>The Local Mitigation Strategy Steering Committee regularly meets to discuss these issues. Additional coordination has also taken place using the digital information available through the community's Geographic Information System. In addition, the Florida Department of Health and the Florida Division of Emergency Management also considers this topic for hazardous materials. In addition, the Leon County and the City of Tallahassee in 2011-2012 collaboratively developed a Post-Disaster Redevelopment Plan (PDRP) in order to better prepare the community for long-term recovery and redevelopment after a disaster. This plan complements other planning efforts ongoing in the city and the county, including the Comprehensive Plan, Local Mitigation Strategy (LMS) and Comprehensive Emergency Management Plan (CEMP). The PDRP identifies policies, operational strategies and roles and responsibilities for implementation that will guide decisions that affect long-term recovery and redevelopment of the community after a disaster.</p> <p>Leon County now also requires a Temporary Uses, Construction Staging Areas and Special Events Permit for events intended to accommodate an attendance of 250 or more persons. The County's Department of Development Support and Environmental Management processes this permit, which is reviewed by the County's Development Services Division, Fire Safety Office, Emergency Medical Services, Sheriff's Office and the Health Department.</p>	<p>All</p>	<p>Low/Continuing</p>	<p>TLCGIS, City of Tallahassee and Leon County Emergency Management, and City of Tallahassee - Leon County Planning</p>	<p>City of Tallahassee & Leon County</p>	<p>EMPA Trust Fund (DEM)</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(21) Encourage the establishment of community-based emergency shelters.	<p>Subdivisions, mobile home parks, etc. that have storm shelters incorporated into their designs would provide additional sheltering capacity and eliminate the need to evacuate residents. These buildings could double as community centers.</p> <p><u>Status:</u> The City of Tallahassee and Leon County have a total of 15 school campuses and 72 buildings, which meet the Red Cross standards and can be used as emergency shelters. In addition, the City of Tallahassee is now providing transportation to persons who regularly ride StarMetro seeking shelter.</p> <p>Through the successful completion of several structural hardening mitigation projects, Florida State University now maintains an inventory of four buildings with the capability to shelter 3,140 of its own students, faculty, staff and their immediate family members on campus, without burdening the community shelter system.</p>	All	Low/ Continuing	City of Tallahassee and Leon County Emergency Management	City of Tallahassee & Leon County	Local

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
<p>(22) Deploy low-power public radio station covering all of Leon County.</p>	<p><u>Status:</u> When an emergency requires immediate messaging, Leon County Emergency Management staff contacts the WFSU-88.9 FM station engineer and request activation of the link at their location. When both links are active (EOC and WFSU Studio), Leon County Emergency Management can broadcast live on WFSU-88.9 FM. The link is maintained by Leon County Management Information Services.</p> <p>Tallahassee Community College (TCC) utilizes an Emergency Notification System called TCC Alert. System components include:</p> <ol style="list-style-type: none"> 1. RAVE emergency reporting software sends messages to classroom phones, personal phones including text messages, E-mails and computer screen pop-ups for all campus computers. 2. Federal Signal Outdoor Siren System / Audible Messages 3. Captiveyes T.V. monitors screen pop-ups located throughout the campus <p>The FSU Alert emergency notification and warning system at Florida State University provides 35+ methods of delivery, single-button activation, and end-user delivery in 5 minutes or less. The university continues to develop and improve the system with expanded coverage, new interoperable communications technologies, and redundancies to ensure operability at all times, under all conditions. More information about the program can be found at: http://emergency.fsu.edu/services/FSUAlert.</p> <p>The FAMU emergency notification system issues warnings through Blackboard Connect, the University's emergency notification system. This web-based system sends instant alerts to all students, faculty and staff cell phones, e-mail, and/or pagers. On the main campus (Tallahassee), when notification is necessary due to an immediate and serious threat to public safety, the campus community will also be alerted through its Emergency Siren System, which delivers an audible tone followed by a voice message to the community notifying them of the immediate threat.</p>	<p>All</p>	<p>Low/Continuing</p>	<p>City of Tallahassee and Leon County Emergency Management WFSU TCC FSU</p>	<p>City of Tallahassee & Leon County</p>	<p>Local, State of Florida</p>

Table 3.3. Prioritized Mitigation Initiatives with Potential Funding Sources, 2015

Initiative	Summary/Status as of January 2015	Hazards	2015 Estimated Costs & Timeframe	Responsible Agencies	Jurisdiction	Potential Funding Sources
(23) Identify major land-based transportation corridors and establish safe zones around those corridors based on the exposure pathway for different chemicals.	<p>This would also include identification of all structures, facilities and special need populations in the corridors. Provide ready access to this information to hazardous material response personnel, preferably from deployed resources (such as a GIS capability on the hazardous response vehicle).</p> <p><u>Status:</u> The Apalachee Regional Planning Council has developed a commodity transportation study for hazardous materials. In addition, local Emergency Management officials have developed preliminary mapping of safe zones, 1-2 miles along the major routes through the community.</p>	Hazardous Materials Storage and Transportation	Low/Continuing	City of Tallahassee and Leon County Emergency Management	City of Tallahassee & Leon County	Hazardous Materials training Program (FEMA); Chemical Emergency Preparedness and Prevention Program (EPA)
(24) Establish a regional lightning detection and warning system.	<p><u>Status:</u> Representatives from Florida State University (FSU) have proposed a regional lightning mapping array (LMA). The proposed lightning mapping array would provide all public and non-profit entities in the region advanced warning of the potential of a lightning strike, followed by active monitoring capabilities once lightning is occurring. With advanced warning, detection and monitoring capabilities, the goal is to mitigate the risk to life and property from lightning strikes. FSU is exploring various possibilities for support.</p>	Lightning	Low/ Continuing	FSU	City of Tallahassee & Leon County	State of Florida, U.S. Government

Chapter 4 – Plan Maintenance

4.1 Monitoring, Maintenance and Updating

The Steering Committee recognizes that in order to be effective, the *Tallahassee-Leon County Local Mitigation Strategy* must be reviewed and updated on a regular basis. To assist in this process, the LMS Committee has developed the following procedures:

1. The Steering Committee, with the assistance of the LMS Coordinator, will meet annually to review the local mitigation strategy, including evaluating the list of mitigation initiatives in Table 3.3, to ensure it is current and that it reflects changing conditions within the community. This will provide adequate time to incorporate any needed revisions prior to the next grant cycle. The Steering Committee will meet earlier or on a more frequent basis if needed, such as in a post-disaster environment.
2. The review of the local mitigation strategy will include:
 - a. Deletion of completed projects and/or programs;
 - b. Identification of new mitigation initiatives;
 - c. Evaluation of the impact of recommended changes to city and/or county plans and ordinances identified during the local mitigation process; and
 - d. Evaluation of any changes in the hazard identification and vulnerability assessment.
3. As needed, additional public and private sector interests will also be invited to participate in the review. Changes recommended by the Steering Committee will be forwarded to the Tallahassee-Leon County Planning Department and to Leon County Emergency Management for consideration. The Tallahassee-Leon County Planning Department, as coordinators for the LMS process, will forward recommended revisions to the City and County Commissions for final review and determination of action as directed by the Committee Chair.

Additionally, an annual Status Report will be prepared by the City of Tallahassee's Stormwater Management Division. This report will contain a report on the current status of each mitigation initiative, including progress towards the achievement of the initiatives purpose and new developments or programs impacting the implementation of the initiative. It is assumed that Leon County, as it enters the Community Rating System program, will prepare a similar annual report. These reports will be presented to the Steering Committee by City and County staff and the LMS Coordinator for review and consideration at each annual meeting. The Steering Committee will evaluate these annual reports to monitor the progress in meeting the established goals and objectives, as well as monitoring the implementation of the mitigation initiatives.

LMS Committee meetings, annual review of the plan, continued public involvement and the annual Status Report provided by the City of Tallahassee Stormwater Management Division will all be integral in compiling a comprehensive update to the Local Mitigation Strategy in 2020. It is expected that the update process will take approximately one year to complete and will require LMS Committee members, local officials, and community members to actively participate in the update process by reevaluating the LMS and providing new information as appropriate.

The update of the LMS will begin approximately 18 to 24 months prior to the expiration date of the current LMS. This process will be initiated by the LMS coordinator under supervision of the Steering Committee.

4.2 Coordination with other Planning Mechanisms

The following section details past and future efforts to coordinate the LMS with other local planning mechanisms.

Tallahassee-Leon County Comprehensive Plan

The Comprehensive Plan serves as the planning document that guides development in both the City of Tallahassee and Leon County. In 2007, amendments to the Comprehensive Plan resulted in the addition of new policies and objectives based on mitigation initiatives contained in the LMS and recommendations of the LMS Committee. The Intergovernmental Coordination Element was amended to incorporate policies describing the role and function of the LMS Committee. The Conservation Element was amended to incorporate policies to increase wildfire mitigation efforts, a promoted through the LMS. Policies and objectives in the Land Use Element were amended to incorporate goals and actions prescribed in the LMS Prioritized Mitigation Initiatives List. Lastly, the Glossary was amended to add the terms ‘hazard’ and ‘hazard mitigation’ to the language and terms within the Comprehensive Plan.

Leon County Comprehensive Emergency Management Plan

The LMS Committee and staff will continue to work with staff from the Leon County Sheriff’s Office to ensure policies, programs, mitigation plan and mitigation actions are consistent between the LMS and the Leon County Comprehensive Emergency Management Plan (CEMP). Any updates to the CEMP will consider and incorporate where appropriate relevant hazards, proposed mitigation alternatives, and other related information.

Tallahassee – Leon County Post-Disaster Redevelopment Plan

The 2012 Tallahassee - Leon County Post-Disaster Redevelopment Plan (PDRP) was developed as a tool to better prepare the community for long-term recovery and redevelopment after a disaster. The PDRP identifies policies, operational strategies, and roles and responsibilities for implementation that will guide decisions that affect long-term recovery and redevelopment of the community after a disaster. The PDRP emphasizes seizing opportunities for hazard mitigation and community improvement consistent with the goals of the Comprehensive Plan and the initiatives of the LMS. Hazus information in the PDRP was incorporated into this LMS update.

City of Tallahassee Stormwater Management Plan

The Tallahassee-Leon County Local Mitigation Strategy will continue to contribute to the maintenance requirements for the Community Rating System (CRS). The City’s Water Resources Engineering Division will also continue to produce an annual report on the status of the LMS and the list of prioritized mitigation initiatives.

Land Development Code

As discussed in Section 3.2, floodplain management regulations have been incorporated into both the City of Tallahassee’s and Leon County’s land development regulations, based on flood mitigation initiatives in the LMS and the FEMA requirements. Mitigation initiatives included in the LMS will

continue to be considered during amendments to existing ordinances and regulations and in the drafting of new ordinances and regulations for inclusion in the Code.

Local Government Capital Improvement Projects

Previously, mitigation initiative #11 included current flood-related capital improvement projects as an important mitigation action for addressing flood-related hazards in the City of Tallahassee. In the 2015 LMS update, prioritized mitigation initiative #9 includes continuing and newly identified flood-related capital improvement projects as an important mitigation action for addressing flood-related hazards in the City of Tallahassee and Leon County. Capital improvement projects identified by the City of Tallahassee and Leon County will continue to be incorporated into future updates to the LMS.

4.3 Public Participation

The LMS Committee acknowledges that public participation is an important part of the plan maintenance and update processes for the local mitigation strategy. All LMS Committee meetings are publicly noticed by both the City of Tallahassee and Leon County Public Information offices. Implementation of the Strategy via capital projects or grant requests requires City or County commission approval (at minimum as part of the local government budgeting process, or more routinely as a separate action) and therefore is subject to public comment. Implementation of the Strategy via changes in public policy, such as through the local comprehensive plan or ordinance typically undergo several (noticed) public hearings before being considered for adoption. In sum, planning and implementation are subject to significant public review.

Separately from the publicly noticed annual meeting of the Steering Committee (which is required by the bylaws), at least one public meeting will be noticed and held annually to solicit further input on changes to the LMS or its planning procedures. This meeting may be held in conjunction with a commission workshop or with a scheduled agenda item regarding LMS activities before either the City or the County commission.

In addition to public notification for all LMS Committee meetings, making the 2015 LMS document available to the public online allows a broader proportion of the population the opportunity to participate in the LMS planning process. Citizens can contact TLCPD staff via an e-mail link on the webpage or by telephone through the number listed on the webpage with questions, concerns or comments.

To encourage public participation and increase community knowledge regarding the current LMS update and related planning processes, a copy of the 2015 LMS update will also be maintained on the Planning Department's webpage (www.talgov.com/planning/mitstrat/mitstra.cfm). A draft copy of the 2015 LMS update was added to the website prior to the public meeting on March 12, 2015 to give the community time to review the draft document and attend the meeting with questions and suggestions for revisions. The final draft will be posted online for at least 30 days prior to the adoption of the LMS by the City and County commissions in April 2015. After the updated LMS has been approved and adopted by both the City and County Commissions, the adopted version will be added to the webpage.

Lastly, in an effort to keep the public updated on the status of mitigation initiatives promoted by the LMS, each year the annual Status Report compiled by the City of Tallahassee's Stormwater Management Division will be added to the Disaster Planning webpage. This report will contain a report

on the current status of each mitigation initiative, including progress towards the achievement of the initiatives purpose and new developments or programs impacting the implementation of the initiative.

Technical Appendices

- A. Resolutions Adopting the Tallahassee-Leon County LMS
- B. LMS Steering Committee Bylaws
- C. LMS Committee Meeting Minutes (2010 – 2014)
- D. Local Government Inventory of Flooded Structures and Planned Drainage Improvement Projects
- E. 2014 Annual CRS Report
- F. Leon County Small Quantity Generator Data (2009-2013)
- G. Southern Wildfire Risk Assessment Summary Report for Leon County (2014)
- H. Public Meeting Notice
- I. Common Invasive Plants of Leon County
- J. Channeled Apple Snail
- K. Thunderstorm Events (January 1, 2010 – December 31, 2014)
- L. Lightning Events (January 1, 2010 – December 31, 2014)

APPENDIX A:

RESOLUTIONS ADOPTING THE TALLAHASSEE-LEON COUNTY LMS

(to be completed following adoption of BCC and CC resolutions)

APPENDIX B:

LMS STEERING COMMITTEE BYLAWS

**BYLAWS OF THE
TALLAHASSEE-LEON COUNTY
LOCAL MITIGATION STRATEGY
STEERING COMMITTEE**

1.1 LMS COMMITTEE PREAMBLE

The Tallahassee-Leon County Local Mitigation Strategy Steering Committee (LMS Committee) has been created in accordance with the Code of Federal Regulations, Title 44 CFR Part 201 and Section 252.46 Florida Statutes. In compliance with these regulations, the following sets forth the Bylaws, Policies and Procedures that shall serve to guide the proper functioning of the LMS Committee. The intent is to provide guidance for the operation of the LMS Committee to ensure the accomplishment of hazard mitigation planning tasks within a cooperative framework among key institutions on a continuing basis.

1.2 LMS COMMITTEE PURPOSE AND FUNCTION

- (1) Persons representing the various governmental entities, agencies, and public, private, and non-profit organizations noted herein shall be involved in the hazard mitigation planning process via the establishment of a LMS Committee.
- (2) The purpose of the LMS Committee shall be to ensure the technical sufficiency and completeness of the Local Mitigation Strategy (LMS plan), associated studies, applications for disaster assistance and related funding, and to ensure coordination and consistency with applicable state, local and regional hazard mitigation plans and programs.
- (3) The LMS Committee shall assist Leon County (County) and the City of Tallahassee (City) in carrying out local governments' hazard planning functions through recommendations on various issues.
- (4) To carry out its function as an advisory committee to the County and the City, the LMS Committee shall:
 - (a) Provide review of the Local Mitigation Strategy and its updates and to make recommendations as to its need, feasibility, technical accuracy and consistency with local, state and regional plans, programs, projects and comprehensive plans;
 - (b) Report to the County and City regarding current and future hazard mitigation needs, applicable funding sources, and other planning issues to assist local government with achieving coordination and consistency among local Comprehensive Plan, the Comprehensive Emergency Management Plan, and regional, state, and federal hazard mitigation initiatives;
 - (c) Review information that is input to or produced by the LMS Planning process;
 - (d) Recommend policies, projects, and studies (to be undertaken by applicable staff, departments or organizations) that further the intent or directly implement federal, state or local hazard mitigation goals or objectives;

- (e) Transmit to the County and City and share with other agencies or entities all significant findings and comments on hazard mitigation matters;
- (f) Conduct any other functions assigned to the LMS Committee by the County or the City Commissions.

1.3 COMMITTEE MEMBERSHIP

- (1) The Tallahassee-Leon County LMS Committee shall include representatives from the County and the City and other organizations named below concerned with the impacts of natural and man-made hazards on the health, safety and welfare of the community.
- (2) There is no limit on the number of members who may serve on the LMS Committee. The addition of any new voting member to the LMS Committee other than those specified in these bylaws must be approved by the County and the City Commissions.
- (3) The LMS Committee shall include the following voting members:
 - a. Director, Leon County Department of Growth and Environmental Management;
 - b. Director, Leon County Public Works;
 - c. Leon County Sheriffs Office;
 - d. Director, City of Tallahassee Department of Public Works;
 - e. Chief, City of Tallahassee Fire Department;
 - f. Chief, City of Tallahassee Police Department;
 - g. Director, Tallahassee-Leon County Planning Department;
 - h. Coordinator, Tallahassee-Leon County GIS;
 - i. CEO, Capital Area Chapter, American Red Cross-;
 - j. Chief, Leon County Emergency Medical Services.

The following members shall be represented as ex-officio (non-voting) members on the LMS Committee:

- a. Florida Division of Emergency Management;
- b. Emergency Preparedness Planner, Tallahassee Memorial Hospital;
- c. Emergency Preparedness Coordinator/Planner, Capital Regional Medical Center;
- d. Emergency Management Coordinator, Florida State University;
- e. Director of Environmental Health and Safety, Florida Agricultural and Mechanical University;
- f. Emergency Management Coordinator, Tallahassee Community College;
- g. Council of Neighborhood Associations, and
- h. Tallahassee Area Chamber of Commerce

Other non-voting staff may be added pursuant to Section 1.3(2) of these bylaws.

- (4) In the event that the appointed member is unable to attend a LMS Committee meeting, an alternate from that department or agency may serve as their representative at the meeting.

- (5) If a member no longer wishes to serve on the LMS Committee, they shall notify the chairperson and designate a replacement who holds a position within that department or organization that either is professionally more responsible for LMS-related activities or can fairly represent the organization's stakeholder concerns in the LMS process.
- (6) A person cannot be an alternate for more than one LMS Committee member.

1.4 VOTING

- (1) Each Voting member of the LMS Committee may name via written notice to the chairman one (1) alternate who may vote only in the absence of that member on a one vote per member basis.
- (2) Non-voting members shall sit with the same rights and privileges as other members, except that non-voting members shall not have the right to present motions or second same, or to vote upon any motions of the LMS Committee.

1.5 OFFICERS AND ELECTIONS

- (1) The officers of the LMS Committee will be the Chairperson and Vice Chairperson. The officers shall be voting members elected by the LMS Committee membership.
- (2) The LMS Committee Chairperson shall preside at all meetings. In the event of the Chairperson's absence or at his/her direction, the Vice Chairperson shall assume the powers of the Chairperson. In the event that neither the Chairperson nor Vice Chairperson can preside at the meeting, the committee members present shall elect one of its members to serve as acting Chairperson for the meeting.
- (3) Officers shall be elected in November of each year, or in the event there is not a meeting in November, the next scheduled meeting. Nominations for officers shall be made at the meeting. Election shall be a majority vote of the LMS Committee voting members present.
- (4) Newly elected officers shall assume their duties at the first meeting of the next calendar year. They shall hold office for one year, or until their successors are elected, and they shall be eligible for re-election.
- (5) In the event that either the Chairperson or Vice Chairperson office becomes vacant, a replacement shall be elected by the committee at the next scheduled LMS Committee meeting and assume duties immediately and hold the position for the remainder of the calendar year.

1.6 MEETINGS AND AGENDAS

- (1) The LMS Committee shall meet not less than ~~quarterly~~ biannually. Regular LMS Committee meetings shall be held at dates, times, and places as approved by the LMS Committee. Regular meeting dates and times may be changed to accommodate holidays or for other valid reasons.

- (2) There shall be an official agenda for every LMS Committee meeting. The agenda shall be prepared by the designated LMS Coordinator.
- (3) Every attempt shall be made to send agenda packages to LMS Committee members seven (7) days prior to a regular LMS Committee meeting.
- (4) Any LMS Committee member or alternate who is eligible to vote at the LMS Committee meeting may place additional items on the LMS Committee agenda, with the approval of the majority of the voting members or alternates present.

1.7 OFFICIAL ACTIONS

- (1) All official actions of the LMS Committee shall be by motion and open vote.
- (2) All official and formal positions of the LMS Committee, regardless of whether adopted or rejected, shall be recorded in the minutes. Verbatim minutes are not required but minutes shall include an accurate summary of discussions and actions taken.

1.8 CONDUCT OF MEETING

- (1) All LMS Committee meetings shall be conducted under the requirements of the Florida "Government in the Sunshine" law (Chapter 286, F.S.), including applicable notice requirements, and be open to the public and press.
- (2) The public will have the right to speak, enter into discussion or actively participate in any way only with the permission of the chairperson.
- (3) In the absence of rules covered in this document, Roberts Rules of Order shall be followed at all LMS Committee meetings.
- (4) A quorum for LMS Committee meetings shall consist of a minimum of five voting members or alternates including at least one member representing a City-only department and one member representing a County-only department.
- (5) The LMS Committee must comply with Section 122.3143, F.S., "Voting Conflicts," which requires that a member who has a conflict of interest on any particular matter to declare the conflict of interest before discussion and a vote is taken and shall be excused from voting on that issue.
- (6) The LMS Committee shall operate in compliance with the Standards of Conduct set forth in Section 112.313, F.S.

1.9 ADMINISTRATION

- (1) The Chairperson may call an emergency (non-regular) meeting of the LMS Committee when a circumstance exists which requires immediate action by the LMS Committee. When such a meeting is called, each LMS Committee member shall be notified, stating the date, hour and place of the meeting and the purpose for which it is called, and no other business shall be transacted at that meeting. At least a twenty-four (24) hour

advance notice of such emergency meeting shall be given to the public before the time the meeting is held.

- (2) If after reasonable diligence it becomes impossible to give notice of an emergency meeting to each LMS Committee member, the business of the meeting may be carried out if a quorum is present and appropriate public notice has been provided.
- (3) The LMS Coordinator shall be designated by the LMS Committee and shall serve as primary staff of the LMS Committee.
- (4) The LMS Coordinator is responsible for the minutes of all LMS Committee meetings and all notices and agendas for the LMS Committee meetings.
- (5) The LMS Committee shall operate in compliance with Florida's Public Records Law, Chapter 119, F.S.
- (6) The LMS Coordinator shall transmit LMS Committee recommendations to the County, City, or other entity as applicable.

1.10 CONDUCT OF MEETING

- (1) These bylaws may be amended by a two-thirds vote of those voting members or alternates present at a regularly scheduled LMS Committee meeting.
- (2) Amendments to the bylaws shall become effective immediately after the approval and ratification by both the County and the City.

1.11 EFFECTIVE DATE

- (1) These bylaws shall become effective immediately upon the approval by both the County and the City.

APPENDIX C:

LMS COMMITTEE MEETING MINUTES 2010-2014

Minutes

Monday, March 15, 2010
9:00 a.m.

Planning Department Conference Room,
3rd Floor Renaissance Center

Members Present

Patrick Dooley (COT-EU)
Ryan Guffey (LC GEM)
David Henry (COT SW)

Steve Hodges (TLCPD)
Jonathan Kilpatrick (COT UU)
Gabe Menendez (COT PW)
Tony Park (LC Public Works)
Robby Powers (COT-EM)
Richard Smith (LCEM/SO)

Others

Kris Barrios (NFWWMD)
Brad Trotman (CONA)

The meeting began at 9:10 a.m. with a quorum and introductions.

The Local Mitigation Strategy (LMS) Steering Committee met to review and consider the endorsement of a proposed Northwest Florida Water Management District (NFWWMD) Grant Application for the federal Severe Weather & Floods Post-Disaster Hazard Mitigation Grant Program (FEMA-1831-DR-FL). The NFWWMD proposed submitting a hazard mitigation grant program application under this program to expand and provide real-time telemetry for the rainfall and stream level gaging network in the region. The overall project cost was estimated at \$463,800 and the District would provide the 25% local match of \$115,950.

Richard Smith moved that the Steering Committee find this proposed project consistent with the goals and objectives within the Tallahassee – Leon County LMS and with the State's mitigation goals and objectives, and to endorse this project for HMGP funding from this disaster declaration. Robbie Powers seconded the motion, and the Committee voted unanimously for the motion.

Following this action, Richard motioned staff to write a requested letter of support for this proposed grant application to be signed by the Committee Chair. Robbie seconded the motion, and the Committee voted unanimously for the motion.

The Committee adjourned at 9:33 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

Minutes

Monday, March 15, 2010
9:00 a.m.

Planning Department Conference Room,
3rd Floor Renaissance Center

Members Present

Patrick Dooley (COT-EU)
Ryan Guffey (LC GEM)
David Henry (COT SW)

Steve Hodges (TLCPD)
Jonathan Kilpatrick (COT UU)
Gabe Menendez (COT PW)
Tony Park (LC Public Works)
Robby Powers (COT-EM)
Richard Smith (LCEM/SO)

Others

Kris Barrios (NFWFMD)
Brad Trotman (CONA)

The meeting began at 9:10 a.m. with a quorum and introductions.

The Local Mitigation Strategy (LMS) Steering Committee met to review and consider the endorsement of a proposed Northwest Florida Water Management District (NFWFMD) Grant Application for the federal Severe Weather & Floods Post-Disaster Hazard Mitigation Grant Program (FEMA-1831-DR-FL). The NFWFMD proposed submitting a hazard mitigation grant program application under this program to expand and provide real-time telemetry for the rainfall and stream level gaging network in the region. The overall project cost was estimated at \$463,800 and the District would provide the 25% local match of \$115,950.

Richard Smith moved that the Steering Committee find this proposed project consistent with the goals and objectives within the Tallahassee – Leon County LMS and with the State's mitigation goals and objectives, and to endorse this project for HMGP funding from this disaster declaration. Robbie Powers seconded the motion, and the Committee voted unanimously for the motion.

Following this action, Richard motioned staff to write a requested letter of support for this proposed grant application to be signed by the Committee Chair. Robbie seconded the motion, and the Committee voted unanimously for the motion.

The Committee adjourned at 9:33 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

Meeting Minutes
Thursday, December 13, 2012

Leon County Development Support and Environmental Management Conference Room
2nd Floor Renaissance Center

Attendees

Patrick Dooley (COT EU)
Mark Fuller (COT SW)
David Henry (COT UU)
Laura Herbert (DEM)
Steve Hodges (TLCPD)
John Kraynak (LC DSEM)
Bill McCusker (DEM)
Gabriel Menendez (COT PW)
Tony Park (LC PW)
Kevin Peters (LCSO)
Robby Powers (COT)
Susan Poplin (TLCPD)

The meeting began at 8:45 a.m. with a quorum and introductions. The meeting was chaired by Tony Park, LMS Committee Chair.

The December 14, 2011 minutes were moved by Kevin Peters, seconded by Gabriel Menendez, and approved unanimously.

Kevin motioned maintaining the present officers for 2013, including Tony as Chair and Gabe as Vice-Chair. John Kraynak seconded the motion, and it was and approved unanimously.

The Committee discussed FSU's role in the Local Mitigation Committee and the Local Mitigation Strategy (LMS) planning process. FSU's representative, Dave Bujak, had sought via email clarification of FSU's role and had also suggested that the University, if necessary, would consider creating their own LMS. State Division of Emergency Management (DEM) staff present at the meeting suggested that FSU was a bona fide member of the local LMS Committee, and that it would not be necessary for the University to create their own LMS. DEM staff present at this meeting were requested by the Committee to send an email to this effect to FSU clarifying their role, including their ability to participate fully in pre- and post-disaster grant funding opportunities.

Planning staff discussed the Disaster Declaration for T.S. Debby and suggested there may be an opportunity for local government and other Committee members and organizations to submit a grant application for any Tier III funds left over. DEM staff clarified the grant funding process. David Henry offered a City project (Devlin Drive flooded property acquisition) for consideration by the Committee for an endorsement under this Declaration. Tony Park proposed endorsing

this project. Robby Powers made this motion; John seconded the motion, and it was and approved unanimously.

Susan Poplin presented a summary of the recently adopted Tallahassee – Leon County Post-Disaster Redevelopment Plan. Following several questions and a discussion, no actions were taken by the Committee.

The Committee reviewed the City’s 2012 Annual Community Rating System (CRS) Report. This Report reviews the existing initiatives in the LMS, as well as updating a list of City stormwater projects. As part of this review, an updated list of Leon County stormwater projects programmed into its Capital Improvements budget was presented by Tony Parks. Gabe motioned acceptance of the CRS Report and the updated County list. John seconded the motion, and it passed unanimously.

John Kraynak provided a status update to the Committee of Leon County’s CRS application. No actions were taken by the Committee.

The Committee adjourned at approximately 10:30 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

Meeting Minutes
Thursday, April 11, 2013

Leon County Development Support and Environmental Management Conference Room
2nd Floor Renaissance Center

Attendees

Patrick Dooley (COT EU)
Dave Bujak (FSU EM)
Debbie Floyd (CONA)
Dr. Henry Fuelberg (FSU)
Allan Gale (COT EU)
Ryan Guffey (LC DSEM)
Steve Hodges (TLCPD)
Gabriel Menendez (COT PW)

Tony Park (LC PW)
Kevin Peters (LCSO)
Robby Powers (COT EM)
Tom Quillen (LC EMS)
Harry Reed (CRTPA)
Dean Richards (LC PW)
Scott Weisman (TLCGIS)

The meeting began at 9:02 a.m. with a quorum and introductions. The meeting was chaired by Tony Park, LMS Committee Chair.

The December 13, 2012 minutes were moved by Robbie Powers, seconded by Gabriel Menendez, and approved unanimously.

The Committee heard a presentation on a proposed North Florida Lightning Network given by Dr. Henry Fuelberg of Florida State University. Dr. Fuelberg's presentation included a request for the Committee to endorse this project. Following the presentation and a followup discussion, Gabe Menendez motioned a letter of support for this proposed project and to endorse its application within Leon County, and to consider it for inclusion into the list of initiatives/projects in the City of Tallahassee/Leon County Local Mitigation Strategy as part of its next update. Ryan Guffey seconded the motion, and it was approved unanimously by the Committee.

There were no other actions taken by the Committee, and the Committee adjourned at approximately 10:33 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

**TALLAHASSEE-LEON COUNTY
LOCAL MITIGATION STRATEGY COMMITTEE**

**Meeting Minutes
Tuesday, December 10, 2013**

Leon County Development Support and Environmental Management Conference Room
2nd Floor Renaissance Center

Attendees

Evan Blythe (FSU)	Gabriel Menendez (COT PW)
Dave Bujak (FSU)	Bill McCusker (DEM)
Patrick Dooley (COT EU)	Jennifer Nagy (LCSO)
Philip Doyle (TMH)	Tony Park (LC PW)
Mark Fuller (COT SW)	Susan Poplin (TLCPD)
Ryan Guffey (DSEM)	Todd Schroeder (FFS)
Steve Hodges (TLCPD)	Scott Weisman (TLCGIS)

The meeting began at 1:32 p.m. with a quorum and introductions. The meeting was chaired by Tony Park, LMS Committee Chair. Agenda modifications were requested by Dave Bujak to discuss a project previously discussed and endorsed by the Committee at an earlier meeting in 2013, and an additional proposed project.

The April 11, 2013 minutes were moved by Ryan Guffey, seconded by Tony Park, and approved unanimously.

Steve Hodges moved maintaining the present officers for 2014, including Tony as Chair and Gabe as Vice-Chair. Ryan seconded the motion, and it was and approved unanimously.

Staff from the Florida Division of Emergency Management made a presentation on mitigation grant funding opportunities. The Committee had a number of questions and a followup discussion. No actions were taken by the Committee concerning this item.

Planning staff discussed the upcoming update of the 2010 Local Mitigation Strategy plan, including a schedule of tasks, deadlines, and the need for Committee input into this update. No actions were taken by the Committee concerning this item.

Dave presented an update on a project previously endorsed by the Committee developed by FSU to monitor lightning in real time and providing these data to government agencies and the public via the internet. He discussed the federal funding strategy taken by FSU to initiate this project, and the difficulties encountered. No actions were taken by the Committee concerning this item.

Dave then presented a proposed project to create a flood monitoring network for the FSU campus that would alert staff, faculty, and students of flooding conditions. The proposal would require approximately \$50,000 to purchase equipment. Dave requested inclusion of this project on the LMS list of initiatives and projects. Following a discussion, Steve motioned the

requested inclusion of this project, and a letter of endorsement to be provided to FSU supporting this project. Gabriel Menendez seconded the motion, and it was and approved unanimously.

The Committee adjourned at approximately 2.37 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

**TALLAHASSEE-LEON COUNTY
LOCAL MITIGATION STRATEGY COMMITTEE**

**Meeting Minutes
Tuesday, December 11, 2014**

Leon County Development Support and Environmental Management Conference Room
2nd Floor Renaissance Center

Attendees

David Block (FDEM)
Patrick Dooley (TEU)
Philip Doyle (TMH)
Mark Fuller (TUU)
Jerome Gaines (TFD)
Ryan Guffey (DSEM)
Steve Hodges (TLCPD)
Don Lanham (LC)

GW Lupton (TCC)
Anna Padilla (LCPW)
Tony Park (LCPW)
Kevin Peters (LCSO)
Robby Powers (CEM)
Steve Shafer (TPW)
Todd Schroeder (FFS)
Michael Wallick (FDEM)
Scott Weisman (TLCGIS)

The meeting began at 8:35 p.m. with a quorum and introductions. The meeting was chaired by Tony Park, LMS Committee Chair.

The December 13, 2013 minutes were moved by Steve Shafer, seconded by Kevin Peters, and approved unanimously.

Robby Powers moved Gabe Menendez as Chair for 2015. Ryan Guffey seconded the motion, and it was approved unanimously. Robby then motioned Scott Weisman as Vice-chair. Jerome Gaines seconded the motion, and it was approved unanimously.

Planning staff presented draft materials from the updated 2015 Local Mitigation Strategy plan, including the remainder of the work plan for the update, a draft outline, and a draft list of proposed mitigation initiatives and their relative prioritization. Following discussion, the Committee approved by acclamation the work plan and materials presented.

The Committee adjourned at approximately 10:30 a.m.

Approved:

Attest:

Chairman

Stephen M. Hodges, Committee Staff

Minutes approved on: _____

APPENDIX D:

LOCAL GOVERNMENT FLOODED STRUCTURES INVENTORY AND PLANNED DRAINAGE IMPROVEMENT PROJECTS

On November 27, 2001 the Board of County Commissioners amended the LMS to incorporate by reference the “October 2001 Leon County Flooded Structures Inventory,” which includes all of the records provided by County and City stormwater departments and the Red Cross following the major storm events of 2000 and 2001 (i.e., Tropical Storms Helene, Allison and Barry). This list has been updated for this edition of the LMS.

Table 1: Leon County Flooded Structures Inventory

Street	# of parcels
Absa Court	4
Alan A Dale Trail	15
Almanac Road	1
Apalachee Parkway	1
Audubon Drive	1
Avalon Court	4
Avalon Drive	17
Bayberry Drive	3
Ben Boulevard	2
Ben Brush Trail	3
Benjamin Chaires Road	6
Boatwright Road	1
Briarcreek Road E	1
Bright Court	7
Bright Drive	5
Buck Lake Road	1
Casey Drive	1
Celia Court	11
Celia Road	17
Centennial Oak Circle	1
Chaires Cross Road	15
Circle J Drive	2
Coffee lane	1
Colbert Road	6
Collins Hole Road	2
Comet Drive	1
Conifer Street	3
Cottonwood Lane	14
Crooked Road	34
Crystal Road	15
Cypress Circle	3

Street	# of parcels
Darien Road	8
Deer Lane Drive	1
Donerail Trail	1
Druid Lane	18
Edenfield Road	1
Elena Drive	1
Fairbanks Ferry Road	2
Faulk Drive	10
Flicker Road	19
Forget me Not Trail	5
Forward Pass Trail	3
Franklin Oaks Lane	2
Freedom Road	8
Friendly Pines Court	9
Gabby Lane	3
Gallant Fox Trail	2
Glover Road	1
Hassell Road	18
Hawkbill Court	1
Houston Road	4
Jessica Street	7
Jet Pilot Trail	2
Joe Cotton Trail	1
John Hancock Drive	5
Kauai King Trail	1
La Rochelle Drive	10
Lainey Lane	4
Lakeview Drive	4
Lakeview Road	1
Lawndale	1

Street	# of parcels
Lesley Street	8
Log Landing Road	4
Long View Drive	6
Lonnie Road	1
Lucky Debonair Trail	1
Markim Road	3
Mill Pond Loop	3
Monaco Drive	11
Mustang Drive	8
Nocatee Road	5
Oak Ridge Road	41
Old Shell Point Road	15
Omaha Trail	1
Orleans Drive	10
Parkhill Road	1
Perker Lane	1
Pimilico Drive	1
Ranchero Road	9
Regiment Loop	4
Rivers Williams Circle	6
Riviera Drive	2
Rumbling Vine Lane	1
Sipsey Way	4
Sistowbell Lane	1
Skate Drive	5
Sonora Lane	2
Sora Road	4
Spiral Garden Way	5
Stallion Avenue	1
Stan Circle	15
Stonler Road	10

Street	# of parcels
Strawhill Lane	4
Sunflower Road	25
Sweet Jasmine Lane	1
T Bird Road	6
Tan Mouse Road	1
Tomberlin Road	8
Touraine Drive	9

Street	# of parcels
Towhee Road	5
Vaughans Lane	1
Wakulla Springs Road	12
Warbler Street	8
Waterfront Drive	3
Whirlaway Trail	2
Wild Cherry Drive	15

Street	# of parcels
Wildberry Lane	8
Windmill Lane	3
Winters Run	1
Woodhill Drive	5
Woodpecker Lane	4

As of February 2015, the Leon County Flooded Structures Inventory includes a total of 661 properties with documented flooding histories

Table 2: City of Tallahassee Flooded Structures Inventory

Road Name	Road Type	Parcel Count
9TH	AVE	2
ABBIEGAIL	DR	14
ABRAHAM	ST	1
ADAMS	ST	2
AIRPORT	DR	5
ALBAN	AVE	1
ALDER	DR	1
ALLEN	RD	1
ALLIEGOOD	AVE	4
APALACHEE	PKWY	1
ARBOR STATION	LN	1
ARIZONA	ST	1
ARKANSAS	ST	3
ATAPHA NENE		1
ATKAMIRE	DR	13
ATLANTIS	PL	2
AUSLEY	RD	3
BALDWIN	DR	4
BANTRY BAY	DR	2
BARBARA	ST	1
BARCELONA	CT	1
BARN	WAY	1
BARRIE	AVE	10
BAUM	LN	1
BAY	DR	2
BAY SHORE	CIR	2
BEARD	ST	1
BEECHNUT	LN	1
BELLINGTON	CT	1
BELMONT	RD	1
BLAIR STONE	CT	1
BONNIE	DR	2
BOTANY	DR	3
BRANDEMERE	DR	1
BREVARD	ST	1
BROWARD	ST	1
BUCK LAKE	CIR	1
BUCKINGHAM	CT	6
BUCKWOOD	DR	4

Road Name	Road Type	Parcel Count
BUENA VISTA	DR	1
BUNCHE	AVE	1
BYINGTON	CIR	2
CACTUS	PL	1
CALHOUN	ST	1
CALIFORNIA	ST	1
CALL	ST	4
CAMPUS	CIR	15
CAPITAL	CIR	3
CAROLINA	ST	9
CARRAWAY	ST	1
CASA LINDA	CT	4
CASTLEWOOD	DR	9
CATAWBA	ST	1
CELIA	CT	1
CELTIC	CT	2
CENTERVILLE	CT	2
CHAPEL	DR	1
CHARLES	CT	2
CHESTNUT	DR	3
CHESTWOOD	AVE	1
CHINOOK	ST	5
CHOCKSACKA NENE		1
CHOWKEEBIN	CT	2
CHULI NENE		2
CLAY	ST	2
COBLE	DR	2
COCHRAN	DR	2
COLONIAL	DR	1
COLORADO	ST	2
CONNIE	DR	3
CONRADI	ST	6
CONTINENTAL	AVE	1
COPELAND	ST	5
COPPER CREEK	CT	1
COUNTRY CLUB	DR	1
CRATE	DR	2
CREEK	RD	1
CRESTVIEW	AVE	1

Road Name	Road Type	Parcel Count
CRISTOBAL	CT	1
CYPRESS COVE	CT	8
CYPRESS LAKE	ST	2
DAWN LAUREN	LN	3
DAWSEY	ST	1
DAYLILY	LN	6
DEER HAVEN	LN	1
DENT	ST	3
DESOTO	ST	2
DIXIE	DR	2
DOOMAR	DR	6
DOONESBURY	CT	1
DORIC	DR	1
DOVER	ST	1
DUNKELD	CT	1
DUNN	ST	3
DUPONT	DR	4
DUTCHESS	CT	3
DUVAL	ST	1
EASTWOOD	DR	2
ELFINWING	LN	1
EMORY	CT	10
EPPEES	DR	4
ESSEX	DR	8
EVELYN	CT	2
EXECUTIVE CENTER	CIR	1
FERNANDO	DR	1
FISHER	LN	5
FOREST	DR	3
FORSYTHE	CT	1
FORT KNOX	BLVD	3
FOSTER	CT	2
FRANKLIN	BLVD	1
FULTON	RD	1
GARDENBROOK	LN	1
GAWAIN	CT	1
GEORGIA	ST	18
GIBBS	DR	2
GINGER	DR	1
GLENVIEW	DR	1

Road Name	Road Type	Parcel Count
GLORIA	DR	1
GOLF TERRACE	DR	1
GOODWOOD	CT	1
GREENON	LN	1
GREENWICH	CT	1
GREER	CT	2
GWEN	ST	5
HALIFAX	CT	1
HARPER	ST	1
HARTSFIELD	CT	11
HARWOOD	ST	3
HASTIE	RD	2
HAWTHORNE	ST	2
HAYDEN	RD	1
HAYWARD	DR	3
HEECHEE NENE		1
HEMLOCK	ST	1
HIGH	CT	2
HILLSBOROUGH	ST	1
HOFFMAN	DR	1
HOLTON	ST	2
HOOD	CT	2
INDIAN HEAD	DR	1
JACKSON	ST	2
JACKSON BLUFF	RD	2
JAYDELL	CIR	1
JEFFERSON	CT	4
JIM LEE	RD	1
JONATHANS LANDING	RD	2
KAREN	LN	1
KEILY	RUN	1
KELLY	ST	1
KENDALL	DR	1
KENNEDY	DR	10
KISSIMMEE	ST	3
LAFAYETTE	CIR	1
LAGUNA	DR	9
LAKE BRADFORD	RD	12
LAKE HENRIETTA	ST	2
LAKESHORE	DR	3

Road Name	Road Type	Parcel Count
LANCASTER	DR	1
LASSWADE	DR	2
LAURA LEE	AVE	1
LEEWOOD	DR	1
LIBERTY	ST	2
LINDA ANN	DR	1
LINDA ANN	DR	5
LIVE OAK	DR	1
LONNBLADH	RD	1
LUCY	ST	1
LUPINE	LN	1
LYNDON	DR	3
LYNNDALE	ST	8
MABRY	ST	1
MACLAY	BLVD	1
MAGNOLIA	CIR	6
MAHAN	DR	2
MAPLE	DR	1
MARGARET	CT	2
MARSTON	PL	1
MARTIN	ST	1
MARYELLEN	DR	1
MCARTHUR	ST	3
MCCAIN	CT	3
MCCASKILL	AVE	1
MCCLENDON	DR	1
MCKEITHEN	CT	1
MEETING STREET	DR	11
MELANIE	DR	27
MERIDIAN	PL	9
MERLIN	CT	1
MERRY OAKS	CT	2
MICCOSUKEE	LOOP	4
MICHAEL		1
MIDDLEBROOKS	CIR	1
MILLARD	ST	5
MISSION	RD	5
MITCHELL	AVE	1
MOCK	DR	1
MONACO	DR	8

Road Name	Road Type	Parcel Count
MONROE	ST	4
MURIEL	CT	1
MYERS PARK	DR	1
NEKOMA	CT	1
NICKLAUS	CT	1
NORMA	ST	1
NORTH POINT	BLVD	1
NORTH RIDE		4
NOTRE DAME	ST	1
NUTMEG	CT	2
OAK PARK	CT	2
OAKDALE	ST	1
OAKLAND	AVE	1
OBRIEN	DR	3
OCALA	RD	1
OKALOOSA	ST	6
OLD BAINBRIDGE	PL	2
OLD FORT	DR	1
OLD ST AUGUSTINE	RD	1
OLDFIELD	DR	1
OLIVE	AVE	2
ORANGE	AVE	1
ORLANDO	DR	1
OSCEOLA	ST	1
OSTAPAKIN NENE		1
OSTIN NENE		2
OX BOTTOM	HL	1
OXFORD	RD	1
PADDRICK	DR	1
PARK	AVE	2
PARK VIEW	CT	1
PATSY ANN	CT	1
PAUL RUSSELL	CIR	11
PEACHTREE	DR	1
PECAN	CT	2
PENSACOLA	ST	7
PICKETT	CT	5
PINE	ST	3
PINE FOREST	DR	2
PIPING ROCK		1

Road Name	Road Type	Parcel Count
POTTS	RD	1
PROCK	DR	1
RAIN VALLEY	CIR	1
RANDOLPH	CIR	1
RAVEN	ST	1
RAYMOND DIEHL	RD	1
REDBUD	AVE	2
REDWOOD	DR	1
REFUGE	RD	1
REXWOOD	DR	3
RICHVIEW	RD	1
RIDGE	RD	4
RIDGEWAY	ST	1
RIGGINS	RD	1
RIVER CHASE		4
ROCKBROOK	CT	1
ROLLINS	ST	2
ROSEMARY	TER	2
RYAN	PL	1
SAIL	CT	6
SALMON	DR	2
SAN MATEO	CT	1
SANDRINGHAM	DR	1
SAULS	ST	4
SEMINOLE	DR	1
SEQUOIA	DR	4
SHADOWLAWN	DR	1
SHAMROCK	DR	1
SHANNON LAKES		2
SHARER	CT	4
SHARON	RD	1
SHERWOOD	DR	1
SHORT	ST	1
SILVER SLIPPER	LN	1
SOUTHWOOD	DR	5
SOUTHWOOD PLANTATION	RD	2
SPENCE	AVE	1
SPOONWOOD	DR	1
SPOTTSWOOD	DR	1
SPRINGFIELD	DR	1

Road Name	Road Type	Parcel Count
STADIUM	DR	1
STILLWOOD	CT	1
STONE	RD	1
STONEHOUSE	CT	1
STRATFORDSHIRE	CT	1
STUCKEY	AVE	1
SUMERLIN	DR	2
SUNNYSIDE	DR	1
SUTOR	CT	3
TALLOW POINT	RD	1
TARTARY	DR	8
TENNESSEE	ST	8
TEXAS	ST	4
THARPE	ST	3
THOMASVILLE	RD	2
TINA	DR	9
TORREYA	DR	1
TORY SOUND	LN	2
TRALEE	RD	1
TREEO	LN	8
TRESCOTT	DR	2
TUCKER	ST	1
TUPELO	TER	3
VAN BUREN	LOOP	1
VASSAR	CT	1
VEGA	DR	1
VICTORY GARDEN	DR	2
VILLAGE GREEN	WAY	1
VILLAS	CT	3
VIOLET	ST	5
VIRGINIA	ST	15
WALTER SCOTT	ST	1
WARD	ST	3
WAVERLY	RD	5
WEKEWA NENE		4
WESTWOOD	DR	1
WHEATLEY	RD	1
WHETHERBINE	WAY	7
WHIRLWAY	TRL	3
WHISPER	CT	2

Road Name	Road Type	Parcel Count
WILLAMETTE	RD	1
WILLOW	AVE	1
WOODGATE	WAY	2

Road Name	Road Type	Parcel Count
WOODRICH	DR	1
YAUPON	DR	1
YULEE	ST	1

As of February 2015, the City of Tallahassee Flooded Structures Inventory includes a total of 618 properties with documented flooding histories.

Table 3: Leon County Existing Stormwater Management Capital Improvement Projects, FY2015-2019.¹

FY 2015 - 2019 Capital Projects	Cost (\$)	Current Status
Autumn Woods Drainage Improvements	1,030,000	Design/Permitting
Baum Road Drainage Improvements	230,000	Planning
Gum Road Target Planning Area	5,348,474	Planning
Killearn Acres Flood Mitigation	752,361	Planning
Killearn Lakes Plantation Stormwater	2,194,408	Planning and construction
Lake Henrietta Renovation	390,000	Planning
Lake Heritage Outfall	900,000	Construction
Langley Circle	300,000	Planning
Lexington Pond/Fords Arm South	4,822,953	Planning
Longwood Outfall Retrofit	223,578	Planning
Maylor & Taylor Roads	320,000	Planning
Raymond Tucker Road/Golden Pheasant	1,910,000	Permitting
Robinson Road Flood Improvements	350,000	Design
Southbrook/Otter Creek/Chadwick Way	125,000	Construction
Stormwater Structure Inventory & Mapping	757,514	Survey
Total	\$19,654,288	
1991 Stormwater Master Plan		
Fred George - North Creek Wetland Restoration	303,000	Planning
1994 Stormwater Master Plan		
Baum Road at Capitola Road	640,000	Planning
Benjamin Chaires Road	245,000	Planning
Buck Lake Road (east of Baum Road)	160,000	Planning
Buck Lake Road (Baum to Benjamin Chaires)	500,000	Planning
Chaires Crossroad	7,900,000	Planning
Crump Road Drainage Improvements	975,000	Planning
Jefferson Road	1,300,000	Planning
Moccasin Gap Road	115,000	Planning
N. Miccosukee Road	723,000	Planning
Veterans Memorial @ US 90	1,300,000	Planning
Wadesboro Road	180,000	Planning
Total	\$14,038,000	
2009 Stormwater Master Plan		
Alford Arm @ CSX Railroad	2,820,000	Planning
Clydesdale	800,000	Planning
Earls Slough	260,000	Planning
Franklin Oaks/Moore Woods/etc. (west of Wakulla Springs)	7,800,000	Planning
Imaginary Road	130,000	Planning

¹ Leon County Public Works, 2015.

Liberty Ridge Wild Cherry/etc. (east of Wakulla Springs)	12,690,000	Planning
Louvenia Court	1,000,000	Planning
Sir Richard Road	200,000	Planning
Surrey Farms subdivision	180,000	Planning
Tung Grove Road	1,500,000	Planning
Total	\$27,380,000	
Other		
2012 Killlearn Lakes Plantation Stormwater Plan	9,000,000	Planning

The City of Tallahassee has identified the following 24 drainage improvement projects in its current Capital Improvement Program (FY2014-2019). The estimated cost of these projects totals \$97,632,311.

Table 4: City of Tallahassee Existing Stormwater Management Capital Improvement Projects.²

Project	Cost (\$)	Prior Year	Current Status
Concord Road SMF	980,000	Permitting	Under Construction
Downtown Stormwater Master Plan	500,000	Analysis	Analysis
E. Georgia at Meridian Flood Mitigation	2,475,000	Construction	Completed
Eastgate Flood Relief Project	3,850,000	Phase I & II Design & Land Acquisition	Phase I Under Construction. Phase II Design & Land Acquisition
Emory Ct and Dupont Dr Area Flood Relief (4)	10,100,000	Phase I complete	Phase II Analysis
Frenchtown Stormwater Master Plan (2)	11,645,400	(see note 2 below)	(see note 2 below)
Inglewood Stormwater Improvements	1,050,000	Design	Design
Karen Lane Drainage Improvements	600,000	Completed	Completed
Killarney Way at Shamrock Drainage Improvements.	1,765,000	Completed	Completed
Lafayette Park Stormwater Outfall (4)	1,300,000	Phase I complete, Phase II Under Construction	Phase II Completed
Lake Ella Stormwater Outfall	150,000	New	Study
Lower Central Drainage Ditch	11,450,050	Design	Design
Medium Stormwater System Imprv. (3)	18,000,000	New	(see note 3 below)
Meginnis Arm LOMR	200,000	New	Study
Northeast Ditch at Lonbladh Rd.	1,500,000	Completed	Completed
Northeast Ditch Tributary 2 Flood Study	120,000	On Hold	On Hold
Park Ave. Tributary No. 1 Improvements	3,125,000	Bid for Construction	Under Construction
Rainfall and Stream Gauging	1,651,861	Data gathering	Data gathering
Royal Oaks Creek	3,000,000	Analysis	Analysis
Small Projects Initiative (see below)	9,670,000	See Table 2 below	See Table 2 below
Stormwater Infrastructure Inventory and Mapping	3,360,000	Data gathering	Data gathering
Upper Lake Lafayette Nutrient Reduction Facility	7,000,000	Construction	Construction
Upper West Ditch Stormwater Facility	3,540,000	Analysis	Analysis
Wilson Ridge Flood Relief Project	600,000	Completed	Completed
Total	\$97,632,311		

² City of Tallahassee Underground Utilities, 2014.

Notes:

1. Projects listed as “On Hold” have been recommended and approved in the Capital Budget and are awaiting implementation.
2. The Frenchtown Stormwater Project has been segmented into multiple phases. Nine phases have been constructed while other phases are in various stages of implementation.
3. The Medium Stormwater System Improvement Project funds the construction of multiple small to medium sized projects, some of which are listed under the Small Projects Initiative (SPI) project list (Table 2).
4. These projects have been segmented into two phases.

Table 5: City of Tallahassee Drainage Improvement Projects - Small Projects Initiative – Current & Planned Projects³

Project	Prior Year Activity	Status
Sandhurst Drive	Under Construction	Completed
Stonehouse Road	On hold	Completed
3068 O’Brien Drive	Design	Completed
3933 Runnymede	Under Construction	Completed
4052 Roscrea Drive	Design	Completed
676 Riggins Road	Integrated*	Integrated*
3015 Shamrock North	Design	Under Construction
1046 Copper Creek Lane	Under Construction	Completed
3224 Baldwin Drive	Under Construction	Completed
3244 Shannon Lakes	Design	Design
1341 Hutchinson Avenue	Design	Design
903 Beard Street	Study	Design
1133 Richardson Road	Study	Under Construction
3509 Kilkenny East	Study	Design
2410 Limerick Drive	Study	Design
Limerick Drive Outfall	Study	Design
1423 Devils Dip	Study	Design
1829 Ivan drive	Study	Design
3033 Shamrock South	Future	Future
Bradford Road Stormwater Outfall	Study	Design
Gwen Street	<i>Not Reported</i>	Study
Chamberlin Drive	<i>Not Reported</i>	Design
Sauls Street – Short Street	<i>Not Reported</i>	Study

Note: All “Small Projects Initiative” projects that are listed as “On Hold” have been recommended for construction and are awaiting implementation. SPI projects listed as “Future” are planned in the SPI program and are planned to be implemented in the order listed. SPI projects listed as “Integrated” are included as a component or part of a major capital improvement project.

³ Ibid.


APPENDIX E:

LMS FINAL 2014 REPORT



MEMORANDUM

TO: Michelle Bono
Assistant to the City Manager

FROM: John Buss, Director 
Water Resources Engineering Division

DATE: September 4, 2014

SUBJECT: FEMA COMMUNITY RATING SYSTEM
Local Mitigation Strategy Progress Report

Attached is a progress report on the City of Tallahassee/Leon County Local Mitigation Strategy, Hazard Mitigation Procedures and Initiatives. This report was prepared by the Water Resources Engineering Division to meet requirements of the Community Rating System (CRS) annual recertification. The CRS program awards credit points to communities that perform floodplain management activities above the minimum requirements of FEMA's National Flood Insurance Program. Because of City participation in the CRS program, Tallahassee floodplain property owners receive up to a 20% discount on their flood insurance premiums. As part of the annual recertification process, the attached report must be submitted to our City Commission, released to the media and made available to the public.

We have contacted Alison Faris regarding the media release, and she has agreed to assist us with this effort. The media release will describe the content of the report, inform the reader that copies of the report may be obtained online and also give contact information so that interested parties may obtain copies of the report upon request. The report contains a review of each action item in the Local Mitigation Strategy, Hazard Mitigation Procedures and Initiatives including statements discussing how much has been accomplished to date as well as discussion of why any objectives have not been reached. In addition, some recommendations for new projects are included in the capital improvement section of the report.

To meet the recertification requirements, please forward this memorandum with the report to the City Commission. No action is required by the Commission. This is for information purposes only.

Attachments

JB/mf

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

Note: The twenty four underlined items are from the City of Tallahassee/Leon County Local Mitigation Strategy 2010 Update, Table 3.3.

1. Increase intergovernmental coordination in the area of Stormwater management.

Status: Intergovernmental Stormwater management coordination is accomplished through several initiatives including countywide land development ordinance, Blueprint 2000 intergovernmental agency Stormwater improvement projects and Local Mitigation Strategy Steering Committee meetings. In addition, the City and County are currently working with the Northwest Florida Water Management District in an effort to improve the accuracy of the Flood Insurance Rate Maps through the Risk Map program, which is funded by FEMA. Once complete, it is expected that FEMA will issue updates to the FIRM, which will improve the accuracy of the depiction of Special Flood Hazard Areas for the community.

2. Improve the disaster resistance of existing site built housing stock.

Status: The Capital Area Chapter of the American Red Cross continues to provide educational programs to low income population on how they can be "disaster resistant."

3. Advocate that FEMA provide greater flexibility to local communities that elect to establish more accurate flood elevations.

Status: The City of Tallahassee and Leon County continue to cooperate with the Northwest Florida Water Management District through a Cooperating Technical Partnership with FEMA, which will be instrumental in accomplishing this goal. The City and County are attending the Apalachee Bay Saint Mark River Watershed Discovery Meeting for the purpose of updating the FEMA flood maps for the Saint Marks Basin.

4. Improve floodplain boundary identification and implementation of the FEMA map amendment process.

Status: The City and County are currently working with the Northwest Florida Water Management District in an effort to improve the accuracy of the Flood Insurance Rate Maps through the Risk Map program, which is funded by FEMA. Once complete, it is expected that FEMA will issue updates to the FIRM, which will improve the accuracy of the depiction of Special Flood Hazard Areas for the community.

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

5. Explore methods to eliminate additional development in the 25-year floodplain.

Status: The City of Tallahassee, Growth Management Department continues to consider new ordinance language to accomplish this goal.

6. Create a public education campaign and community program that promotes awareness of vulnerability to hazards in our community and encourage disaster preparation.

Status: The Capital Area Chapter of the American Red Cross has developed the Disaster Resistant Neighborhood Program. The program is designed to mitigate the impact of various disasters by educating residential and commercial property owners on personal actions they can take to reduce the effects of a disaster such as removing dead limbs, putting up shutters/plywood, creating a safe room in your house/business, etc.). The City and County should adopt this program and advertise to all residents to provide technical assistance where needed. The City and county host annual and semiannual disaster fairs, which focus on community vulnerability to various disasters and possible mitigation techniques. The fair is a standalone event and integrated into other community events throughout the year. This strategy would address creating a safe room within the home, general home protection procedures, etc. Volunteer Leon also offers disaster preparedness information during their community outreach programs. Florida State University actively uses social media and other programs, such as its published Emergency Preparedness Guide, to foster a “culture of preparedness and safety” on its campus.

7. Develop and disseminate a public awareness safety strategy.

Status: The City of Tallahassee, Leon County, Florida State University and Capital Area Chapter of the American Red Cross performs this initiative on a regular basis. Information is passed out both in forms of press releases/news articles, radio preparedness messaging, TV ads, community outreach and social media.

8. Promote disaster resistant neighborhoods.

Status: The community continues to partner with the local Red Cross and local media outlets to provide public service announcements and outreach programs supplying information to citizens related to disaster resistant neighborhood strategies. The Red Cross is working to

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

revamp the Disaster Resistant Neighborhood program in cooperation with the city/county partners and CONA.

9. Host an annual or semi-annual disaster fair.

Status: The Capital Area Chapter of the American Red Cross regularly facilitates hurricane exercises for businesses and neighborhoods to increase community preparedness. Further information related to the Red Cross hurricane exercises can be found online at <http://www.redcross.org/fl/tallahassee>. The Red Cross has facilitated, partnered and hosted community exercises and provided relevant preparedness messaging during those exercises.

10. Continue current efforts to remove dead, dying or diseased trees or branches next to roadways and power lines.

Status: The City of Tallahassee Electric Department and City of Tallahassee Streets and Drainage Division in cooperation with the Leon County Public Works Department, continues to remove those trees and limbs that pose a hazard to overhead power lines and roadways.

11. City of Tallahassee and Leon County flood-related capital improvement projects.

Status: See attached list of City of Tallahassee, Stormwater Capital Projects drainage improvement projects.

12. Acquire parcels in the 100-year floodplain.

Status: The City and County continue to evaluate potential acquisition projects and possible funding sources for property acquisitions within the 100-year floodplain. Many parcels within the 100-year floodplain have been purchased by the City of Tallahassee and Leon County during previous years to provide flood relief to flood prone property owners. Some of these acquisition projects were entirely funded using local dollars. Others were funded through state and federal programs while also making use of local matching funds. Examples of these programs include the Flood Mitigation Assistance Program and the Hazard Mitigation Grant Program, both of which are FEMA programs administered by the Florida Department of Community Affairs.

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

13. Develop an emergency notification system for all hazards.

Status: Emergency notification is essential to protecting lives and property. Immediate notification to a specific area is critical during rapidly developing situations such as tornados, hazardous material releases, and flash flooding. This system can also be used to inform residents of utilities issues such as boil water notices, power outages, sewer issues, Amber Alerts and more. For the City of Tallahassee, the Department of Communications sends these notifications.

The Federal Emergency Management Agency, Federal Communications Commission, and the Wireless Communications Industry launched the Wireless Emergency Alert (WEA) system in 2013. This system sends concise, text-like messages to WEA capable mobile devices. Wireless providers, representing 97% of subscribers, are participating in distributing Wireless Emergency Alerts. Mobile users will not be charged for receiving these text-like alerts and are automatically enrolled to receive them. Wireless Emergency Alerts use a different kind of technology, than text messages, to ensure they are delivered immediately and are not subjected to potential congestion (or delays) on wireless networks. Wireless Emergency Alerts are a point-to-multipoint system, which means alert messages will be sent to those within a targeted warning area, unlike text messages which are not location aware. Wireless Emergency Alerts distributed by the National Weather Service include: Tornado Warning, Extreme Wind Warning, Flash Flood Warning, and Hurricane Warning.

Leon County utilizes the internet website <http://leoncountyfl.gov/ei> to post all-hazards emergency public information for use by citizens and the media during emergency events. They also utilize a subscription service (powered by GovDelivery) available at the Leon County website for citizens to sign up for all-hazards emergency notifications, traffic notifications, as well as general Leon County government announcements. Notifications are available via email and SMS.

Florida State University maintains a nationally-renowned emergency notification and warning system targeted toward its campus community that includes up to 35 methods of message delivery. FSU recently completed installation of its "EZ Button" technology which allows for the instantaneous activation of pre-scripted emergency messages at the press of a single button. The FSU ALERT EZ system

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

streamlines warning and notification to 3-5 minutes or less in the most extreme situations.

14. Evaluate requirements and feasibility for the County's participation in the NFIP Community Rating System.

Status: Leon County has applied to participate in the Community Rating System and had a Technical Assistance Visit on July 10, 2014. They are working on their 30-day letter.

15. Explore the feasibility of adding a full build-out component to the Leon County Master Stormwater Management Plan.

Status: The master Stormwater management plan does not take into account Stormwater and flooding impacts given future build-out conditions for the entire County. This information could be used to revise existing floodplain regulations so that they reflect projected build-out conditions. Based on information from the Leon County Public Works Department, there are no plans to update the Master Plan at this time due to staffing limitations and current allocation of available resources.

16. City and County are to implement a program to acquire easement or fee simple land allowing access to maintain the major ditches/canals to reduce flooding.

Status: The program would consist of the acquisition of easements for ditches and the necessary land to access the ditches so normal maintenance can be performed. Currently, the City of Tallahassee is responsible for the maintenance of over 23 miles of major ditches. About 15 miles have adequate access easements, are located within an easement or are located on public ROW. Approximately 30 acres are needed to have full public access to maintain the ditches.

17. Continue and expand program to deploy flood-warning devices at critical facilities and/or locations.

Status: There are several flood-warning devices in place and functioning within the community, which include the warning system at the Lake Talquin Dam as well as the Capital Area Flood Warning Network and City of Tallahassee Rainfall Data Telemetry System. The Capital Area Flood Warning Network and the City of Tallahassee Rainfall Data Telemetry System provide real-time rainfall totals and water

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

levels at key points within the community. Emergency Management Officials can then use this information during major storm events to identify potential areas of flooding.

Florida State University has identified locations on its campus that are prone to flooding, with a history of personal injury and property damage. FSU has plans to install flood detection equipment in several key locations on its campus and integrate it into its FSU ALERT emergency notification and warning system. The FSU Flood Detection and Warning system is pending funding opportunities.

18. Establish audible warning systems at the Lake Talquin Dam.

Status: The C. H. Corn, Hydroelectric Power Plant at the Lake Talquin Dam continues to operate warning siren and paging system that is used to warn boaters downstream of the dam to move further downstream prior to increasing flow through the dam. Electric is providing phone and email notifications to Crooked Road residents now.

19. Establish a regional lightning detection and warning system.

Status: Representatives from Florida State University have proposed a regional lightning mapping array (LMA). The proposed lightning mapping array would provide all public and non-profit entities in the region advanced warning of the potential of a lightning strike, followed by active monitoring capabilities once lightning is occurring. With advanced warning, detection and monitoring capabilities, the goal is to mitigate the risk to life and property from lightning strikes. DHS Science and Technology does not take unsolicited proposals and incorrectly say that "lightning is not a hazard." FSU is exploring other possibilities for support.

20. Place an audible warning system at the wastewater treatment plant and potable water sites.

Status: The City of Tallahassee Water Quality Administration has initiated a remote detection system to determine the run status and condition of the potable well facilities. This system achieves the goal of an audible alarm system for our potable water system. The Lake Bradford Road wastewater treatment plant has audible alarms on chlorine gas releases.

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

In addition, a separate monitoring system has audible alarms for all equipment in the Thomas P. Smith wastewater treatment plant on Springhill Road.

21. Develop automated telephone warning/notice system tied to chemical releases at fixed facilities.

Status: Funding needs to be identified, to support such a system.

22. Secure funding source for identified shuttering and hardening needs for Tallahassee Memorial Hospital (TMH) and Capital Regional Medical Center (CRMC).

Status: Once a possible funding source is identified, the committee has discussed applying for window protection at TMH. TMH has developed an application for hazard mitigation and is ready to proceed, when funding becomes available. Tallahassee community hospital is now Capital Regional Medical Center, and they have hardened windows installed.

23. Consider addressing the economic impact of different disaster scenarios, as information becomes available.

Status: The City of Tallahassee and the Capital Area Chapter of the American Red Cross both continue to have programs in place to assess the impacts of disaster immediately following an event. Damage Assessment Teams are also deployed following a disaster on a countywide basis to document disaster-related damages. In addition, the Tallahassee – Leon County Geographic Information Systems department now has FEMA's HAZUS-MH 2.0 software. This software incorporates a nationally applicable standardized methodology that contains models for estimating potential losses from floods and hurricanes. It can be used to model and generate estimated potential losses for hurricane winds and flooding.

24. Continue to improve and expand regional response capabilities for responding to hazardous materials and terrorism events.

Status: The possibility of an incident involving a weapon of mass destruction or a hazardous materials release exists within Leon County. County EM is preparing a response plan and now needs to identify the

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

equipment needed to respond to effectively to an incident. In addition, the City and County need to identify potential funding sources to acquire the highly specialized, and often expensive, equipment. Tallahassee Fire Department has the only hazardous materials response unit in the region (between Alachua and Escambia Counties, and to a lesser extent, Bay County). Currently the Fire Department will respond to hazardous material incidents outside of the County. In the extent of multiple incidents, the Fire Department's ability to respond would be severely taxed. The Development of a regional hazardous material response capability would necessitate the expansion of personnel, equipment, and training, as well as the development of local agreements.

25. Identify equipment needs for responding to a weapon of mass destruction threat, a hazardous materials release or similar disaster.

Status: Our community emergency management officials have identified the equipment needed and have purchased many of the items through the homeland security funding. There is a committee that outlines items to be purchased, and funding is coordinated through the Regional Domestic Security Task Force. However, available funding for this initiative is decreasing.

26. Compile a more comprehensive hazardous materials database.

Status: According to Local Mitigation Strategy Steering Committee information, the Solid Waste Departments are responsible for maintaining the hazardous materials database. However, there is no record of a recent update to this information on file. Leon County Division of Emergency Management and the Local Emergency Planning Committee is responsible for identifying and mapping all facilities storing EPA section 302 chemicals. Annually, they publish a document identifying these locations as part of the community right to know act.

27. Develop regional hazardous materials response capability; identify needed assets, training and local agreements.

Status: The Apalachee Regional Planning Council, Tallahassee, Gainesville, Thomasville, Valdosta and other surrounding communities have worked together on regional responses. In Florida, surrounding

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

communities have agreed to support each other through the Fire Chief's Association and the Regional Domestic Security Tasks Forces. There are 7 of these in Florida, and they will support each other as needed. There has been no change in the status of this initiative since the previous publication of this report.

28. Maintain training programs for emergency responders, and continue to identify new training programs as needed.

Status: In the event of a natural disaster, hazardous material release, or other catastrophic incident, numerous emergency responders, often with widely different roles, will be required to work as a single, integrated unit. Key to this effort is training. The City and County need to continually identify the different training needs for numerous responders, including, but not limited to dispatch, initial responders, field responders, and incident commanders. Included as part of this is a continuous training program, involving classroom training, table top exercises and field exercise. The effort should also address the development and implement public awareness training programs. Through continued cooperation between City and County emergency managers, incident command training sessions will continue to be provided to City, County and other community representatives with emergency response roles.

29. Continue to identify needs for improving the disaster resistance of critical facilities.

Status: Critical facilities provide essential services in the event of an emergency, but may be housed in structures that require improvements to weather the impacts of a disaster. Improvements may include, but not limited to, the installation of storm shutters, or gas generators. The Local Mitigation Strategy Steering Committee continues to work to identify additional security measures to protect critical facilities within the community. The City has installed extra security measures at certain critical facilities throughout the City. The North Florida Regional Domestic Security Task Forces, is provided funding to address K-12, Universities, Court houses and communications towers, funding is still needed to protect utilities.

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report

30. Identify populations at risk under different scenarios.

Status: The Local Mitigation Strategy Steering Committee regularly meets to discuss these issues. Additional coordination has also taken place using the digital information available through the community's Geographic Information System. In addition, the Florida Department of Health and the Florida Division of Emergency Management also considers this topic for hazardous materials. In addition, the Leon County and the City of Tallahassee in 2011-2012 collaboratively developed a Post-Disaster Redevelopment Plan (PDRP) in order to better prepare the community for long-term recovery and redevelopment after a disaster. This plan complements other planning efforts ongoing in the city and the county, including the Comprehensive Plan, Local Mitigation Strategy (LMS) and Comprehensive Emergency Management Plan (CEMP). The PDRP identifies policies, operational strategies and roles and responsibilities for implementation that will guide decisions that affect long-term recovery and redevelopment of the community after a disaster.

31. Encourage the establishment of community-based emergency shelters.

Status: The City of Tallahassee and Leon County have a total of 15 school campuses and 72 buildings, which meet the Red Cross standards and can be used as emergency shelters. In addition, the City of Tallahassee is now providing transportation to persons who regularly ride StarMetro seeking shelter.

Through the successful completion of several structural hardening mitigation projects, Florida State University now maintains an inventory of four buildings with the capability to shelter 3,140 of its own students, faculty, staff and their immediate family members on campus, without burdening the community shelter system.

32. Build a single, community-wide emergency operations center.

Status: Construction of the Public Safety Complex was completed in July 2013. The 100,000 square foot facility will house the Consolidated Dispatch Agency, Leon County Emergency Medical Services, Tallahassee Fire Department Administration, City of Tallahassee Regional Traffic Management Center, and a joint City/County Emergency Operations Center.

33. Deploy a low-power public radio station.

Status: Currently, no funding has been obtained to purchase the system. Therefore, Emergency Managers would make use of NOAA Alerts and Public Radio for required radio broadcasts of public announcements in the event of an emergency.

34. Identify major land-based transportation corridors and establish safe zones around those corridors based on the exposure pathway for different chemicals.

Status: This would also include identification of all structures, facilities and special need populations in the corridors. Provide ready access to this information to hazardous material response personnel, preferably from deployed resources (such as GIS capability on the hazardous response vehicle). The Apalachee Regional Planning Council has developed a transportation study for hazardous materials. In addition, local Emergency Management officials have developed preliminary mapping of safe zones, 1-2 miles along the major routes through the community.

Table 1: City of Tallahassee Drainage Improvement Projects

The City has identified the following 24 drainage improvement projects in its current Capital Improvement Program (FY2014-2019). The estimated cost of these projects totals \$97,632,311.

Project	Cost (\$)	Prior Year	Current Status
Concord Road SMF	980,000	Permitting	Under Construction
Downtown Stormwater Master Plan	500,000	Analysis	Analysis
E. Georgia at Meridian Flood Mitigation	2,475,000	Construction	Completed
Eastgate Flood Relief Project	3,850,000	Phase I & II Design & Land Acquisition	Phase I Under Construction. Phase II Design & Land Acquisition
Emory Ct and Dupont Dr Area Flood Relief (4)	10,100,000	Phase I complete	Phase II Analysis
Frenchtown Stormwater Master Plan (2)	11,645,400	(see note 2 below)	(see note 2 below)
Inglewood Stormwater Improvements	1,050,000	Design	Design
Karen Lane Drainage Improvements	600,000	Completed	Completed
Killarney Way at Shamrock Drainage Improvements.	1,765,000	Completed	Completed
Lafayette Park Stormwater Outfall (4)	1,300,000	Phase I complete, Phase II Under Construction	Phase II Completed
Lake Ella Stormwater Outfall	150,000	New	Study
Lower Central Drainage Ditch	11,450,050	Design	Design
Medium Stormwater System Imprv. (3)	18,000,000	New	(see note 3 below)
Meginnis Arm LOMR	200,000	New	Study
Northeast Ditch at Lonnbladh Rd.	1,500,000	Completed	Completed
Northeast Ditch Tributary 2 Flood Study	120,000	On Hold	On Hold
Park Ave. Tributary No. 1 Improvements	3,125,000	Bid for Construction	Under Construction
Rainfall and Stream Gauging	1,651,861	Data gathering	Data gathering
Royal Oaks Creek	3,000,000	Analysis	Analysis
Small Projects Initiative (see below)	9,670,000	See Table 2 below	See Table 2 below
Stormwater Infrastructure Inventory and Mapping	3,360,000	Data gathering	Data gathering
Upper Lake Lafayette Nutrient Reduction Facility	7,000,000	Construction	Construction
Upper West Ditch Stormwater Facility	3,540,000	Analysis	Analysis
Wilson Ridge Flood Relief Project	600,000	Completed	Completed
Total	\$97,632,311		

City of Tallahassee/Leon County Local Mitigation Strategy
Hazard Mitigation Procedures Initiatives
2014 Progress Report - Attachment

Notes:

1. Projects listed as “On Hold” have been recommended and approved in the Capital Budget and are awaiting implementation.
2. The Frenchtown Stormwater Project has been segmented into multiple phases. Nine phases have been constructed while other phases are in various stages of implementation.
3. The Medium Stormwater System Improvement Project funds the construction of multiple small to medium sized projects, some of which are listed under the Small Projects Initiative (SPI) project list (Table 2).
4. These projects have been segmented into two phases.

Table 2: City of Tallahassee Drainage Improvement Projects - Small Projects Initiative – Current & Planned Projects

Project	Prior Year Activity	Status
Sandhurst Drive	Under Construction	Completed
Stonehouse Road	On hold	Completed
3068 O’Brien Drive	Design	Completed
3933 Runnymede	Under Construction	Completed
4052 Roscrea Drive	Design	Completed
676 Riggins Road	Integrated*	Integrated*
3015 Shamrock North	Design	Under Construction
1046 Copper Creek Lane	Under Construction	Completed
3224 Baldwin Drive	Under Construction	Completed
3244 Shannon Lakes	Design	Design
1341 Hutchinson Avenue	Design	Design
903 Beard Street	Study	Design
1133 Richardson Road	Study	Under Construction
3509 Kilkenny East	Study	Design
2410 Limerick Drive	Study	Design
Limerick Drive Outfall	Study	Design
1423 Devils Dip	Study	Design
1829 Ivan drive	Study	Design
3033 Shamrock South	Future	Future
Bradford Road Stormwater Outfall	Study	Design
Gwen Street	<i>Not Reported</i>	Study
Chamberlin Drive	<i>Not Reported</i>	Design
Sauls Street – Short Street	<i>Not Reported</i>	Study

Note: All “Small Projects Initiative” projects that are listed as “On Hold” have been recommended for construction and are awaiting implementation. SPI projects listed as “Future” are planned in the SPI program and are planned to be implemented in the order listed. SPI projects listed as “Integrated” are included as a component or part of a major capital improvement project.

APPENDIX F:

LEON COUNTY SMALL QUANTITY GENERATOR DATA 2009–2013

Waste	Description	Disposal Method	Count of Facilities	Pounds
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	AD	8	4052
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	AN	1	500
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	AO	6	13511
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	EE	5	528122
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	ER	19	66285
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	EU	64	146842
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	HH	4	209650
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	HO	1	200
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	HQ	1	2002
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	HR	36	81101
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	OE	2	17714
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	OP	1	2002
AMEO	ANTIFREEZE (HW EXCEPT WHEN RECYCLED)	OR	7	19365
AMNO	ANTIFREEZE (NOT HW)	AD	1	1001
AMNO	ANTIFREEZE (NOT HW)	AO	1	3002
AMNO	ANTIFREEZE (NOT HW)	EU	8	66853
AMNO	ANTIFREEZE (NOT HW)	HR	3	4503
AMTO	ANTIFREEZE-NO TESTING DONE	EU	7	30432
AMTO	ANTIFREEZE-NO TESTING DONE	OR	1	2752
BDEB	LEAD-ACID BATTERIES	AD	17	15548
BDEB	LEAD-ACID BATTERIES	AN	3	960
BDEB	LEAD-ACID BATTERIES	EE	6	2088
BDEB	LEAD-ACID BATTERIES	ER	286	21011076
BDEB	LEAD-ACID BATTERIES	HO	2	924
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	AD	1	12
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	AN	1	8
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	DP	3	200
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	ER	1	500
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	EW	1	200
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	HH	22	5704
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	HR	2	108
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	OE	5	317
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	SL	1	2
CWCM	ACIDIC OR ALKALINE WASTES - PH12.5	SO	2	108
CWCN	SPENT PLATING WASTES-FROM METAL-PLATING, ETC.	HH	1	917
EENU	EMPTY PESTICIDE CONTAINERS D,U LIST	OE	3	156
EENU	EMPTY PESTICIDE CONTAINERS D,U LIST	SL	8	492

Waste	Description	Disposal Method	Count of Facilities	Pounds
EMRD	PESTICIDE WASTE MIXTURES/WATERS	HH	1	540
EMRD	PESTICIDE WASTE MIXTURES/WATERS	HO	1	24
EMRD	PESTICIDE WASTE MIXTURES/WATERS	OR	1	348
EPRD	TOXIC WASTES D,U LIST	HH	2	132
ETRC	TOXIC SPILL CLEANUP D,U LIST	AD	1	12
ETRC	TOXIC SPILL CLEANUP D,U LIST	HH	1	240
ETRC	TOXIC SPILL CLEANUP D,U LIST	HO	1	24
FFEF	PHOTOGRAPHIC SILVER RECOVERY CANNISTER	AD	2	60
FFEF	PHOTOGRAPHIC SILVER RECOVERY CANNISTER	ER	6	756
FFEF	PHOTOGRAPHIC SILVER RECOVERY CANNISTER	HH	1	12
FFEF	PHOTOGRAPHIC SILVER RECOVERY CANNISTER	HR	2	24
FWHF	PHOTOGRAPHIC WASTES-FIXANT SOLUTION	AN	1	1001
FWHF	PHOTOGRAPHIC WASTES-FIXANT SOLUTION	DP	3	300
FWHF	PHOTOGRAPHIC WASTES-FIXANT SOLUTION	HH	4	840
FWHF	PHOTOGRAPHIC WASTES-FIXANT SOLUTION	HR	1	500
FWHF	PHOTOGRAPHIC WASTES-FIXANT SOLUTION	OE	1	2502
FWNF	PHOTOGRAPHIC WASTES-NOT HW	DP	5	8619
FWNF	PHOTOGRAPHIC WASTES-NOT HW	HR	1	500
GFEO	FUEL FILTERS	AD	10	590
GFEO	FUEL FILTERS	AN	1	60
GFEO	FUEL FILTERS	AO	1	0
GFEO	FUEL FILTERS	ER	1	24
GFEO	FUEL FILTERS	EU	30	1260
GFEO	FUEL FILTERS	HH	1	60
GFEO	FUEL FILTERS	HR	1	12
GFEO	FUEL FILTERS	SL	1	36
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	AD	4	4082
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	AN	2	147
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	AO	1	68
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	ER	1	3396
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	EU	2	68260
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	HH	3	1149
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	HO	1	204
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	HR	11	22021
GPID	DISCARDED GASOLINE, DIESEL OR OTHER FUELS	OR	1	170
GWEE	PETROLEUM CONTACT WATERS- PCW	AD	13	36970
GWEE	PETROLEUM CONTACT WATERS- PCW	AN	1	5004

Waste	Description	Disposal Method	Count of Facilities	Pounds
GWEE	PETROLEUM CONTACT WATERS- PCW	ER	1	4003
GWEE	PETROLEUM CONTACT WATERS- PCW	EU	39	249500
GWEE	PETROLEUM CONTACT WATERS- PCW	OP	1	2002
HBLT	DISTILATION BOTTOMS-HALOGENATED	HH	4	26712
HBLT	DISTILATION BOTTOMS-HALOGENATED	HR	1	1000
HFLO	DRY CLEANING FILTERS	HH	9	7180
HFLO	DRY CLEANING FILTERS	SL	1	36
HMLG	HALOGENATED SOLVENTS-CONTAIN CHLORINE/FLUORIN	BE	1	217
HMLG	HALOGENATED SOLVENTS-CONTAIN CHLORINE/FLUORIN	HH	3	2822
HPLU	SPENT FREON-113	HR	1	2000
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	AD	1	12
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	AN	1	60
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	EC	1	60
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	ER	1	60
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	HH	3	2952
HRLG	ABSORBENTS WITH HALOGENATED SOLVENTS	SL	3	36
HWET	CONDENSATE H2O FROM DRY CLEANERS	BE	1	100
HWET	CONDENSATE H2O FROM DRY CLEANERS	HH	3	12
HWET	CONDENSATE H2O FROM DRY CLEANERS	OE	1	60
HWET	CONDENSATE H2O FROM DRY CLEANERS	TE	1	3002
IPHI	WASTE INKS - CONTAINS HEAVY METALS	AD	2	315
IPII	WASTE INKS - FLASHPOINT < 140 F	AD	1	120
IPII	WASTE INKS - FLASHPOINT < 140 F	DP	1	26
IPMI	WASTE INK-FLASHPOINT	HH	1	945
LDEB	FLUORESCENT LAMPS/DEVICES	AD	116	2913
LDEB	FLUORESCENT LAMPS/DEVICES	AN	26	363
LDEB	FLUORESCENT LAMPS/DEVICES	EE	543	27762621
LDEB	FLUORESCENT LAMPS/DEVICES	ER	8	456
LDEB	FLUORESCENT LAMPS/DEVICES	HH	2	79
LDEB	FLUORESCENT LAMPS/DEVICES	HO	67	491
LDEB	FLUORESCENT LAMPS/DEVICES	HQ	4	561
LDEB	FLUORESCENT LAMPS/DEVICES	HR	8	1500
LDEB	FLUORESCENT LAMPS/DEVICES	SD	1	7
LDEB	FLUORESCENT LAMPS/DEVICES	SL	40	246
LDEB	FLUORESCENT LAMPS/DEVICES	SO	6	292
MBHR	SLUDGES WITH HEAVY METALS	AD	1	1320

Waste	Description	Disposal Method	Count of Facilities	Pounds
MBHR	SLUDGES WITH HEAVY METALS	AN	1	12
MBHR	SLUDGES WITH HEAVY METALS	ER	1	48
MBHR	SLUDGES WITH HEAVY METALS	HO	1	12
MBHR	SLUDGES WITH HEAVY METALS	SL	3	2.18E+08
MFHO	FILTERS WITH HEAVY METALS	AD	7	6168
MFHO	FILTERS WITH HEAVY METALS	AN	3	48
MFHO	FILTERS WITH HEAVY METALS	EU	4	528
MFHO	FILTERS WITH HEAVY METALS	HH	2	120
MFHO	FILTERS WITH HEAVY METALS	HQ	1	24
MFHO	FILTERS WITH HEAVY METALS	HR	2	48
MFHO	FILTERS WITH HEAVY METALS	SL	6	96
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	AD	29	9744
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	AN	5	696
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	EE	16	381700
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	ER	42	10324
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	HH	1	4800
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	HO	2	180
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	HR	1	24000
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	OR	2	36
MSEM	SOLIDS - SCRAP METALS, SOLDER, CIRCUIT BOARDS	SL	2	192
MSHS	DUST AND SOLIDS WITH HEAVY METALS	AN	1	0
MSHS	DUST AND SOLIDS WITH HEAVY METALS	ER	1	300
MSHS	DUST AND SOLIDS WITH HEAVY METALS	HH	2	636
MSHU	LEAD BACKING FROM XRAY,SCRAP AMALGAM WASH, RINSE & OTHER WASTEWATER W HEAVY METALS	HR	1	0
MWHR	WASH, RINSE & OTHER WASTEWATER W HEAVY METALS	HH	1	2002
MWHR	WASH, RINSE & OTHER WASTEWATER W HEAVY METALS	HO	1	60
MWHR	WASH, RINSE & OTHER WASTEWATER W HEAVY METALS	HR	1	5504
NBLT	DIST. BOTTOMS-NON-HALOGENATED	HH	2	1200
NBLT	DIST. BOTTOMS-NON-HALOGENATED	SF	1	790
NPIA	MINERAL SPIRITS-PARTS CLEANER	AD	6	849
NPIA	MINERAL SPIRITS-PARTS CLEANER	AN	4	553
NPIA	MINERAL SPIRITS-PARTS CLEANER	AO	32	13577
NPIA	MINERAL SPIRITS-PARTS CLEANER	BE	1	79
NPIA	MINERAL SPIRITS-PARTS CLEANER	BO	1	395
NPIA	MINERAL SPIRITS-PARTS CLEANER	BU	1	1572094
NPIA	MINERAL SPIRITS-PARTS CLEANER	CU	1	60

Waste	Description	Disposal Method	Count of Facilities	Pounds
NPIA	MINERAL SPIRITS-PARTS CLEANER	ER	1	1184
NPIA	MINERAL SPIRITS-PARTS CLEANER	EU	8	2303
NPIA	MINERAL SPIRITS-PARTS CLEANER	HH	36	27828
NPIA	MINERAL SPIRITS-PARTS CLEANER	HO	3	326
NPIA	MINERAL SPIRITS-PARTS CLEANER	HQ	1	197
NPIA	MINERAL SPIRITS-PARTS CLEANER	HR	76	62870
NPIA	MINERAL SPIRITS-PARTS CLEANER	OR	1	395
NPIA	MINERAL SPIRITS-PARTS CLEANER	SO	1	13
NPIG	NON-HALOGENATED SOLVENT-IGNITABLE LISTED ONLY	AD	1	1579
NPIG	NON-HALOGENATED SOLVENT-IGNITABLE LISTED ONLY	AO	4	1343
NPIG	NON-HALOGENATED SOLVENT-IGNITABLE LISTED ONLY	HH	5	7218
NPIG	NON-HALOGENATED SOLVENT-IGNITABLE LISTED ONLY	HO	1	79
NPIG	NON-HALOGENATED SOLVENT-IGNITABLE LISTED ONLY	HR	5	18400
NPLG	NON-HALOGENATED SOLVENT-TOX,REACT,ACUTE LISTED	HH	1	84
NPLG	NON-HALOGENATED SOLVENT-TOX,REACT,ACUTE LISTED	HO	1	79
NPLG	NON-HALOGENATED SOLVENT-TOX,REACT,ACUTE LISTED	SL	2	15
NPNA	NONHALOGENATED SOLVENTS-PURE HAZ LIQUIDS	HR	1	197
NRIG	ABSORBENTS W/IGNITABLE ONLY SOLVENT	SL	1	13
NRLG	ABSORBENTS WITH LISTED NONHALOGENATED SOLVENT	AN	1	144
NRLG	ABSORBENTS WITH LISTED NONHALOGENATED SOLVENT	EC	11	9288
NRLG	ABSORBENTS WITH LISTED NONHALOGENATED SOLVENT	HH	1	312
NRLG	ABSORBENTS WITH LISTED NONHALOGENATED SOLVENT	SL	8	268
OARD	OTHER TOXIC CHEMICALS-AEROSOL CANS - ETC. SLUDGES & SOLIDS WITH TC ORGANICS -ALSO	SL	2	6
OBOU	SOILS	AD	1	240
OBOU	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO SOILS	AO	1	24
OBOU	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO SOILS	BO	1	12
OBOU	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO SOILS	HR	1	312
OBOU	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO SOILS	SD	1	12
OBOU	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO SOILS	SF	1	13200

Waste	Description	Disposal Method	Count of Facilities	Pounds
	SLUDGES & SOLIDS WITH TC ORGANICS -ALSO			
OBOU	SOILS	SO	1	12
OLED	OTHER CHEMICAL-NOT HAZ WASTE	AD	6	3424
OLED	OTHER CHEMICAL-NOT HAZ WASTE	AN	1	480
OLED	OTHER CHEMICAL-NOT HAZ WASTE	DP	3	4236
OLED	OTHER CHEMICAL-NOT HAZ WASTE	EE	1	12
OLED	OTHER CHEMICAL-NOT HAZ WASTE	ER	6	516
OLED	OTHER CHEMICAL-NOT HAZ WASTE	HH	6	6528
OLED	OTHER CHEMICAL-NOT HAZ WASTE	HO	3	672
OLED	OTHER CHEMICAL-NOT HAZ WASTE	HR	3	3456
OLED	OTHER CHEMICAL-NOT HAZ WASTE	SL	3	54
OLED	OTHER CHEMICAL-NOT HAZ WASTE	SO	1	12
OLIU	OTHER IGNITABLE WASTES	AD	4	144
OLIU	OTHER IGNITABLE WASTES	AN	1	12
OLIU	OTHER IGNITABLE WASTES	AO	1	6
OLIU	OTHER IGNITABLE WASTES	BE	1	12
OLIU	OTHER IGNITABLE WASTES	EE	1	12
OLIU	OTHER IGNITABLE WASTES	HH	22	8785
OLIU	OTHER IGNITABLE WASTES	HO	7	180
OLIU	OTHER IGNITABLE WASTES	HR	5	14532
OLIU	OTHER IGNITABLE WASTES	OR	1	3840
OLIU	OTHER IGNITABLE WASTES	SL	4	168
OLLD	OTHER TOXIC CHEMICALS-LAB PACK/MIXED-UNKNOWN	HR	1	24
OLMD	OTHER CHEMICAL LAB PACKED WASTE	AD	4	4500
OLMD	OTHER CHEMICAL LAB PACKED WASTE	HH	8	1392
OLMD	OTHER CHEMICAL LAB PACKED WASTE	HO	3	384
OLMD	OTHER CHEMICAL LAB PACKED WASTE	HR	1	12
OLMD	OTHER CHEMICAL LAB PACKED WASTE	RD	5	324
OPAD	ACUTE DISCARDED UNUSED OR OFF-SPEC CHEM	AD	2	30
OPAD	ACUTE DISCARDED UNUSED OR OFF-SPEC CHEM	ER	1	0
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	AD	11	43044
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	AN	3	40620
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	BE	1	0
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	EE	2	72
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	HH	11	2329

Waste	Description	Disposal Method	Count of Facilities	Pounds
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	HO	6	492
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	HQ	1	12
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	HR	5	816
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	RD	7	300
OPLD	DISCARDED UNUSED OR OFF-SPEC COMMERCIAL CHEM	SL	1	12
OTAC	ACUTE CHEMICAL SPILL CLEANUP - P LIST	AD	2	18
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	AD	3	660
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	AN	3	1049
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	BE	4	208
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	EU	1	94
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	HH	17	1024887
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	HO	12	21028
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	HR	11	12128
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	OR	4	2249
PMIP	IGNITABLE PAINT WASTES - FLASHPOINT < 140 F	SL	1	14808
PMMP	PAINT WASTE-MIXED HW	AD	2	188
PMMP	PAINT WASTE-MIXED HW	AN	4	2570
PMMP	PAINT WASTE-MIXED HW	BE	1	94
PMMP	PAINT WASTE-MIXED HW	HH	11	32644
PMMP	PAINT WASTE-MIXED HW	HO	2	566
PMMP	PAINT WASTE-MIXED HW	SL	2	39
PPRD	PAINTS/COATINGS-PURE HAZ LIQUIDS	AD	1	94
PSHP	OTHER PAINT WASTES W/HEAVY METALS	AD	1	60
PSHP	OTHER PAINT WASTES W/HEAVY METALS	AN	2	72
PSHP	OTHER PAINT WASTES W/HEAVY METALS	HH	2	1680
PSHP	OTHER PAINT WASTES W/HEAVY METALS	SL	2	108
RDEB	RECHARGEABLE BATTERIES: PBACID,NICAD,HG,AG	AD	3	264
RDEB	RECHARGEABLE BATTERIES: PBACID,NICAD,HG,AG	EE	25	258196
RDEB	RECHARGEABLE BATTERIES: PBACID,NICAD,HG,AG	ER	18	4314
RDEB	RECHARGEABLE BATTERIES: PBACID,NICAD,HG,AG	HH	1	180
RDEB	RECHARGEABLE BATTERIES: PBACID,NICAD,HG,AG	HR	1	240
RDHB	RECHARGEABLE BATTERIES-DEVICES (BATTERY, LAMP, ET	EE	1	5
SBRT	SOLVENT DISTILLATION BOTTOMS	OR	1	600
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	AD	1	0

Waste	Description	Disposal Method	Count of Facilities	Pounds
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	AO	2	900
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	ER	1	84
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	EU	1	420
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	HH	3	420
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	HR	2	1260
SMHA	AQUEOUS PARTS WASHER W/HEAVY METALS	OR	1	1260
SMIA	AQUEOUS PARTS WASHER W/IGNITABLE ONLY HW	HH	1	252
SMMA	AQUEOUS PARTS WASHER W/MIXED HW	AO	2	148
SMMA	AQUEOUS PARTS WASHER W/MIXED HW	HH	1	280
SMMA	AQUEOUS PARTS WASHER W/MIXED HW	HR	1	336
SMRA	SPENT SOLVENTS (MIX/OTHER)	AN	3	588
SMRA	SPENT SOLVENTS (MIX/OTHER)	AO	2	504
SMRA	SPENT SOLVENTS (MIX/OTHER)	HH	8	31536
SMRA	SPENT SOLVENTS (MIX/OTHER)	HO	2	102
SMRA	SPENT SOLVENTS (MIX/OTHER)	HR	5	6024
SPNA	AQUEOUS PARTS WASHER, NOT HW	AD	2	192
SPNA	AQUEOUS PARTS WASHER, NOT HW	AN	1	0
SPNA	AQUEOUS PARTS WASHER, NOT HW	AO	4	1720
SPNA	AQUEOUS PARTS WASHER, NOT HW	EU	5	1752
SPNA	AQUEOUS PARTS WASHER, NOT HW	HH	1	3168
SPNA	AQUEOUS PARTS WASHER, NOT HW	HR	1	480
SPNA	AQUEOUS PARTS WASHER, NOT HW	OR	2	12672
SPNA	AQUEOUS PARTS WASHER, NOT HW	TP	1	8640
SRIG	RAGS WITH IGNITABLE ONLY SOLVENTS	AD	3	276
SRIG	RAGS WITH IGNITABLE ONLY SOLVENTS	EC	5	1232
SRIG	RAGS WITH IGNITABLE ONLY SOLVENTS	HO	1	12
SRIG	RAGS WITH IGNITABLE ONLY SOLVENTS	SL	3	42
TDEB	MERCURY CONTAINING DEVICES (THERMOSTATS,ETC.)	AD	1	12
TDEB	MERCURY CONTAINING DEVICES (THERMOSTATS,ETC.)	EE	2	48
TDEB	MERCURY CONTAINING DEVICES (THERMOSTATS,ETC.)	ER	2	36
TDEB	MERCURY CONTAINING DEVICES (THERMOSTATS,ETC.)	HH	4	96
TDEB	MERCURY CONTAINING DEVICES (THERMOSTATS,ETC.)	HR	2	3258
UBNE	OILY SLUDGE (FROM SUMP PUMP OUTS)	EU	2	1200
UCNO	CRUSHED OIL FILTERS	AN	1	240
UCNO	CRUSHED OIL FILTERS	EU	34	854195

Waste	Description	Disposal Method	Count of Facilities	Pounds
UKEH	ABSORBENTS CONTAMINATED W/OIL	AD	6	396
UKEH	ABSORBENTS CONTAMINATED W/OIL	AN	1	24
UKEH	ABSORBENTS CONTAMINATED W/OIL	EC	22	12694
UKEH	ABSORBENTS CONTAMINATED W/OIL	ER	2	84240
UKEH	ABSORBENTS CONTAMINATED W/OIL	EU	23	167492
UKEH	ABSORBENTS CONTAMINATED W/OIL	HH	2	398
UKEH	ABSORBENTS CONTAMINATED W/OIL	SD	2	102
UKEH	ABSORBENTS CONTAMINATED W/OIL	SL	44	2448
UMEO	USED OIL (AND FILTERS)-MIXED LIQUIDS	EU	1	419
UOEO	USED OILCOLLECTED BY PUOCC FACS	EU	63	164
UPEM	METALWORKING (CUTTING) OILS	AN	1	12
UPEM	METALWORKING (CUTTING) OILS	AO	1	914
UPEM	METALWORKING (CUTTING) OILS	ER	1	1200
UPEM	METALWORKING (CUTTING) OILS	EU	3	7283
UPEM	METALWORKING (CUTTING) OILS	HO	1	91
UPEM	METALWORKING (CUTTING) OILS	SL	1	12
UPEO	USED OILS & OTHER LUBRICANTS	AD	18	10388
UPEO	USED OILS & OTHER LUBRICANTS	AN	11	4308
UPEO	USED OILS & OTHER LUBRICANTS	BU	1	2107235
UPEO	USED OILS & OTHER LUBRICANTS	EE	4	4206
UPEO	USED OILS & OTHER LUBRICANTS	ER	3	55908
UPEO	USED OILS & OTHER LUBRICANTS	EU	338	12272232
UPEO	USED OILS & OTHER LUBRICANTS	HO	4	1111
UPEO	USED OILS & OTHER LUBRICANTS	HR	1	120
UPEO	USED OILS & OTHER LUBRICANTS	OR	3	4298
UREH	RAGS WITH OIL	EC	129	53238
UREH	RAGS WITH OIL	EU	2	840
UREH	RAGS WITH OIL	SL	6	744
UREH	RAGS WITH OIL	SO	1	12
UREH	RAGS WITH OIL	TO	1	60
UUNO	UNCRUSHED OIL FILTERS	AD	14	1368
UUNO	UNCRUSHED OIL FILTERS	AN	4	108
UUNO	UNCRUSHED OIL FILTERS	EE	1	120
UUNO	UNCRUSHED OIL FILTERS	ER	7	2052
UUNO	UNCRUSHED OIL FILTERS	EU	193	2205986
UUNO	UNCRUSHED OIL FILTERS	HH	1	158
UUNO	UNCRUSHED OIL FILTERS	HO	2	72

Waste	Description	Disposal Method	Count of Facilities	Pounds
UUNO	UNCRUSHED OIL FILTERS	HR	2	2611
UUNO	UNCRUSHED OIL FILTERS	SL	7	144
UWNE	OILY WASTE WATER	AD	8	51240
UWNE	OILY WASTE WATER	AN	4	1501
UWNE	OILY WASTE WATER	AO	2	1101
UWNE	OILY WASTE WATER	DS	2	2002
UWNE	OILY WASTE WATER	ER	1	2002
UWNE	OILY WASTE WATER	EU	40	2335725
UWNE	OILY WASTE WATER	EW	8	380505
UWNE	OILY WASTE WATER	HH	4	35029
UWNE	OILY WASTE WATER	HR	2	2702
UWNE	OILY WASTE WATER	SL	1	10008
XSVU	REACTIVE WASTES-SOLIDS	AD	2	18
XSVU	REACTIVE WASTES-SOLIDS	AN	1	2
XSVU	REACTIVE WASTES-SOLIDS	HH	7	1284
XSVU	REACTIVE WASTES-SOLIDS	HR	1	108
XWVU	REACTIVE WASTES-WASTEWATER	HR	1	1080
			606	0
		<u>Total:</u>		<u>292,742,100</u>

APPENDIX G:

LEON COUNTY WILDFIRE RISK ASSESSMENT SUMMARY REPORT FOR LEON COUNTY (2014)

SOUTHERN WILDFIRE RISK ASSESSMENT SUMMARY REPORT

Leon County



Report was generated using
www.SouthernWildfireRisk.com

Report version: 3.0

Report generated: 8/12/2014

Table of Contents

Table of Contents 3
Disclaimer..... 4
Introduction 5
 Products..... 7
Wildland Urban Interface..... 8
WUI Risk Index 13
Community Protection Zones 16
Burn Probability 19
Wildfire Behavior Outputs 23
 Characteristic Rate of Spread 25
 Characteristic Flame Length 28
 Characteristic Fire Intensity Scale 31
 Fire Type - Extreme 35
Surface Fuels 39
Dozer Operability Rating 47
References 50

Disclaimer

Southern Group of State Foresters makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "As Is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

Users should also note that property boundaries included in any product do not represent an on- the-ground survey suitable for legal, engineering, or surveying purposes. They represent only the approximate relative locations.

Introduction

Welcome to the Southern Wildfire Risk Assessment Summary Report.

This tool allows users of the Professional Viewer application of the Southern Wildfire Risk Assessment (SWRA) web Portal (SouthWRAP) to define a specific project area and summarize wildfire related information for this area. A detailed risk summary report is generated using a set of predefined map products developed by the Southern Wildfire Risk Assessment project which have been summarized explicitly for the user defined project area. The report is generated in MS WORD format.

The report has been designed so that information from the report can easily be copied and pasted into other specific plans, reports, or documents depending on user needs. Examples include, but are not limited to, Community Wildfire Protection Plans, Local Fire Plans, Fuels Mitigation Plans, Hazard Mitigation Plans, Homeowner Association Risk Assessments, and Forest Management or Stewardship Plans. Formats and standards for these types of reports vary from state to state across the South, and accordingly SouthWRAP provides the SWRA information in a generic risk report format to facilitate use in any type of external document. The SouthWRAP Risk Summary Report also stands alone as a viable depiction of current wildfire risk conditions for the user defined project area.

SouthWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in the South.

Results of the assessment can be used to help prioritize areas in the state where mitigation treatments, community interaction and education, or tactical analyses might be necessary to reduce risk from wildfires.

The SouthWRAP products included in this report are designed to provide the information needed to support the following key priorities:

- Identify areas that are most prone to wildfire
- Identify areas that may require additional tactical planning, specifically related to mitigation projects and Community Wildfire Protection Planning
- Provide the information necessary to justify resource, budget and funding requests
- Allow agencies to work together to better define priorities and improve emergency response, particularly across jurisdictional boundaries
- Define wildland communities and identify the risk to those communities
- Increase communication and outreach with local residents and the public to create awareness and address community priorities and needs
- Plan for response and suppression resource needs
- Plan and prioritize hazardous fuel treatment programs

To learn more about the SWRA project or to create a custom summary report, go to www.SouthWildfireRisk.com.

Products

Each product in this report is accompanied by a general description, table, chart and/or map. A list of available SouthWRAP products in this report is provided in the following table.

SouthWRAP Product	Description
Wildland Urban Interface (WUI)	Depicts where humans and their structures meet or intermix with wildland fuel
WUI Risk Index	Represents a rating of the potential impact of a wildfire on people and their homes
Community Protection Zones	Represents those areas designated as primary and secondary priorities for community protection planning
Burn Probability	Probability of an area burning given current landscape conditions, percentile weather, historical ignition patterns and historical fire prevention and suppression efforts
Wildfire Ignition Density	Likelihood of a wildfire starting based on historical ignition patterns
Characteristic Rate of Spread	Represents the speed with which a fire moves in a horizontal direction across the landscape
Characteristic Flame Length	Represents the distance between the tip and base of the flame
Fire intensity Scale	Quantifies the potential fire intensity for an area by orders of magnitude
Fire Type – Extreme	Represents the potential fire type (surface or canopy) under extreme percentile weather conditions
Surface Fuels	Contains the parameters needed to compute surface fire behavior characteristics
Dozer Operability Rating	Level of difficulty to operate a dozer in an area based on limitations associated with slope and vegetation type

Wildland Urban Interface

Description

The South is one of the fastest growing regions in the nation, with an estimated population growth of 1.5 million people per year. The South also consistently has the highest number of wildfires per year. Population growth is pushing housing developments further into natural and forested areas where most of these wildfires occur. This situation puts many lives and communities at risk each year.



In particular, the expansion of residential development from urban centers out into rural landscapes, increases the potential for wildland fire threat to public safety and the potential for damage to forest resources and dependent industries. This increase in population across the region will impact counties and communities that are located within the Wildland Urban Interface (WUI). The

WUI is described as the area where structures and other human improvements meet and intermingle with undeveloped wildland or vegetative fuels. Population growth within the WUI substantially increases the risk from wildfire.

For the **Leon County** project area, it is estimated that **264,807** people or **94 percent** of the total project area population (281,779) live within the WUI.



The Wildland Urban Interface (WUI) layer reflects housing density depicting where humans and their structures meet or intermix with wildland fuels.

WUI housing density is categorized based on the standard Federal Register and U.S. Forest Service SILVIS data set categories, long considered a de facto standard for depicting WUI. However, in the SWRA WUI data the number of housing density categories is extended to provide a better gradation of housing distribution to meet specific requirements for fire protection planning activities. While units of the actual data set are in *houses per sq. km.*, the data is presented as the *number of houses per acre* to aid with interpretation and use by fire planners in the South.

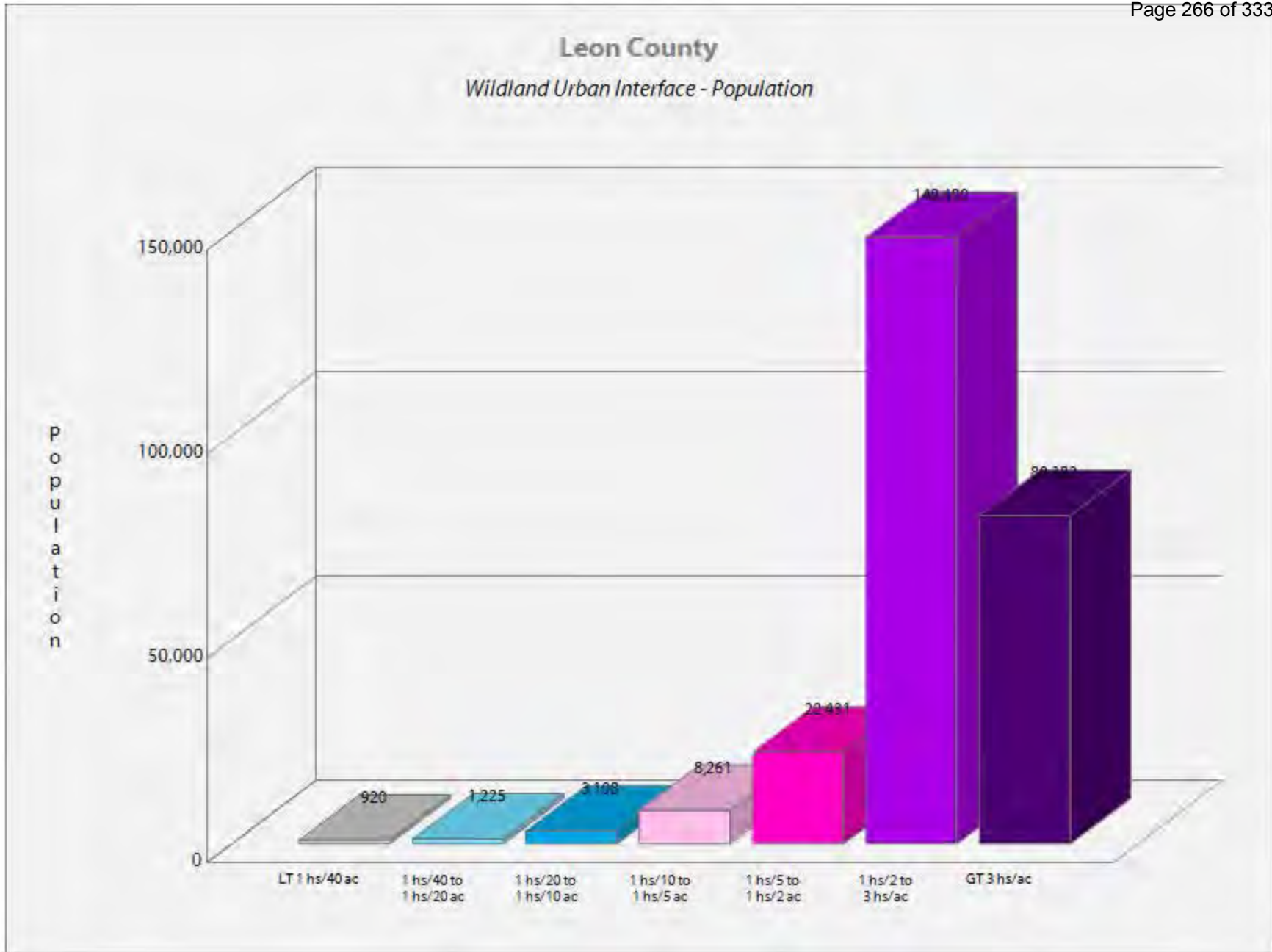
In the past, conventional wildland urban interface data sets, such as USFS SILVIS, have been used to reflect these concerns. However, USFS SILVIS and other existing data sources do not provide the level of detail for defining population living in the wildland as needed by Southern state WUI specialists and local fire protection agencies.

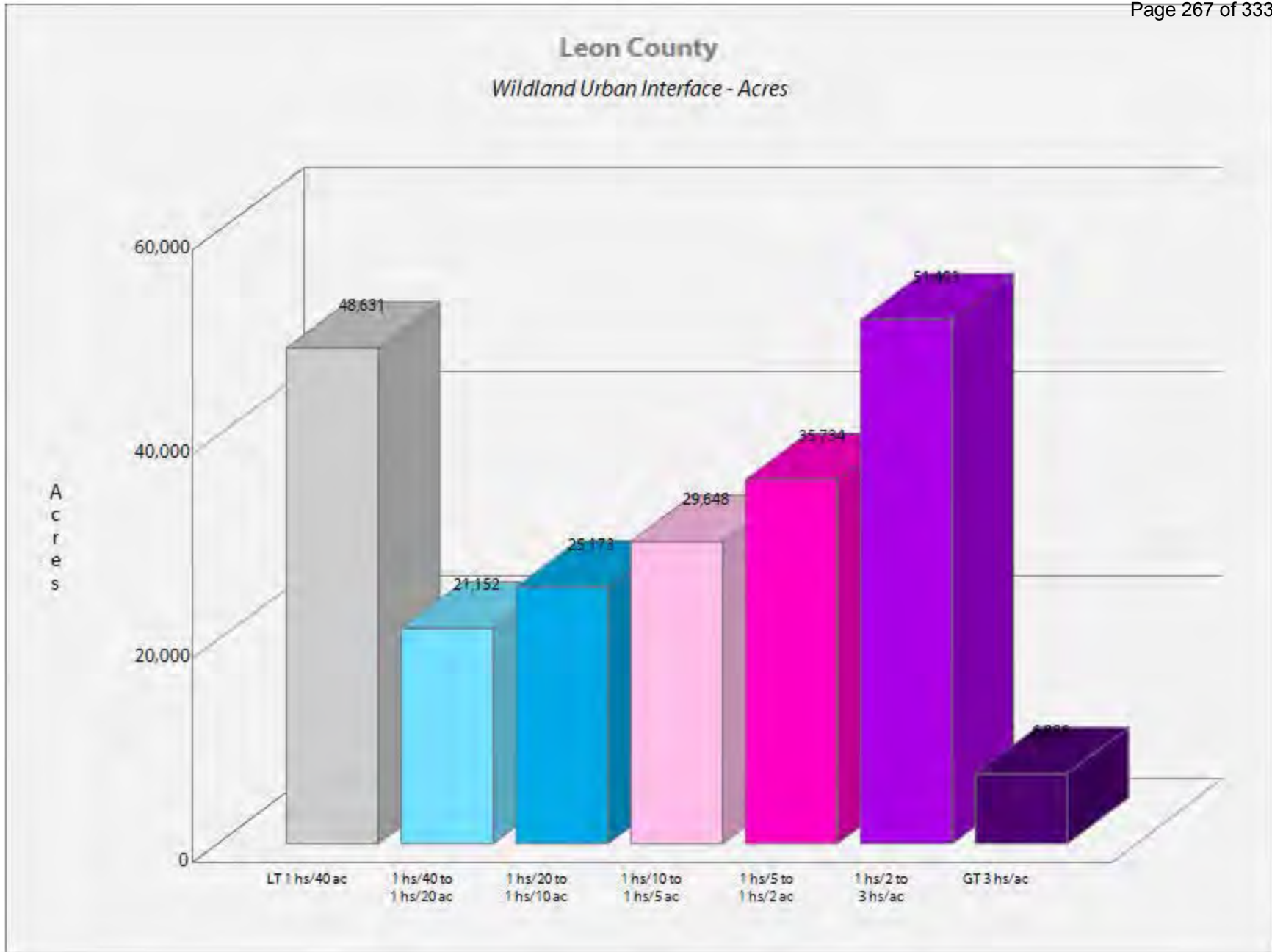
The new SWRA WUI 2012 dataset is derived using advanced modeling techniques based on the SWRA Where People Live (housing density) dataset and 2012 LandScan population count data available from the Department of Homeland Security, HSIP Freedom Data Set. WUI is simply a subset of the Where People Live dataset. The primary difference between the WPL and WUI is that populated areas surrounded by sufficient non-burnable areas (i.e. interior urban areas) are removed from the Where People Live data set, as these areas are not expected to be directly impacted by a wildfire. Simply put, the SWRA WUI is the SWRA WPL data with the urban core areas removed.

Data is modeled at a 30-meter cell resolution, which is consistent with other SWRA layers. The following table shows the total population for each WUI area within the project area.

WUI – Population and Acres

Housing Density	WUI Population	Percent of WUI Population	WUI Acres	Percent of WUI Acres
LT 1hs/40ac	920	0.3%	48,631	22.2%
1hs/40ac to 1hs/20ac	1,225	0.5%	21,152	9.7%
1hs/20ac to 1hs/10ac	3,108	1.2%	25,173	11.5%
1hs/10ac to 1hs/5ac	8,261	3.1%	29,648	13.6%
1hs/5ac to 1hs/2ac	22,431	8.5%	35,734	16.3%
1hs/2ac to 3hs/1ac	148,480	56.1%	51,403	23.5%
GT 3hs/1ac	80,382	30.4%	6,880	3.1%
Total	264,807	100.0%	218,621	100.0%

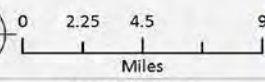
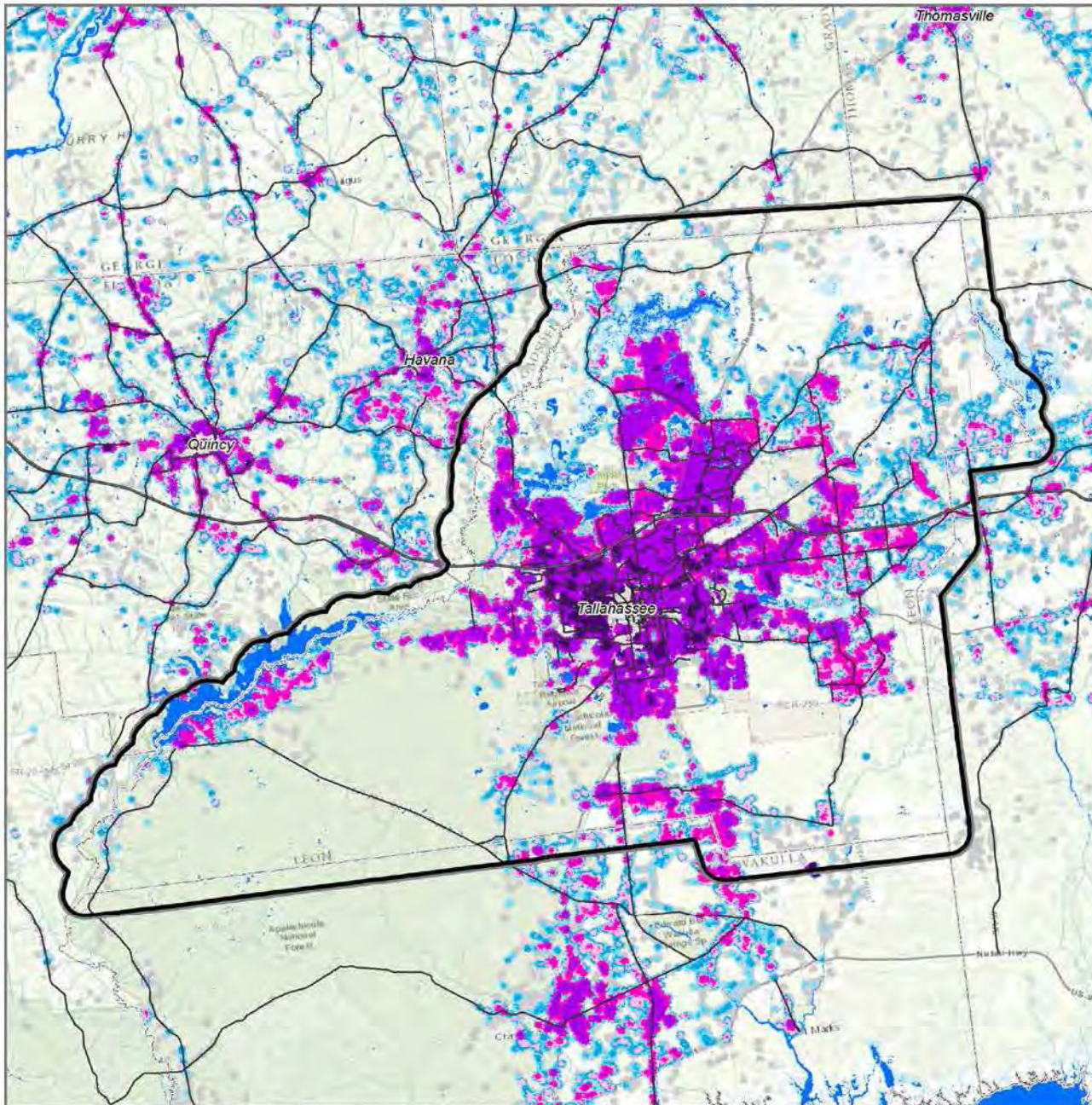




Leon County

Wildland Urban Interface

- 1 - LT 1 hs/40 ac
- 2 - 1 hs/40 to 1 hs/20 ac
- 3 - 1 hs/20 to 1 hs/10 ac
- 4 - 1 hs/10 to 1 hs/5 ac
- 5 - 1 hs/5 to 1 hs/2 ac
- 6 - 1 hs/2 to 3 hs/ac
- 7 - GT 3 hs/ac



Date: 8/12/2014
Southern Wildfire Risk Assessment
<http://www.southernwildfirerisk.com>

WUI Risk Index

Description










The Wildland Urban Interface (WUI) Risk Index layer is a rating of the potential impact of a wildfire on people and their homes. The key input, WUI, reflects housing density (houses per acre) consistent with Federal Register National standards. The location of people living in the Wildland Urban Interface and rural areas is key information for defining potential wildfire impacts to people and homes.

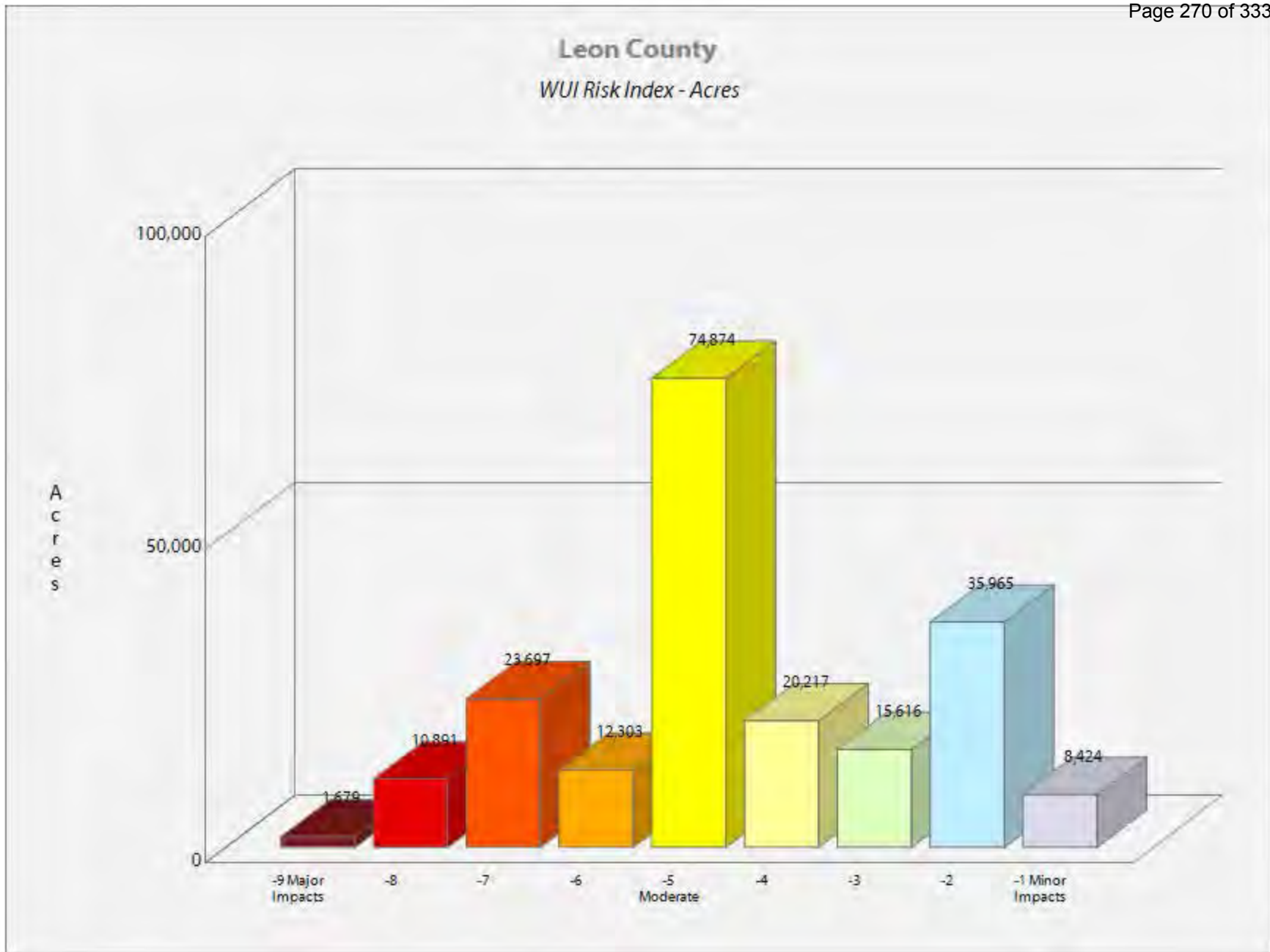
The WUI Risk Rating is derived using a Response Function modeling approach. Response functions are a method of assigning a net change in the value to a resource or asset based on susceptibility to fire at different intensity levels, such as flame length. The range of values is from -1 to -9, with -1 representing the least negative impact and -9 representing the most negative impact. For example, areas with high housing density and high flame lengths are rated -9 while areas with low housing density and low flame lengths are rated -1.

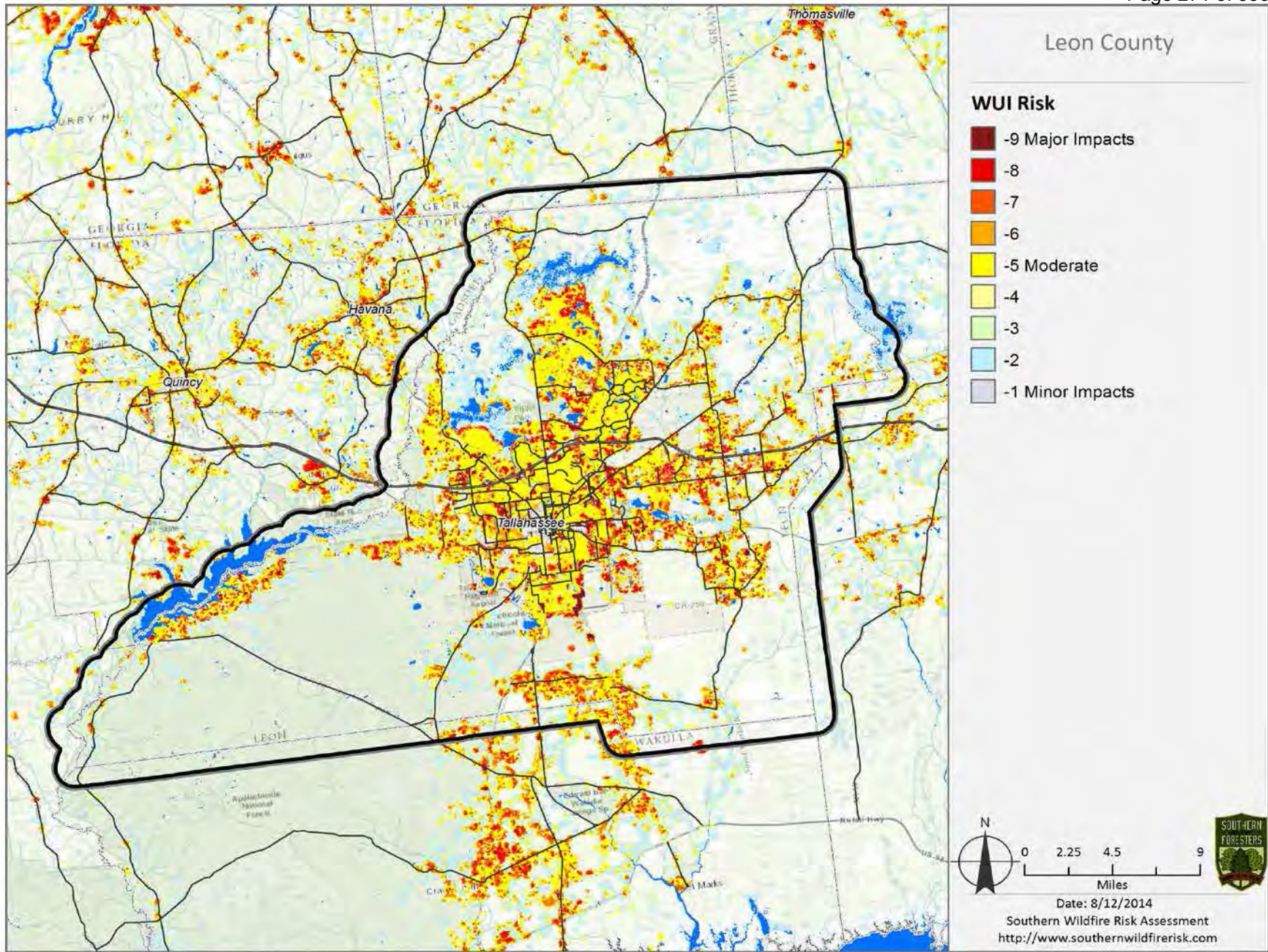
To calculate the WUI Risk Rating, the WUI housing density data was combined with Flame Length data and response functions were defined to represent potential impacts. The response functions

were defined by a team of experts based on values defined by the SWRA Update Project technical team. By combining flame length with the WUI housing density data, you can determine where the greatest potential impact to homes and people is likely to occur.

Fire intensity data is modeled to incorporate penetration into urban fringe areas so that outputs better reflect real world conditions for fire spread and impact in fringe urban interface areas. With this enhancement, houses in urban areas adjacent to wildland fuels are incorporated into the WUI risk modeling. All areas in the South have the WUI Risk Index calculated consistently, which allows for comparison and ordination of areas across the entire region. Data is modeled at a 30-meter cell resolution, which is consistent with other SWRA layers.

	Class	Acres	Percent
	-9 Major Impacts	1,679	0.8%
	-8	10,891	5.3%
	-7	23,697	11.6%
	-6	12,303	6.0%
	-5 Moderate	74,874	36.8%
	-4	20,217	9.9%
	-3	15,616	7.7%
	-2	35,965	17.7%
	-1 Minor Impacts	8,424	4.1%
Total		203,666	100.0%





Community Protection Zones

Description

Community Protection Zones (CPZ) represent those areas considered highest priority for mitigation planning activities. CPZs are based on an analysis of the Where People Live housing density data and surrounding fire behavior potential. Rate of Spread data is used to determine the areas of concern around populated areas that are within a 2-hour fire spread distance. This is referred to as the Secondary CPZ.

General consensus among fire planners is that for fuel mitigation treatments to be effective in reducing wildfire hazard, they must be conducted within a close distance of a community. In the South, the WUI housing density has been used to reflect populated areas in place of community boundaries (Primary CPZ). This ensures that CPZs reflect where people are living in the wildland, not jurisdictional boundaries.

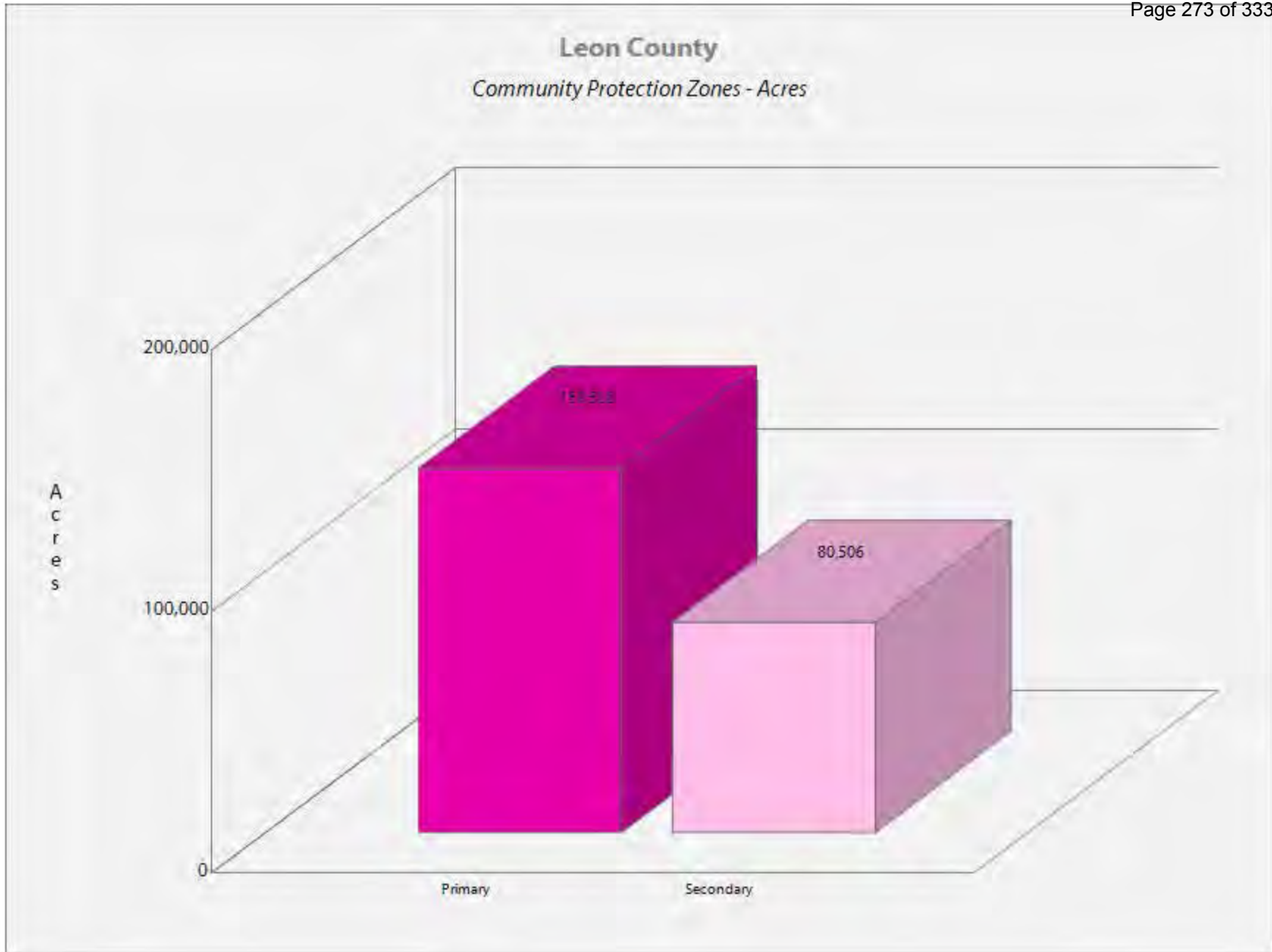
Secondary CPZs represent a variable width buffer around populated areas that are within a 2-hour fire spread distance. Accordingly, CPZs will extend farther in areas where rates of spread are greater and less in areas where minimal rate of spread potential exists. Secondary CPZ boundaries inherently incorporate fire behavior conditions.

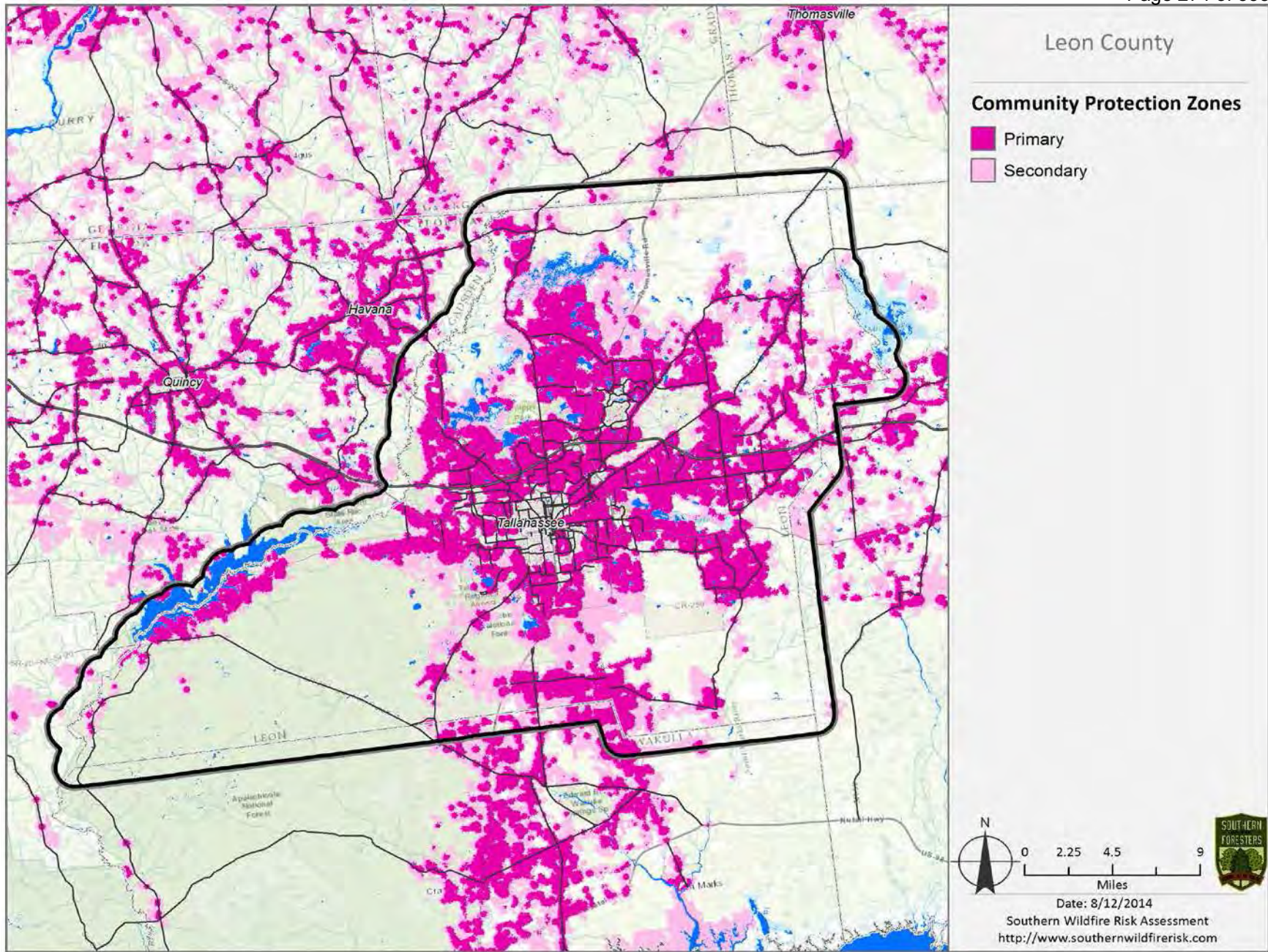
Primary CPZs reflect areas with a predefined housing density, such as greater than 1 house per 20 acres. Secondary CPZs are the areas around Primary CPZs within a 2 hour fire spread distance.

All areas in the South have the CPZs calculated consistently, which allows for comparison and ordination of areas across the entire region. Data is modeled at a 30-meter cell resolution, which is consistent with other SWRA layers.

Community Protection Zones - Acres

	Class	Acres	Percent
	Primary	139,508	63.4%
	Secondary	80,506	36.6%
	Total	220,013	100.0%





Burn Probability

Description

The Burn Probability (BP) layer depicts the probability of an area burning given current landscape conditions, percentile weather, historical ignition patterns and historical fire prevention and suppression efforts.

Describe in more detail, it is the tendency of any given pixel to burn, given the static landscape conditions depicted by the LANDFIRE Refresh 2008 dataset (as resampled by FPA), contemporary weather and ignition patterns, as well as contemporary fire management policies (entailing considerable fire prevention and suppression efforts).

The BP data does not, and is not intended to, depict fire-return intervals of any vintage, nor do they indicate likely fire footprints or routes of travel. Nothing about the expected shape or size of any actual fire incident can be interpreted from the burn probabilities. Instead, the BP data, in conjunction with the Fire Program Analysts FIL layers, are intended to support an actuarial approach to quantitative wildfire risk analysis (e.g., see Thompson et al. 2011).

Values in the Burn Probability (BP) data layer indicate, for each pixel, the number of times that cell was burned by an FSim-modeled fire, divided by the total number of annual weather scenarios simulated. Burn probability raster data was generated using the large fire simulator - FSim - developed for use in the Fire Program Analysis (FPA) project. FSim uses historical weather data and current landcover data for discrete geographical areas (Fire Planning Units - FPU) and simulates fires in these FPU. Using these simulated fires, an overall burn probability and marginal burn probabilities at four fire intensities (flame lengths) are returned by FSim for each 270m pixel in the FPU.











The fire growth simulations, when run repeatedly with different ignition locations and weather streams, generate burn probabilities and fire behavior distributions at each landscape location (i.e., cell or pixel). Results are objectively evaluated through comparison with historical fire patterns and statistics, including the mean annual burn probability and fire size distribution, for each FPU. This evaluation is part of the FSim calibration process for each FPU, whereby simulation inputs are adjusted until the slopes of the historical and modeled fire size distributions are similar and the modeled average burn probability falls within an acceptable range of the historical reference value (i.e., the 95% confidence interval for the mean).

Please refer to the metadata available for this dataset for a detailed description of the data processing methods, assumptions and references that pertain to the development of this data. This information is available from the USFS Missoula Fire Sciences Laboratory.

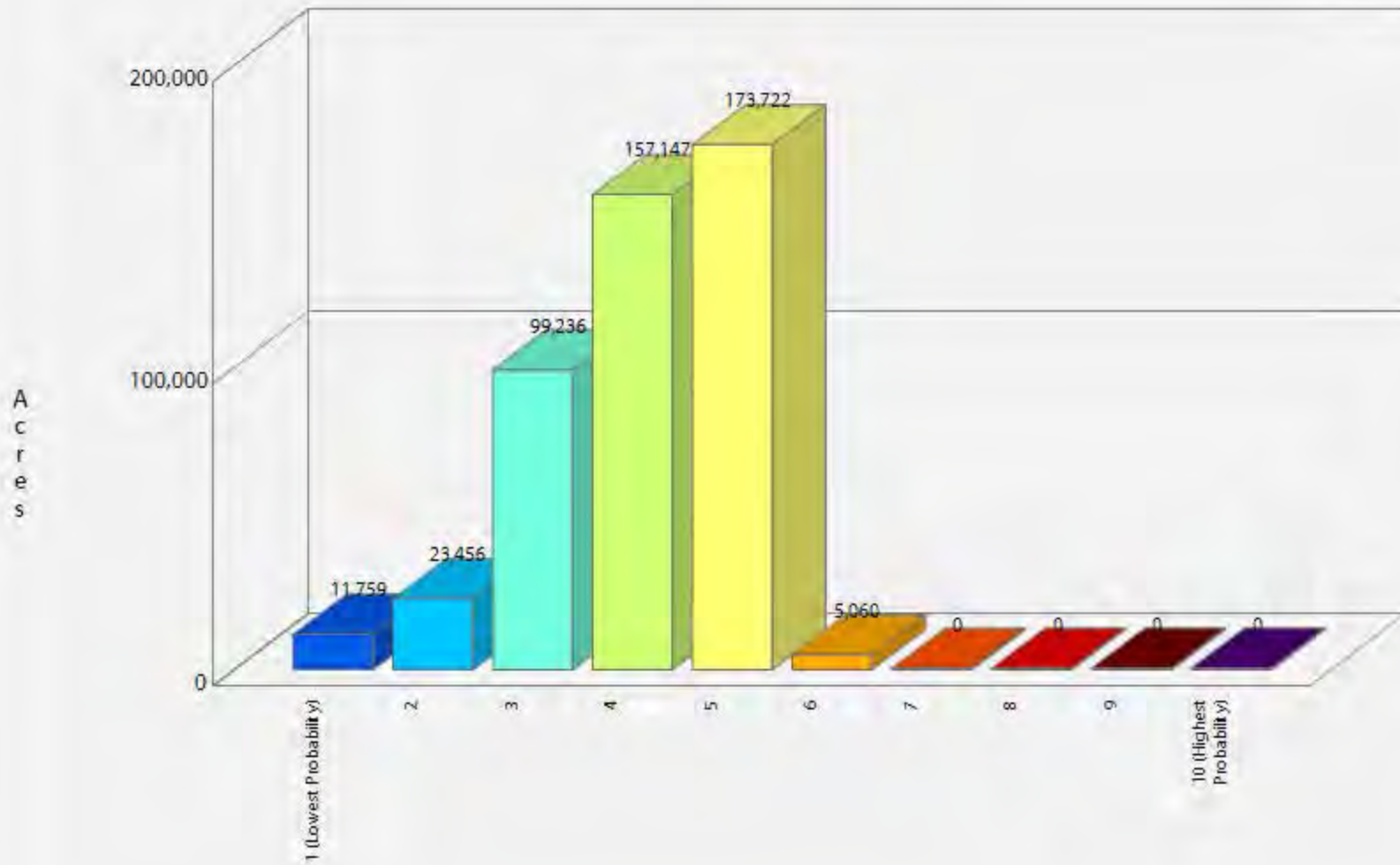
Please refer to the web site link in the report References to obtain more detailed descriptions of FPA and the related data products such as Burn Probability.

Burn Probability replaces the Wildland Fire Susceptibility Index (WFSI) layer developed in the original SWRA project completed in 2005.

Burn Probability - Acres

	Class	Acres	Percent
	1	11,759	2.5%
	2	23,456	5.0%
	3	99,236	21.1%
	4	157,147	33.4%
	5	173,722	36.9%
	6	5,060	1.1%
	7	0	0.0%
	8	0	0.0%
	9	0	0.0%
	10	0	0.0%
Total		470,380	100.0%

Leon County Burn Probability - Acres

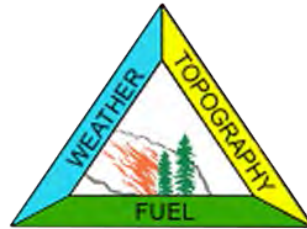


Wildfire Behavior Outputs

Description

Fire behavior is the manner in which a fire reacts to the following environmental influences:

1. Fuels
2. Weather
3. Topography



Fire behavior characteristics are attributes of wildland fire that pertain to its spread, intensity, and growth. Fire behavior characteristics utilized in the Southern Wildfire Risk Assessment (SWRA) include fire type, rate of spread, flame length and fire intensity scale. These metrics are used to determine the potential fire behavior under different weather scenarios. Areas that exhibit moderate to high fire behavior potential can be identified for mitigation treatments, especially if these areas are in close proximity to homes, business, or other assets.

Fuels

The SWRA includes composition and characteristics for both surface fuels and canopy fuels. Significant increases in fire behavior will be captured if the fire has the potential to transition from a surface fire to a canopy fire.

Fuel datasets required to compute both surface and canopy fire potential include:

- **Surface Fuels**, generally referred to as fire behavior fuel models, provide the input parameters needed to compute surface fire behavior.
- **Canopy Cover** is the horizontal percentage of the ground surface that is covered by tree crowns. It is used to compute wind reduction factors and shading.
- **Canopy Ceiling Height/Stand Height** is the height above the ground of the highest canopy layer where the density of the crown mass within the layer is high enough to support vertical movement of a fire. A good estimate of canopy ceiling height would be the average height of the dominant and co-dominant trees in a stand. It is used for computing wind reduction to midflame height and spotting distances from torching trees (Fire Program Solutions, L.L.C, 2005).
- **Canopy Base Height** is the lowest height above the ground above which there is sufficient canopy fuel to propagate fire vertically (Scott & Reinhardt, 2001). Canopy base height is a property of a plot, stand, or group of trees, not of an individual tree. For fire modeling, canopy base height is an effective value that incorporates ladder fuel, such as tall shrubs and small trees. Canopy base height is used to determine if a surface fire will transition to a canopy fire.
- **Canopy Bulk Density** is the mass of available canopy fuel per unit canopy volume (Scott & Reinhardt, 2001). Canopy bulk density is a bulk property of a stand, plot, or group of

trees, not of an individual tree. Canopy bulk density is used to predict whether an active crown fire is possible.

Weather

Environmental weather parameters needed to compute fire behavior characteristics include 1-hour, 10-hour, and 100-hour timelag fuel moistures, herbaceous fuel moisture, woody fuel moisture, and the 20-foot 10 minute average wind speed. To collect this information, weather influence zones were established across the region. A weather influence zone is an area where for analysis purposes the weather on any given day is considered uniform. Within each weather influence zone, historical daily weather is gathered to compile a weather dataset from which four percentile weather categories are created. The percentile weather categories are intended to represent low, moderate, high, and extreme fire weather days. Fire behavior outputs are computed for each percentile weather category to determine fire potential under different weather scenarios.

The four percentile weather categories include:

- Low Weather Percentile (0 – 15%)
- Moderate Weather Percentile (16 – 90%)
- High Weather Percentile (91 – 97%)
- Extreme Weather Percentile (98 – 100%)

Topography

Topography datasets required to compute fire behavior characteristics are elevation, slope and aspect.

FIRE BEHAVIOR CHARACTERISTICS

Fire behavior characteristics provided in this report include:

- **Characteristic Rate of Spread**
- **Characteristic Flame Length**
- **Characteristic Fire Intensity Scale**
- **Fire Type - Extreme**

Characteristic Rate of Spread

Characteristic Rate of Spread is the typical or representative rate of spread of a potential fire based on a weighted average of four percentile weather categories. Rate of spread is the speed with which a fire moves in a horizontal direction across the landscape, usually expressed in chains per hour (ch/hr) or feet per minute (ft/min). For purposes of the Southern Wildfire Risk Assessment, this measurement represents the maximum rate of spread of the fire front. Rate of Spread is the metric used to derive the Community Protection Zones.

Rate of spread is a fire behavior output, which is influenced by three environmental factors - fuels, weather, and topography. Weather is by far the most dynamic variable as it changes frequently. To account for this variability, four percentile weather categories were

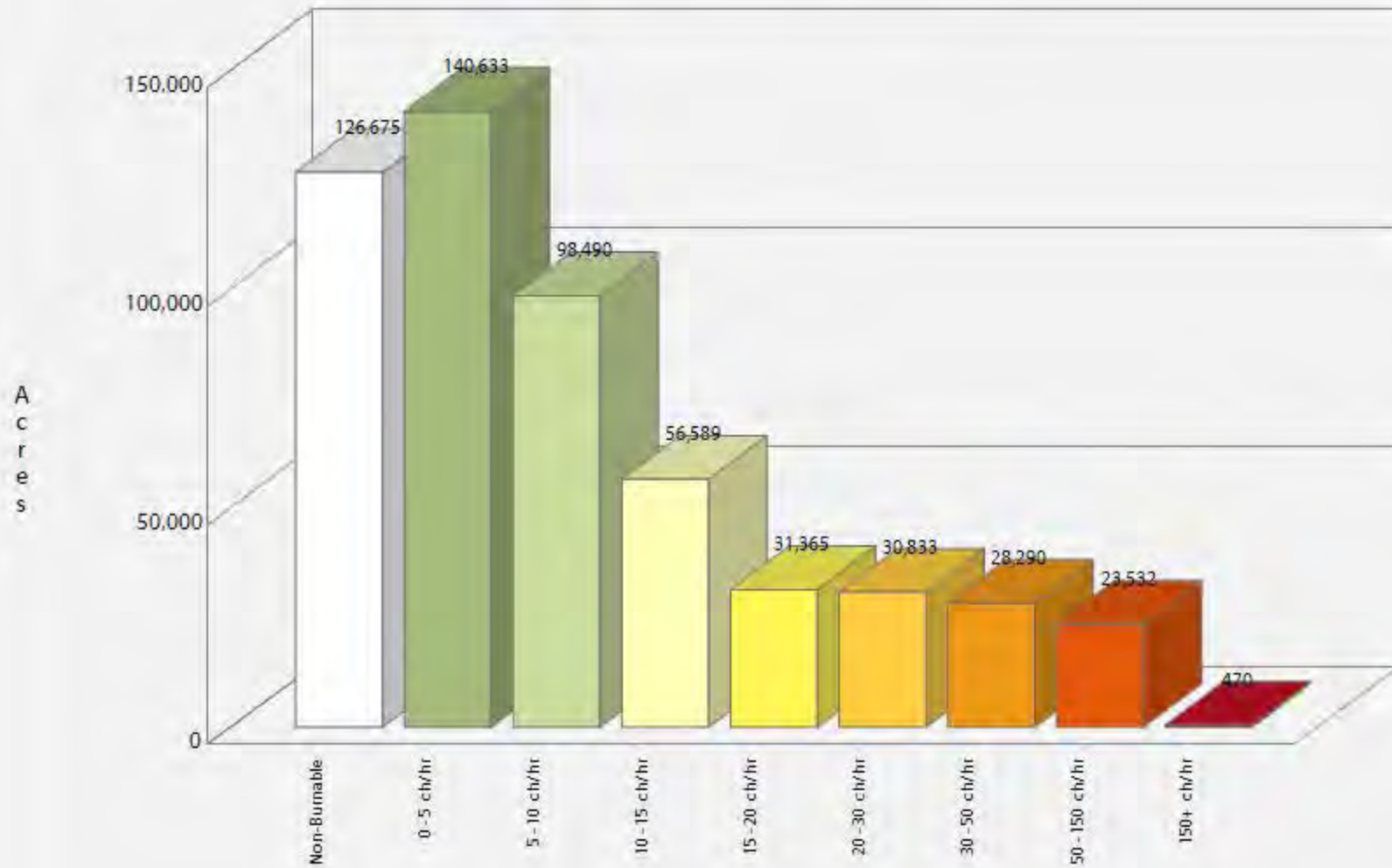
created from historical weather observations to represent low, moderate, high, and extreme weather days for each weather influence zone in the South. A weather influence zone is an area where, for analysis purposes, the weather on any given day is considered uniform.

For all Southern states, except Florida and Texas, this dataset was derived from updated fuels and canopy data as part of the 2010 SWRA Update Project recently completed in May 2014. For Texas, the 2010 Texas risk update data is portrayed. For Florida, the 2010 Florida risk assessment update data is shown.

Characteristic Rate of Spread – Acres

	Rate of Spread	Acres	Percent
	Non-Burnable	126,675	23.6%
	0 - 5 (ch/hr)	140,633	26.2%
	5 - 10 (ch/hr)	98,490	18.3%
	10 – 15 (ch/hr)	56,589	10.5%
	15 - 20 (ch/hr)	31,365	5.8%
	20 - 30 (ch/hr)	30,833	5.7%
	30 - 50 (ch/hr)	28,290	5.3%
	50 - 150 (ch/hr)	23,532	4.4%
	150 + (ch/hr)	470	0.1%
	Total	536,876	100.0%

Leon County Characteristic Rate of Spread - Acres



Characteristic Flame Length

Characteristic Flame Length is the typical or representative flame length of a potential fire based on a weighted average of four percentile weather categories. Flame Length is defined as the distance between the flame tip and the midpoint of the flame depth at the base of the flame, which is generally the ground surface. It is an indicator of fire intensity and is often used to estimate how much heat the fire is generating. Flame length is typically measured in feet (ft). Flame length is the measure of fire intensity used to generate the response index outputs for the SWRA.

Flame length is a fire behavior output, which is influenced by three environmental factors - fuels, weather, and topography. Weather is by far the most dynamic variable as it changes frequently. To account for this variability, four percentile weather categories were

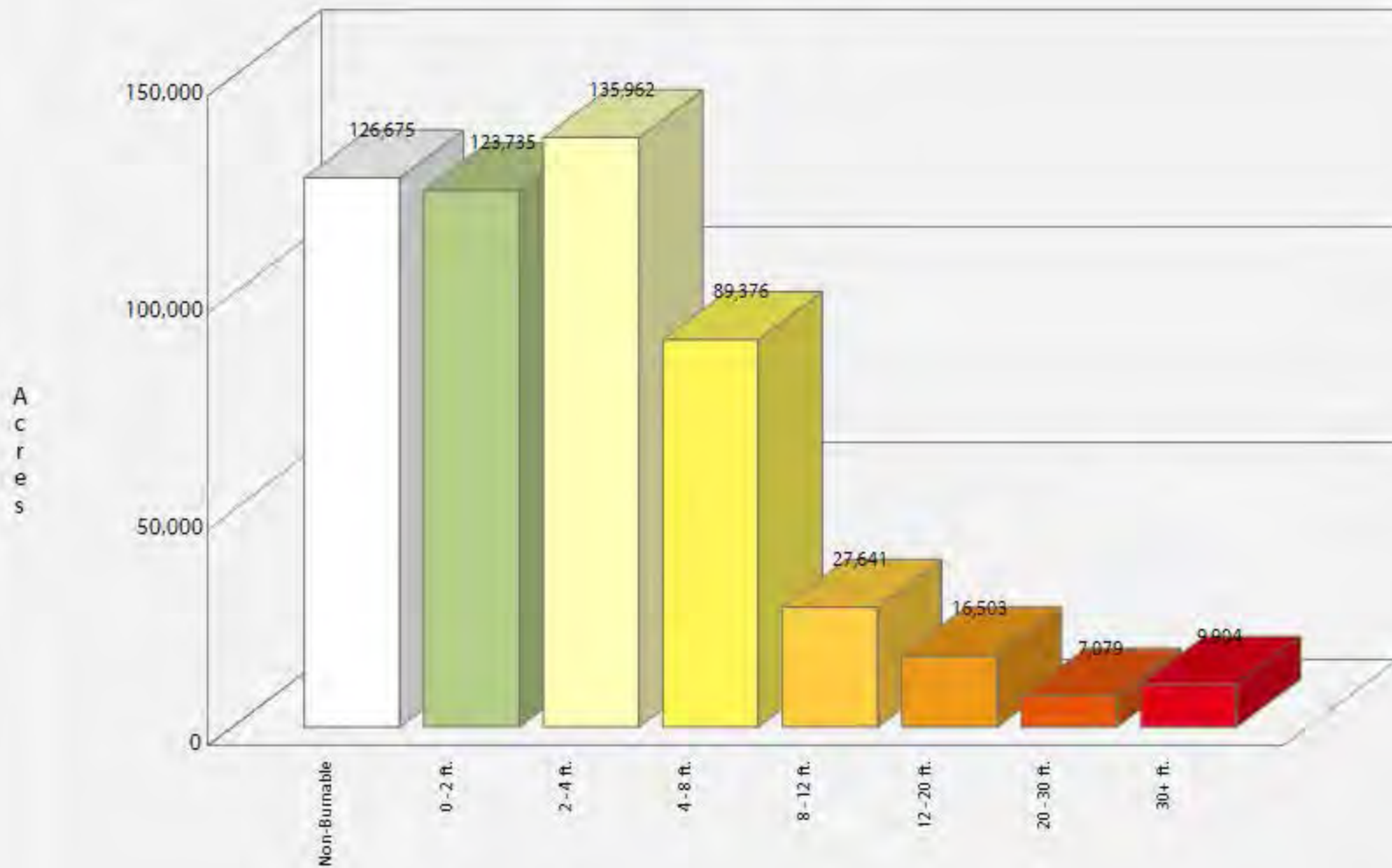
created from historical weather observations to represent low, moderate, high, and extreme weather days for each weather influence zone in the South. A weather influence zone is an area where, for analysis purposes, the weather on any given day is considered uniform.

For all Southern states, except Florida and Texas, this dataset was derived from updated fuels and canopy data as part of the 2010 SWRA Update Project recently completed in May 2014. For Texas, the 2010 Texas risk update data is portrayed. For Florida, the 2010 Florida risk assessment update data is shown.

Characteristic Flame Length – Acres

Flame Length	Acres	Percent
Non-Burnable	126,675	23.6%
0 - 2 ft	123,735	23.0%
2 - 4 ft	135,962	25.3%
4 - 8 ft	89,376	16.6%
8 - 12 ft	27,641	5.1%
12 - 20 ft	16,503	3.1%
20 - 30 ft	7,079	1.3%
30 + ft	9,904	1.8%
Total	536,876	100.0%

Leon County Characteristic Flame Length - Acres



Characteristic Fire Intensity Scale

Description

Characteristic Fire Intensity Scale (FIS) specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist based on a weighted average of four percentile weather categories. Similar to the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consist of 5 classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities. Refer to descriptions below.

1. **Class 1, Very Low:**

Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.

2. **Class2, Low:**

Small flames, usually less than two feet long; small amount of very short range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.

3. **Class 3, Moderate:**

Flames up to 8 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.

4. **Class 4, High:**

Large Flames, up to 30 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.

5. **Class 5, Very High:**

Very large flames up to 150 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect attack marginally effective at the head of the fire. Great potential for harm or damage to life and property.

For all Southern states, except Texas, this dataset was derived from updated fuels and canopy data as part of the 2010 SWRA Update Project recently completed in May 2014. For Texas, the 2010 Texas risk update data is portrayed.

To aid in viewing on the map, FIS is presented in 1/2 class increments. Please consult the SouthWRAP User Manual for a more detailed description of the FIS class descriptions.

Since all areas in the South have fire intensity scale calculated consistently, it allows for comparison and ordination of areas across the entire region.

Fire intensity scale is a fire behavior output, which is influenced by three environmental factors - fuels, weather, and topography. Weather is by far the most dynamic variable as it changes frequently. To account for this variability, four percentile weather categories were created from historical weather observations to represent low, moderate, high, and extreme weather days for each weather influence zone in the South. A weather influence zone is

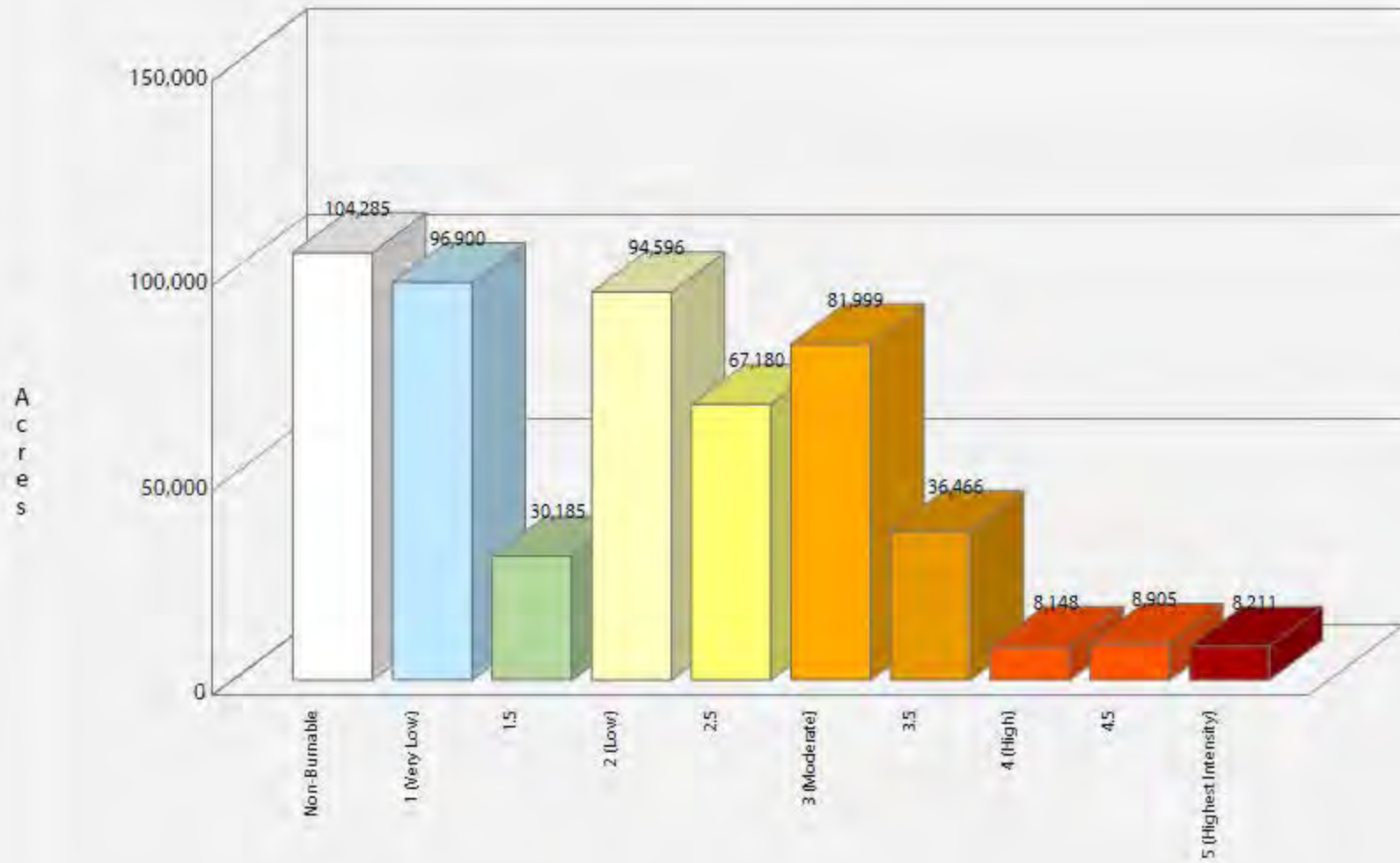
an area where, for analysis purposes, the weather on any given day is considered uniform.

The fire intensity scale map is derived at a 30-meter resolution. This scale of data was chosen to be consistent with the accuracy of the primary surface fuels dataset used in the assessment. While not appropriate for site specific analysis, it is appropriate for regional, county or local planning efforts.

Characteristic Fire Intensity Scale - Acres

	Class	Acres	Percent
	Non-Burnable	104,285	19.4%
	1 Lowest Intensity	96,900	18.0%
	2	30,185	5.6%
	3	94,596	17.6%
	4	67,180	12.5%
	5 Moderate	81,999	15.3%
	6	36,466	6.8%
	7	8,148	1.5%
	8	8,905	1.7%
	9 Highest Intensity	8,211	1.5%
Total		536,876	100.0%

Leon County Characteristic Fire Intensity Scale - Acres



Fire Type - Extreme

There are two primary fire types – surface fire and canopy fire. Canopy fire can be further subdivided into passive canopy fire and active canopy fire. A short description of each of these is provided below.

Surface Fire

A fire that spreads through surface fuel without consuming any overlying canopy fuel. Surface fuels include grass, timber litter, shrub/brush, slash and other dead or live vegetation within about 6 feet of the ground.



Passive Canopy Fire

A type of crown fire in which the crowns of individual trees or small groups of trees burn, but solid flaming in the canopy cannot be maintained except for short periods (Scott & Reinhardt, 2001).



Active Canopy Fire

A crown fire in which the entire fuel complex (canopy) is involved in flame, but the crowning phase remains dependent on heat released from surface fuel for continued spread (Scott & Reinhardt, 2001).



Fire Type – Extreme represents the potential fire type under the extreme percentile weather category. The extreme percentile weather category represents the average weather based on the top three percent fire weather days in the analysis period. It is not intended to represent a worst case scenario weather event. Accordingly, the potential fire type is based on fuel conditions, extreme percentile weather, and topography.

Canopy fires are very dangerous, destructive and difficult to control due to their increased fire intensity. From a planning perspective, it is important to identify where these conditions are likely to occur on the landscape so that special preparedness measure can be taken if necessary. The Fire Type – Extreme layer shows the footprint of where these areas are most likely to occur. However, it is important to note that canopy fires are not restricted to these

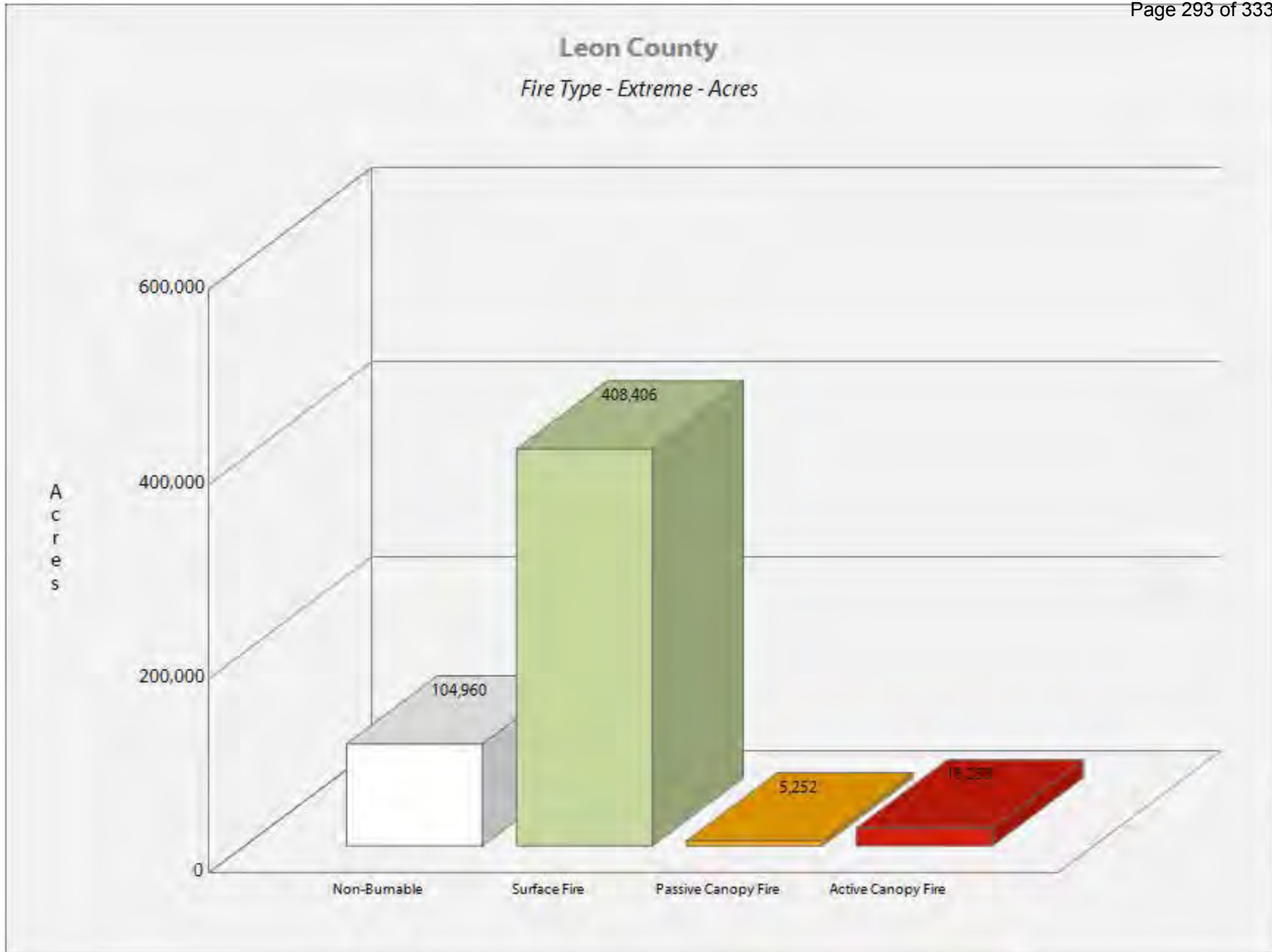
areas. Under the right conditions, it can occur in other canopied areas.

For all Southern states, except Florida and Texas, this dataset was derived from updated fuels and canopy data as part of the 2010 SWRA Update Project recently completed in May 2014. For Texas, the 2010 Texas risk update data is portrayed. For Florida, the 2010 Florida risk assessment update data is shown.

The fire type - extreme map is derived at a 30-meter resolution. This scale of data was chosen to be consistent with the accuracy of the primary surface fuels dataset used in the assessment. While not appropriate for site specific analysis, it is appropriate for regional, county or local planning efforts.

Fire Type (Extreme) - Acres

Fire Type	Acres	Percent
Non-Burnable	104,960	19.6%
Surface Fire	408,406	76.1%
Passive Canopy	5,252	1.0%
Active Canopy	18,258	3.4%
Total	536,876	100.0%



Surface Fuels

Description

Surface fuels, or fire behavior fuel models as they are technically referred to, contain the parameters needed by the Rothermel (1972) surface fire spread model to compute surface fire behavior characteristics, such as rate of spread, flame length, fireline intensity, and other fire behavior metrics. As the name might suggest, surface fuels only account for the surface fire potential. Canopy fire potential is computed through a separate but linked process. The Southern Wildfire Risk Assessment accounts for both surface and canopy fire potential in the fire behavior outputs.

Surface fuels are typically categorized into one of four primary fuel types based on the primary carrier of the surface fire: 1) grass, 2) shrub/brush, 3) timber litter and 4) slash. There are two standard fire behavior fuel model sets published for use. The Fire Behavior Prediction System 1982 Fuel Model Set (Anderson, 1982) contains 13 fuel models and the Fire Behavior Prediction System 2005 Fuel Model Set (Scott & Burgan, 2005) contains 40 fuel models.

The SWRA Surface Fuels have been updated to use the FBPS 2005 40 fuel model set from the LANDFIRE 2010 products, supplemented with additional enhancements obtained through calibration workshops with the Southern states. Florida uses FBPS 1982 fuel models derived based on spectral classification of Landsat Thematic Mapper (TM) satellite imagery derived as part of the Florida Forest Service fuels mapping and risk assessment projects. Texas fuels represent 2010 updates conducted as part of a statewide fuels and canopy mapping effort.

For the remaining 11 Southern states, the recently completed SWRA Update project produced a new surface fuels dataset based on 2010 LANDFIRE products. A detailed fuels calibration process was undertaken that involved collaboration with Southern state fuels and fire behavior specialists supported by federal partner involvement. Workshops were held to review the LANDFIRE fuels product and calibrate the data by modifying specific fuels classes to better reflect local knowledge and input. A key component of this calibration task involved using image processing techniques to better delineate conifer areas, and in particular pine areas (plantations and natural stands). The fuels layer represents 2010 conditions.

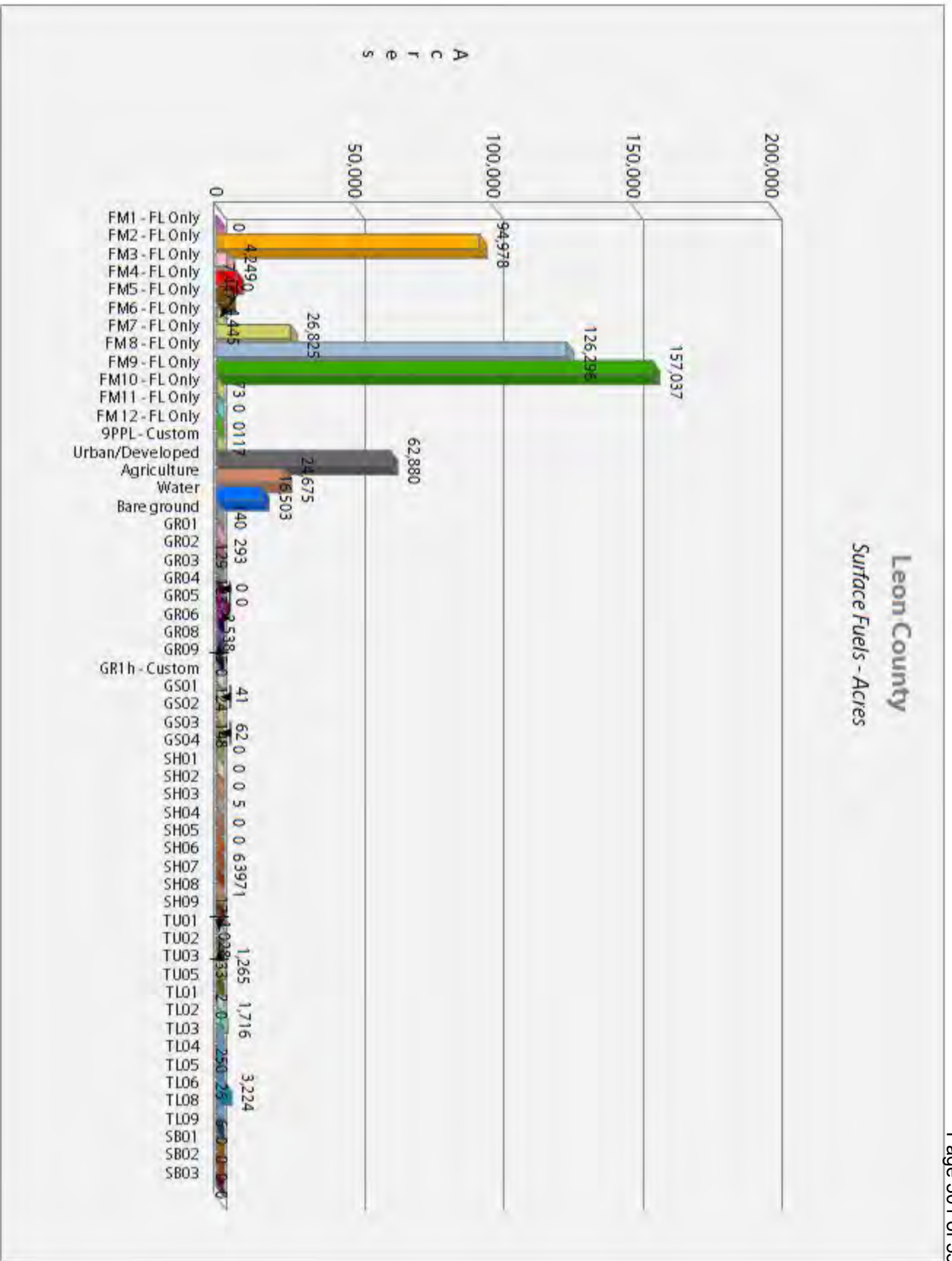
Surface Fuel	FBPS Fuel Model Set	Description	Acres	Percent	
Grass Fuels Type Models (nearly pure grass and/or forb type)					
	GR01	2005	Grass is short, patchy, and possibly heavily grazed. Spread rate moderate; flame length low.	129	0.0%
	GR02	2005	Moderately coarse continuous grass, average depth about 1 foot. Spread rate high; flame length moderate.	293	0.1%
	GR03	2005	Very coarse grass, average depth about 2 feet. Spread rate high; flame length moderate.	123	0.0%
	GR04	2005	Moderately coarse continuous grass, average depth about 2 feet. Spread rate very high; flame length high.	0	0.0%
	GR05	2005	Dense, coarse grass, average depth about 1 to 2 feet. Spread rate very high; flame length high.	2,538	0.5%
	GR06	2005	Dryland grass about 1 to 2 feet tall. Spread rate very high; flame length very high.	0	0.0%
	GR08	2005	Heavy, coarse, continuous grass 3 to 5 feet tall. Spread rate very high; flame length very high.	5	0.0%
	GR09	2005	Very heavy, coarse, continuous grass 5 to 8 feet tall. Spread rate extreme; flame length extreme.	0	0.0%
Grass-Shrub Fuel Type Models (mixture of grass and shrub, up to 50 percent shrub coverage)					
	GS01	2005	Shrubs are about 1 foot high, low grass load. Spread rate moderate; flame length low.	41	0.0%
	GS02	2005	Shrubs are 1 to 3 feet high, moderate grass load. Spread rate high; flame length moderate.	148	0.0%
	GS03	2005	Moderate grass/shrub load, average grass/shrub depth less than 2 feet. Spread rate high; flame length moderate.	62	0.0%
	GS04	2005	Heavy grass/shrub load, depth greater than 2 feet. Spread rate high; flame length very high.	0	0.0%
Shrub Fuel Type Models (Shrubs cover at least 50 percent of the site, grass sparse to nonexistent)					
	SH01	2005	Low shrub fuel load, fuelbed depth about 1 foot; some grass may be present. Spread rate very low; flame length very low.	0	0.0%

Surface Fuel	FBPS Fuel Model Set	Description	Acres	Percent
SH02	2005	Moderate fuel load (higher than SH01), depth about 1 foot, no grass fuel present. Spread rate low; flame length low.	0	0.0%
SH03	2005	Moderate shrub load, possibly with pine overstory or herbaceous fuel, fuel bed depth 2 to 3 feet. Spread rate low; flame length low.	5	0.0%
SH04	2005	Low to moderate shrub and litter load, possibly with pine overstory, fuel bed depth about 3 feet. Spread rate high; flame length moderate.	0	0.0%
SH05	2005	Heavy shrub load, depth 4 to 6 feet. Spread rate very high; flame length very high.	0	0.0%
SH06	2005	Dense shrubs, little or no herb fuel, depth about 2 feet. Spread rate high; flame length high.	6	0.0%
SH07	2005	Very heavy shrub load, depth 4 to 6 feet. Spread rate lower than SH05, but flame length similar. Spread rate high; flame length very high.	397	0.1%
SH08	2005	Dense shrubs, little or no herb fuel, depth about 3 feet. Spread rates high; flame length high.	1	0.0%
SH09	2005	Dense, finely branched shrubs with significant fine dead fuel, about 4 to 6 feet tall; some herbaceous fuel may be present. Spread rate high, flame length very high.	1,028	0.2%
Timber-Understory Fuel Type Models (Grass or shrubs mixed with litter from forest canopy)				
TU01	2005	Fuelbed is low load of grass and/or shrub with litter. Spread rate low; flame length low.	17	0.0%
TU02	2005	Fuelbed is moderate litter load with shrub component. Spread rate moderate; flame length low.	33	0.0%
TU03	2005	Fuelbed is moderate litter load with grass and shrub components. Spread rate high; flame length moderate.	1,265	0.2%
TU05	2005	Fuelbed is high load conifer litter with shrub understory. Spread rate moderate; flame length moderate.	2	0.0%
Timber Litter Fuel Type Models (dead and down woody fuel litter beneath a forest canopy)				
TL01	2005	Light to moderate load, fuels 1 to 2 inches deep. Spread rate very low; flame length very low.	0	0.0%

Surface Fuel	FBPS Fuel Model Set	Description	Acres	Percent
TL02	2005	Low load, compact. Spread rate very low; flame length very low.	1,716	0.3%
TL03	2005	Moderate load conifer litter. Spread rate very low; flame length low.	25	0.0%
TL04	2005	Moderate load, includes small diameter downed logs. Spread rate low; flame length low.	0	0.0%
TL05	2005	High load conifer litter; light slash or mortality fuel. Spread rate low; flame length low.	26	0.0%
TL06	2005	Moderate load, less compact. Spread rate moderate; flame length low.	3,224	0.6%
TL08	2005	Moderate load and compactness may include small amount of herbaceous load. Spread rate moderate; flame length low.	6	0.0%
TL09	2005	Very high load broadleaf litter; heavy needle-drape in otherwise sparse shrub layer. Spread rate moderate; flame length moderate.	0	0.0%
Slash-Blowdown Fuel Type Models (activity fuel/slash or debris from wind damage)				
SB01	2005	Low load activity fuel. Spread rate moderate; flame length low.	0	0.0%
SB02	2005	Moderate load activity or low load blowdown. Spread rate moderate; flame length moderate.	0	0.0%
SB03	2005	High load activity fuel or moderate load blowdown. Spread rate high; flame length high.	0	0.0%
Custom Fuel Type Models (all states except Florida)				
9PPL	Custom	Long-needle (pine litter, plantations) with a high load	117	0.0%
GR01h	Custom	Pasture and hayland	124	0.0%
Non-burnable Fuel Type Models (insufficient wildland fuel to carry a wildland fire under any condition)				

Surface Fuel	FBPS Fuel Model Set	Description	Acres	Percent
NB01	2005	Urban or suburban development; insufficient wildland fuel to carry wildland fire. Includes roads.	62,880	11.7%
NB03	2005	Agricultural field, maintained in nonburnable condition.	24,675	4.6%
NB08	2005	Open water	16,503	3.1%
NB09	2005	Bare ground	140	0.0%
1982 Fire Behavior Prediction System – ONLY USED FOR FLORIDA ASSESSMENT				
FM 1	1982	Short grass	0	0.0%
FM 2	1982	Timber grass and understory	94,978	17.7%
FM 3	1982	Tall grass	4,249	0.8%
FM 4	1982	Chaparral	7,447	1.4%
FM 5	1982	Brush	4,445	0.8%
FM 6	1982	Dormant brush	0	0.0%
FM 7	1982	Southern rough	26,825	5.0%
FM 8	1982	Compact timber litter	126,296	23.5%
FM 9	1982	Hardwood litter	157,037	29.3%
FM 10	1982	Timber (understory)	73	0.0%

	Surface Fuel	FBPS Fuel Model Set	Description	Acres	Percent
	FM 11	1982	Light logging slash	0	0.0%
	FM 12	1982	Medium logging slash	0	0.0%
				536,876	100.0%



Dozer Operability Rating

Description

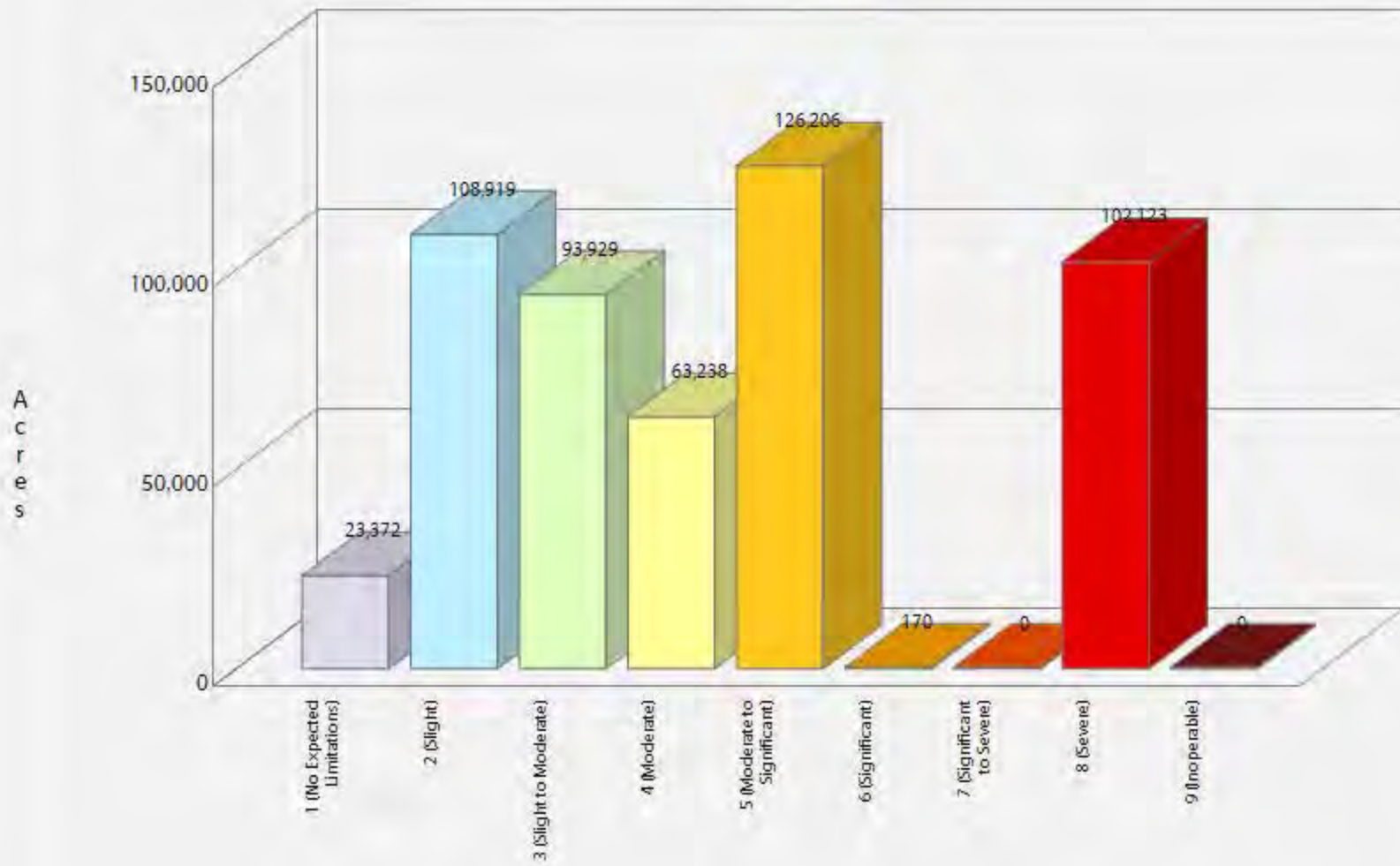
The Dozer Operability Rating (DOR) expresses how difficult it is to operate a dozer in an area based on limitations associated with slope and vegetation/fuel type. Using the fireline production rates published in the NWCG Fireline Handbook 3 (PMS 410-1) as a guide,

operability values were assigned to a matrix based on 6 slope classes and 10 vegetation/fuels classes. The possible values range from 1 to 9, with 1 representing no limitations and 9 being inoperable.

Dozer Operability Rating - Acres

	Class	Acres	Percent
	1 (No Expected Limitations)	23,372	4.5%
	2 (Slight)	108,919	21.0%
	3 (Slight to Moderate)	93,929	18.1%
	4 (Moderate)	63,238	12.2%
	5 (Moderate to Significant)	126,206	24.4%
	6 (Significant)	170	0.0%
	7 (Significant to Severe)	0	0.0%
	8 (Severe)	102,123	19.7%
	9 (Inoperable)	0	0.0%
Total		517,956	100.0%

Leon County Dozer Operability Rating - Acres



References

- Anderson, H. E. (1982). Aids to determining fuel models for estimating fire behavior. USDA For. Serv. Gen. Tech. Rep. INT-122.
- Dobson, J. E., E. A. Bright, P. R. Coleman, and B.L. Bhaduri. "LandScan: a global population database for estimating populations at risk." Remotely Sensed Cities Ed. V. Mesev, London: Taylor & Francis. 2003. 267-281.
- Fire Program Analysis (FPA) System and US Forest Service Missoula Fire Sciences Laboratory, 20140307, Burn Probabilities for the Conterminous US (270-m GRID) from Calibrated FSim Runs for the 2014 FPA Submissions [bp_20140307];, Fire Program Analysis (FPA) System, National Interagency Fire Center, Boise, ID.
- National Wildfire Coordinating Group (NWCG). (2008). Glossary of Wildland Fire Terminology. Publication Management System document PMS-205.
- Radeloff, V.C., R.B. Hammer, S.I Stewart, J.S. Fried, S.S. Holcomb, and J.F. McKeefry. 2005. The Wildland Urban Interface in the United States. *Ecological Applications* 15: 799-805
- Scott, J. H., & Burgan, R. E. (2005). Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model. Ft. Collins, CO, Rocky Mountain Research Station: USDA Forest Service, Gen. Tech. Rpt. RMRS-GTR-153.
- Scott, J. H., & Reinhardt, E. D. (2001). Assessing the Crown Fire Potential by Linking Models of Surface and Crown Fire Behavior. Ft. Collins, CO, Rocky Mountain Research Station: USDA Forest Service, Research Paper RMRS-RP-29.
- Scott, Joe. November 2006. Off the Richter: Magnitude and Intensity Scales for Wildland Fire. A non-published white paper prepared for the AFE Fire Congress, November 2006, San Diego, CA.
- Thompson, M. P., D. E. Calkin, M. A. Finney, A. A. Ager, and J. W. Gilbertson-Day. 2011. Integrated National-Scale Assessment of Wildfire Risk to Human and Ecological Values. *Stochastic Environmental Research and Risk Assessment* 25:761-780.
- More information about the Fire Program Analysis project is available from <http://www.forestsandrangelands.gov/WFIT/applications/FPA/index.shtml>
- More information about the Oak Ridge National Laboratory LandScan data is available from http://web.ornl.gov/sci/landscan/landscan_documentation.shtml

More information about the U.S. Forest Service SILVIS data is available from http://silvis.forest.wisc.edu/maps/wui_main



SOUTHERN GROUP OF STATE FORESTERS WILDFIRE RISK ASSESSMENT PORTAL

APPENDIX H:

PUBLIC MEETING NOTICE

**PUBLIC MEETING NOTICE
TALLAHASSEE – LEON COUNTY
LOCAL MITIGATION STRATEGY**

THURSDAY, MARCH 12, 2015, 6-8 p.m.

**LEON COUNTY DEVELOPMENT SUPPORT
AND ENVIRONMENTAL MANAGEMENT
2ND FLOOR CONFERENCE ROOM
RENAISSANCE CENTER
435 N. Macomb Street
Tallahassee, Florida**

The Tallahassee – Leon County Planning Department, in coordination with the LMS Steering Committee, LMS Working Group, and the LMS Update Subcommittee, has developed a draft copy of the updated 2015 Tallahassee – Leon County Local Mitigation Strategy (LMS) for public review. The LMS is the joint plan that guides hazard mitigation efforts for both Leon County and the City of Tallahassee. It is required under federal and state rules in order to qualify for hazard mitigation funding, and it is also required to be updated every five (5) years.

A public meeting to present this plan and solicit public input is scheduled for Thursday, March 12, 2015 from 6-8 p.m. This meeting will be held in the Leon County Development Support and Environmental Management Conference Room on the second floor of the Renaissance Center at 435 N. Macomb Street. The Conference Room will be accessible to the public after business hours from the ground floor parking area on the east side of the Renaissance Center. Building security will be provided until 8 p.m.

Please plan to attend and provide your comments. A copy of this draft plan will be made available online at the Planning Department's website at <http://www.talgov.com/planning/planning-mitstrat-mitstra.aspx>. Comments may be provided via email to the staff person below until April 3, 2015.

Please contact staff at 891-6408 if you have any special requests, questions, or comments.

Stephen M. Hodges, AICP
Senior Planner

Tallahassee – Leon County Planning Department
Renaissance Center
435 N. Macomb Street
Tallahassee, Florida 32301
850.891.6408 work
850.891.6404 fax
steven.hodges@talgov.com

People Focused, Performance Driven



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

APPENDIX I:

COMMON INVASIVE PLANTS OF LEON COUNTY

Common Invasive, Exotic Plant Species of Leon County Waterbodies and Wetlands

Invasive, exotic plant species are those plants that invade natural areas that are from somewhere other than Florida, the Southeast, or North America. These plants are undesirable in Leon County's natural areas because they displace native plants and associated wildlife, including endangered species, and can alter natural processes such as fire and water flow¹. In their natural habitat, predators and competition with other plant species keep them in check. When introduced here, either by accident or purposely, the checks and balances that keep them under control in their native habitat are no longer present and they begin to take over. Many of these plants have become widespread in Florida and Leon County. Approximately 30% of Florida's 4,255 plant species are non-native². A 2011 survey of public lakes and rivers found that 96% contain invasive, exotic plants³. The Florida Fish and Wildlife Conservation Commission's (FWCC) Invasive Plant Management Section spent over \$25 million in the 2010-2011 budget year to control upland and aquatic invasive plants, which is the largest invasive plant management program of its kind in the United States^{3,4}.

So, what can we do to help slow the invasion of exotic plant species? The first thing we can do is to learn to identify the invasive, exotic plants that occur in our backyards and local waterways. Once we know what we're dealing with, we can take steps to prevent the spread of these invaders.

Steps to prevent the spread of invasive, exotic species:

- Do not purchase or plant any invasive, exotic species.
- Remove any existing invasive, exotic species from our own backyards.
- Educate friends and family and help them remove the invaders from their yards.
- Check boat trailers for invasive, exotic hitchhikers and properly dispose of them.

Many of the worst invasive, exotic species are prohibited from being sold at local nurseries but some roadside stands will still sell you a prohibited invader.

Removing invasive, exotic species isn't easy and may take many attempts to completely rid your yard of them. The local County Extension Office can help you determine the best way to eradicate specific invasive, exotic species.

Many aquatic invasive, exotic species hitchhike on boat trailers and can be spread from waterbody to waterbody. When leaving the ramp, check your trailer for any hitchhikers and throw them in the trash can (not back in the water!).



Identification of Common Invasive, Exotic Plant Species in Leon County Waterbodies and Wetlands

Scientific Name: *Ardisia crenata*

Common Name: Coral Ardisia or Scratchthroat

Habitat: Uplands, Floodplains

Characteristics: Showy fruits; thick, glossy leaves

Scientific Name: *Colocasia esculenta*

Common Name: Wild Taro

Habitat: Wetlands, Lake shores, streambanks

Characteristics: Large arrowhead shaped leaves



Scientific Name: *Eichhornia crassipes*

Common Name: Water Hyacinth

Habitat: Lakes, ponds, streams

Characteristics: Showy flower; floats; forms dense mats



Scientific Name: *Hydrilla verticillata*

Common Name: Hydrilla

Habitat: Lakes, ponds, streams

Characteristics: Dense ribbons of whorled, toothed leaves; mostly under water



Scientific Name: *Ligustrum lucidum*

Common Name: Glossy Privet

Habitat: Uplands

Characteristics: Dark green, glossy leaves; showy, fragrant flowers; purple/black fruits



Scientific Name: *Ligustrum sinense*

Common Name: Chinese Privet

Habitat: Uplands, floodplains

Characteristics: Similar flower and fruit as glossy privet but with smaller, duller leaves



Scientific Name: *Lygodium japonicum*

Common Name: Japanese Climbing Fern

Habitat: Uplands

Characteristics: Viny fern



Scientific Name: *Nandina domestica*

Common Name: Heavenly Bamboo

Habitat: Uplands

Characteristics: Showy flowers and fruits, glossy, divided leaves



Scientific Name: *Panicum repens*

Common Name: Torpedo Grass

Habitat: Lakes, ponds, streams, wetlands

Characteristics: Light green leaves; spreads from shore over water; strong, pointed root leaders



Scientific Name: *Sapium sebiferum*

Common Name: Tallow Tree or Popcorn Tree

Habitat: Uplands, floodplains, lake shores

Characteristics: Showy fall foliage; tear-drop shaped leaf; white fruit



Scientific Name: *Alternanthera philoxeroides*

Common Name: Alligator Weed

Habitat: Lakes, ponds, streams

Characteristics: Fleshy, round stem; white, papery flower head



For more information on invasive, exotic plants, see the following links:

Leon County Cooperative Extension - <http://leon.ifas.ufl.edu/>

Atlas of Florida Vascular Plants -
<http://www.florida.plantatlas.usf.edu/>

FFWCC's Invasive Plant Management Section -
<http://www.myfwc.com/wildlifehabitats/invasive-plants>

University of Florida's Center for Aquatic and Invasive Plants -
<http://plants.ifas.ufl.edu/>

Florida Exotic Pest Plant Council - <http://www.fleppc.org>

Florida Native Plant Society - <http://www.fnps.org>

Florida Invasive Species Partnership -
<http://www.floridainvasives.org/>

References:

1. Langeland, K.A. 1998. Help Protect Florida's Natural Areas from Non-Native Invasive Plants. Circular 1204. University of Florida, Institute of Food and Agricultural Sciences. Gainesville, Florida.
2. Wunderlin, Richard P., Hansen, Bruce F. 2011. Guide to the Vascular Plants of Florida, Third Edition. University Press of Florida. Gainesville, Florida.
3. Florida Fish and Wildlife Conservation Commission. 2011. Annual Report of Activities Conducted under the Cooperative Aquatic Plant Control Program in Florida Public Waters for Fiscal Year 2010-2011. Tallahassee, Florida.
4. Florida Fish and Wildlife Conservation Commission. 2011. Upland Invasive Exotic Plant Control Projects Fiscal Year 2010-2011. Tallahassee, Florida



APPENDIX J:

CHANNELED APPLE SNAIL

CHANNELED APPLE SNAILS INVADE NUMEROUS FLORIDA WATERS

Article courtesy of:

Dana Denson, Aquatic Biologist
FL Department of Environmental Protection



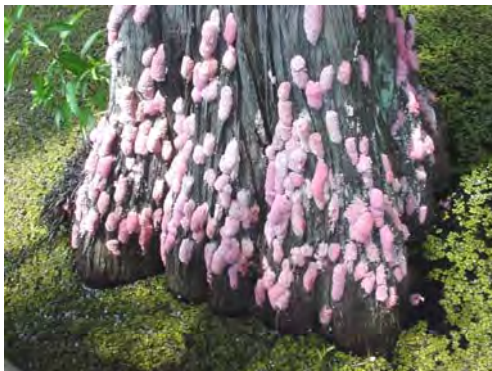
Photo courtesy of Katasha Cornwell, FDOT.



Populations of the channeled apple snail (*Pomacea canaliculata* group), a larger relative of the native Florida apple snail (*Pomacea paludosa*), are exploding in many locations across the state. Breeding populations of these snails have been reported in scattered locations in Florida since as early as 1978, but only in the past few years has their range expanded dramatically, and has the numbers of snails occurring in many areas become so very large.

Originating in South America, channeled apple snails (also known as golden apple snails) have become serious agricultural pests in many Asian countries. In the Philippines, more than half of all rice fields are infested with these pests. Some wetlands in Thailand have become virtually devoid of aquatic vegetation due the aggressive and non-discriminate herbivory of these snails (Carlsson *et al.* 2004).

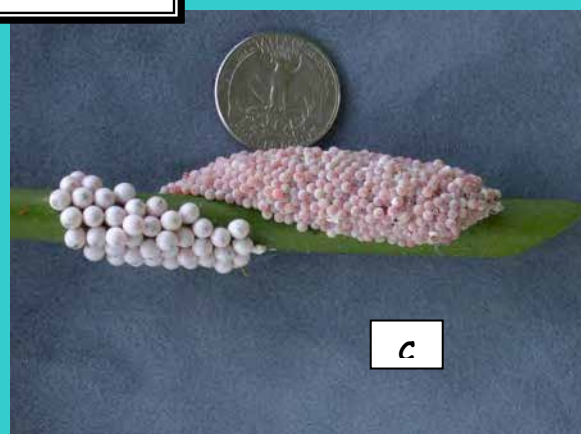
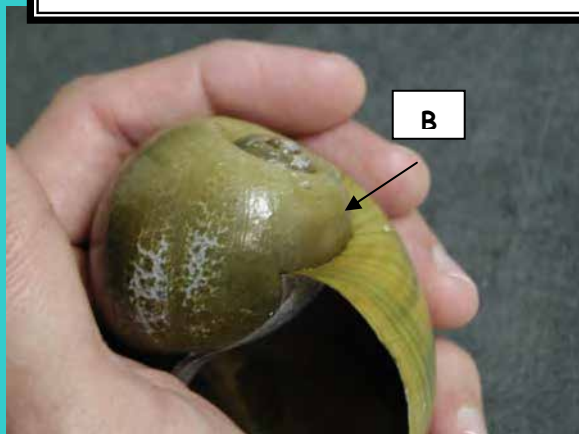
Populations of channeled apple snails have been reported in Florida, California, Texas, Georgia, Alabama, Hawaii, and Louisiana. In Florida, they pose a potentially serious threat to the ecological health of rivers, lakes, and wetlands, due to their affinity for aquatic plants, their extremely high fecundity (reproductive capability), and their tolerance for a range of environmental conditions.



Females lay masses of 100-1200 bright pink (or sometimes green) eggs an average of 1.4 times per week on any type of firm substrate available about 6 to 8 inches above the water line. Egg-laying continues year-round in central and south Florida, though it appears to slow down during the winter. Neonate snails 2mm in length hatch out in about two weeks, drop into the water, and immediately begin feeding on periphyton. At one inch in diameter, they switch to vascular plants.

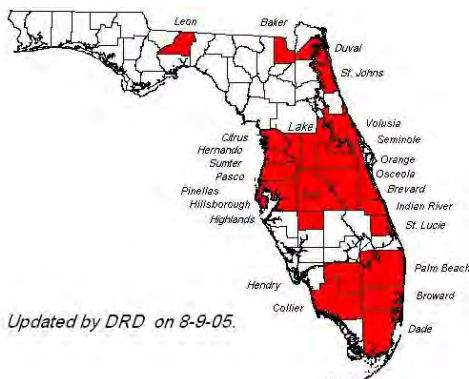
How do you tell the difference between native and channeled apple snails?

1. adult channeled much larger (A)
2. channeled have deep groove (channel) between whorls of shell (B)
3. eggs are smaller ('grit-sized'), bright pink and much more numerous (C)



In tests, they have been shown to consume almost every submersed aquatic plant species offered. *Unfortunately, they do not appear to prefer hydrilla*, but are more fond of plants like southern naiad, red ludwigia, *Cabomba*, and bladderworts. Young snails may become reproductive as early as 2 to 3 months of age. In Lake Linda in Lake County, they have removed essentially *all* of the aquatic plants present in the lake.

Like native *Pomacea*, channeled apple snails possess both a lung and a gill, as well as a snorkel-like siphon through which they can breathe atmospheric air, at the same time reducing the risk of attack by terrestrial predators. They can resist desiccation by closing their shells using their opercula, as well as by estivating (similar to hibernation) in sediments for up to 5 months. They can tolerate salinity to 8 parts per thousand, and seem unaffected by nutrient enrichment and low oxygen levels.



In Florida, populations are now reported in all central Florida counties, most south Florida counties, Leon County in the panhandle, and near Jacksonville (see map). It is likely that they will spread to many other areas, and perhaps throughout the state.

No effective control measures have yet been found. The use of molluscicides would be

expensive, and would likely have significant negative effects on non-target organisms. Although there are predators which feed on channeled apple snails (snail kites, large herons, large turtles, alligators, and most notably, limpkins), the relative abundance of these predators is eclipsed by



the huge populations of channeled apple snails that have been seen in many locations. The use of water-level manipulations to drown eggs in controlled situations would probably help in reducing egg densities somewhat, but at a rate of one clutch laid every 4 or 5 days, the impact to snail populations would probably be limited. Physical removal projects have been carried out in Seminole County's Lake Brantley, and are being considered in some locations in Osceola County. These will help to reduce snail densities somewhat, but are probably most valuable as educational and media events. The most important step in lessening

their impact and, especially, reducing their spread, is to educate the public about them. School groups, scientific and professional meetings, conservation organizations, and the media are all good outlets for disseminating information. Research aimed at determining the specific effects these snails might have on water quality, endangered species, and ecosystems as a whole are sorely needed.

If you find these channeled apple snails and/or their eggs, or want more information, please contact Johnny Richardson, Water Quality Scientist, Leon County Public Works, at richardsonjo@leoncountyfl.gov, or call (850) 606-1500.

Note: Many people ask whether or not these snails are edible. They are, BUT they are known to carry a parasite called *Angiostrongylus cantonensis* or rat lung worm, which can cause a serious form of meningitis. Consumption is not recommended.

FOR MORE INFORMATION:

- Carlsson, N. *et al.* 2004. Invading herbivory: the golden apple snail alters ecosystem functioning in Asian wetlands. *Ecology* 85(6):1575-1590.
- Cowie, R.H. 2004. Ecology of *Pomacea canaliculata*. Global Invasive Species Database. <http://www.issg.org/database/species/ecology.asp?si=135&fr=1&sts=>
- Florida Department of Environmental Protection, Central District website: <http://www.dep.state.fl.us/central/Home/Watershed/Snails.htm>
- Ghesquiere, S. 2003. The apple snail website. http://www.apple-snail.net/content/species/pomacea_canaliculata.htm
- Howells, R.G. 2003. *Pomacea canaliculata*: Channeled apple snail releases threaten U.S. agriculture and aquatic environments. 5(1):1-9.
- Howells, R.G. and J.W. Smith. Status of the apple snail *Pomacea canaliculata* in the United States, report to The Seventh International Congress on Medical and Applied Malacology (7th ICMAM), Los Baños, Laguna, Philippines
- <http://pestalert.apple-snail.net/conferences/icam07/>
- Mohan, N. 2002. Introduced Species Summary project, Columbia University: Apple snail (*Pomacea canaliculata*). http://www.columbia.edu/itc/cerc/danoff-burg/invasion_bio/inv_spp_summ/Pomacea_canaliculata
- Stange, L.A. 2004. Featured Creatures: Apple snails of Florida. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville. http://creatures.ifas.ufl.edu/misc/gastro/apple_snails.htm
- Warren, G. 2003. Florida applesnail. *Lakewatch Journal*, Volume XXIV, p. 7.
- 2000. "Pilidae" (On-line), Animal Diversity Web. Accessed July 07, 2004 at <http://animaldiversity.ummz.umich.edu/site/accounts/information/Pilidae.html>.

APPENDIX K:

THUNDERSTORM EVENTS
JANUARY 1, 2010 – DECEMBER 31, 2014

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Florida State University (FSU)	1/21/2010	Thunderstorm Wind	50	0	0	0	0	0	0	NWS Employee	Florida State University (FSU)
Leon Co.	Winthrop Park	5/28/2010	Thunderstorm Wind	50	0	0	0	0	0	0	NWS Employee	Winthrop Park
Leon Co.	Winthrop Park	5/28/2010	Thunderstorm Wind	50	0	0	0	0	0	0	NWS Employee	Winthrop Park
Leon Co.	Capitola	6/16/2010	Thunderstorm Wind	50	0	0	500	0	0	0	Law Enforcement	Capitola
Leon Co.	Pisgah Church	6/19/2010	Thunderstorm Wind	50	0	0	7500	0	0	0	Law Enforcement	Pisgah Church
Leon Co.	Chaires	6/19/2010	Thunderstorm Wind	50	0	0	7500	0	0	0	Law Enforcement	Chaires
Leon Co.	(TLH)Tallahassee Rgnl Arpt	7/31/2010	Thunderstorm Wind	57	0	0	0	0	0	0	ASOS	(TLH)Tallahassee Rgnl Arpt
Leon Co.	Lake Bradford	8/4/2010	Thunderstorm Wind	50	0	0	500	0	0	0	Law Enforcement	Lake Bradford
Leon Co.	Woodville	8/7/2010	Thunderstorm Wind	50	0	0	1500	0	0	0	Law Enforcement	Woodville
Leon Co.	Lake Ella	4/5/2011	Thunderstorm Wind	50	0	0	1500	0	0	0	NWS Employee	Lake Ella
Leon Co.	Tom Brown Park	4/5/2011	Thunderstorm Wind	55	0	0	5000	0	0	0	NWS Employee	Tom Brown Park
Leon Co.	Winthrop Park	4/28/2011	Thunderstorm Wind	50	0	0	5000	0	0	0	Emergency Manager	Winthrop Park
Leon Co.	Killearn Estates	4/28/2011	Thunderstorm Wind	55	0	0	7000	0	0	0	NWS Storm Survey	Killearn Estates
Leon Co.	Tallahassee Community College	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Tallahassee Community College
Leon Co.	Lake Munson	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Lake Munson
Leon Co.	Macon Community Park	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Macon Community Park
Leon Co.	Tallahassee Mall	5/13/2011	Thunderstorm Wind	50	0	0	2000	0	0	0	Utility Company	Tallahassee Mall
Leon Co.	Levy Park	5/13/2011	Thunderstorm Wind	50	0	0	2000	0	0	0	Utility Company	Levy Park
Leon Co.	Famu Bragg Stadium	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Famu Bragg Stadium
Leon Co.	Macon Community Park	5/13/2011	Thunderstorm Wind	50	0	0	1500	0	0	0	Utility Company	Macon Community Park
Leon Co.	Winthrop Park	5/13/2011	Thunderstorm Wind	50	0	0	5000	0	0	0	Utility Company	Winthrop Park
Leon Co.	Indian Head Acres	5/13/2011	Thunderstorm Wind	50	0	0	25000	0	0	0	Utility Company	Indian Head Acres
Leon Co.	Woodville	5/13/2011	Thunderstorm Wind	50	0	0	2000	0	0	0	Utility Company	Woodville

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Lake Ella	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Lake Ella
Leon Co.	Tallahassee Memorial Hospital	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Tallahassee Memorial Hospital
Leon Co.	Indian Head Acres	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Indian Head Acres
Leon Co.	Indian Head Acres	5/13/2011	Thunderstorm Wind	50	0	0	100000	0	0	0	Emergency Manager	Indian Head Acres
Leon Co.	Killearn Estates	5/13/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Utility Company	Killearn Estates
Leon Co.	Winthrop Park	5/13/2011	Thunderstorm Wind	50	0	0	1500	0	0	0	Utility Company	Winthrop Park
Leon Co.	Tallahassee Mall	6/5/2011	Thunderstorm Wind	50	0	0	25000	0	0	0	Utility Company	Tallahassee Mall
Leon Co.	Florida State University (FSU)	6/5/2011	Thunderstorm Wind	41	0	0	1500	0	0	0	Mesonet	FSU Doak Campbell Stadium
Leon Co.	Killearn Estates	6/26/2011	Thunderstorm Wind	50	0	0	25000	0	0	0	Law Enforcement	Killearn Estates
Leon Co.	Killearn Estates	6/26/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Law Enforcement	Killearn Estates
Leon Co.	Killearn Estates	6/26/2011	Thunderstorm Wind	50	0	0	5000	0	0	0	Public	Killearn Estates
Leon Co.	Bradfordville	6/26/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	NWS Employee	Bradfordville
Leon Co.	Capitola	6/26/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Law Enforcement	Capitola
Leon Co.	Tallahassee Mall	6/26/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Law Enforcement	Tallahassee Mall
Leon Co.	Fallschase	6/26/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Law Enforcement	Fallschase
Leon Co.	Kleman Plaza	6/26/2011	Thunderstorm Wind	50	0	0	300	0	0	0	Law Enforcement	Kleman Plaza
Leon Co.	Chaires	6/27/2011	Thunderstorm Wind	50	0	0	4000	0	0	0	Law Enforcement	Chaires
Leon Co.	Winthrop Park	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Winthrop Park
Leon Co.	Maclay Gardens	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Newspaper	Maclay Gardens
Leon Co.	Winthrop Park	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Winthrop Park
Leon Co.	Tallahassee Community College	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Tallahassee Community College
Leon Co.	Tallahassee Community College	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Tallahassee Community College
Leon Co.	Florida State University (FSU)	6/30/2011	Thunderstorm Wind	55	0	0	3000	0	0	0	Broadcast Media	Florida State University (FSU)

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Florida State University (FSU)	6/30/2011	Thunderstorm Wind	56	0	0	3000	0	0	0	Mesonet	FSU Doak Campbell Stadium
Leon Co.	Florida State University (FSU)	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Florida State University (FSU)
Leon Co.	Southwood	6/30/2011	Thunderstorm Wind	50	0	0	1000	0	0	0	Public	Southwood
Leon Co.	Belair	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Belair
Leon Co.	Indian Head Acres	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Broadcast Media	Indian Head Acres
Leon Co.	Southwood	6/30/2011	Thunderstorm Wind	52	0	0	0	0	0	0	Public	Southwood
Leon Co.	Woodville	6/30/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Public	Woodville
Leon Co.	Lake Iamonia	8/13/2011	Thunderstorm Wind	55	0	0	4000	0	0	0	Law Enforcement	Lake Iamonia
Leon Co.	Maclay Gardens	9/5/2011	Thunderstorm Wind	50	0	0	2000	0	0	0	Public	Maclay Gardens
Leon Co.	Bradfordville	9/5/2011	Thunderstorm Wind	50	0	0	3000	0	0	0	Amateur Radio	Bradfordville
Leon Co.	Tom Brown Park	1/26/2012	Thunderstorm Wind	50	0	0	20000	0	0	0	Broadcast Media	Tom Brown Park
Leon Co.	Tallahassee Community Airport	2/24/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	County Official	
Leon Co.	Moccasin Gap	2/24/2012	Thunderstorm Wind	50	0	0	3000	0	0	0	Emergency Manager	
Leon Co.	Micosukee	2/24/2012	Thunderstorm Wind	50	0	0	3000	0	0	0	Emergency Manager	
Leon Co.	Baum	3/3/2012	Thunderstorm Wind	50	0	0	4000	0	0	0	Emergency Manager	
Leon Co.	North Florida Fairgrounds	3/3/2012	Thunderstorm Wind	50	0	0	1500	0	0	0	NWS Employee	
Leon Co.	Killearn Lakes	3/14/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Pisgah Church	3/14/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	(TLH)Tallahassee Rgnl Arpt	4/3/2012	Thunderstorm Wind	54	0	0	0	0	0	0	ASOS	
Leon Co.	North Florida Fairgrounds	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Lake Ella	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Tallahassee Community Airport	4/3/2012	Thunderstorm Wind	60	1	0	50000	0	0	0	Broadcast Media	
Leon Co.	Tallahassee Community Airport	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Tallahassee Community Airport	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Orchard Pond	4/3/2012	Thunderstorm Wind	50	0	0	25000	0	0	0	Broadcast Media	
Leon Co.	Bradfordville	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Iamonia	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Lake Iamonia	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Pisgah Church	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Concord	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Concord	4/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Maclay Gardens	5/6/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Forest Meadows Park	5/6/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Tallahassee Community Airport	5/6/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Tallahassee Community Airport	5/6/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Apalachee Regional Park	5/7/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Park/Forest Service	
Leon Co.	Lake Ella	5/13/2012	Thunderstorm Wind	45	0	0	500	0	0	0	NWS Employee	
Leon Co.	Macon Community Park	5/31/2012	Thunderstorm Wind	45	0	0	750	0	0	0	Broadcast Media	
Leon Co.	Tom Brown Park	6/5/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Winthrop Park	6/5/2012	Thunderstorm Wind	55	0	0	1000	0	0	0	Public	
Leon Co.	Fallschase	6/5/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Fallschase	6/5/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Fallschase	6/5/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Pisgah Church	6/5/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Moccasin Gap	6/5/2012	Thunderstorm Wind	60	0	0	4000	0	0	0	Emergency Manager	
Leon Co.	Moccasin Gap	6/5/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Concord	6/11/2012	Thunderstorm Wind	50	0	0	3000	0	0	0	Law Enforcement	
Leon Co.	Orchard Pond	6/11/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Iamonia	6/11/2012	Thunderstorm Wind	50	0	0	750	0	0	0	County Official	
Leon Co.	Tallahassee Community Airport	7/1/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Tallahassee Mall	7/3/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	County Official	
Leon Co.	Tallahassee Community Airport	7/3/2012	Thunderstorm Wind	50	0	0	3000	0	0	0	County Official	
Leon Co.	Moccasin Gap	7/3/2012	Thunderstorm Wind	50	0	0	750	0	0	0	Law Enforcement	
Leon Co.	Tom Brown Park	7/17/2012	Thunderstorm Wind	60	0	0	5000	0	0	0	Public	
Leon Co.	J R Alford Greenway	7/17/2012	Thunderstorm Wind	50	0	0	3000	0	0	0	Emergency Manager	
Leon Co.	Fallschase	7/17/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Capitola	7/17/2012	Thunderstorm Wind	50	0	0	5000	0	0	0	Emergency Manager	
Leon Co.	Springsax Park	7/17/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Public	
Leon Co.	Tom Brown Park	7/17/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	J R Alford Greenway	7/17/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Concord	7/17/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Concord	7/17/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	
Leon Co.	Tallahassee Mall	7/17/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Lake Munson	7/17/2012	Thunderstorm Wind	50	0	0	2000	0	0	0	Public	
Leon Co.	Lake Iamonia	7/25/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Fallschase	7/25/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Apalachee Regional Park	7/25/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	
Leon Co.	Lake Jackson	9/18/2012	Thunderstorm Wind	50	0	0	1000	0	0	0	County Official	Lake Jackson
Leon Co.	Lake Iamonia	9/18/2012	Thunderstorm Wind	50	0	0	1500	0	0	0	County Official	Lake Iamonia

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Lake Jackson	12/17/2012	Thunderstorm Wind	50	0	0	5000	0	0	0	Utility Company	
Leon Co.	Tallahassee Community College	1/30/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Social Media	Tallahassee Community College
Leon Co.	State Capitol Complex	1/30/2013	Thunderstorm Wind	50	0	0	3000	0	0	0	911 Call Center	State Capitol Complex
Leon Co.	Woodville	1/30/2013	Thunderstorm Wind	50	0	0	500	0	0	0	Broadcast Media	Woodville
Leon Co.	Southwood	2/26/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	Southwood
Leon Co.	Apalachee Regional Park	2/26/2013	Thunderstorm Wind	50	0	0	500	0	0	0	NWS Employee	Apalachee Regional Park
Leon Co.	Bloxham	3/24/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	Bloxham
Leon Co.	Tallahassee Mall	3/24/2013	Thunderstorm Wind	50	0	0	30000	0	0	0	Public	Tallahassee Mall
Leon Co.	Tallahassee Mall	3/24/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	Tallahassee Mall
Leon Co.	State Capitol Complex	7/3/2013	Thunderstorm Wind	55	0	0	25000	0	0	0	Social Media	State Capitol Complex
Leon Co.	Woodville	7/4/2013	Thunderstorm Wind	45	0	0	1000	0	0	0	911 Call Center	Woodville
Leon Co.	State Capitol Complex	7/4/2013	Thunderstorm Wind	50	0	0	5000	0	0	0	Social Media	State Capitol Complex
Leon Co.	Apalachee Regional Park	7/22/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Public	Apalachee Regional Park
Leon Co.	Killearn Estates	7/23/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Broadcast Media	Killearn Estates
Leon Co.	Killearn Estates	8/30/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	Law Enforcement	Killearn Estates
Leon Co.	Killearn Estates	8/30/2013	Thunderstorm Wind	50	0	0	500	0	0	0	NWS Employee	Killearn Estates
Leon Co.	Killearn Estates	8/30/2013	Thunderstorm Wind	50	0	0	2000	0	0	0	Law Enforcement	Killearn Estates
Leon Co.	Killearn Estates	8/30/2013	Thunderstorm Wind	50	0	0	2000	0	0	0	Law Enforcement	Killearn Estates
Leon Co.	Florida A&M University (Famu)	8/30/2013	Thunderstorm Wind	50	0	0	2000	0	0	0	Law Enforcement	Florida A&M University (Famu)
Leon Co.	Chaires Crossing	8/30/2013	Thunderstorm Wind	50	0	0	1000	0	0	0	NWS Employee	Chaires Crossing
Leon Co.	Bradfordville	11/26/2013	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Moccasin Gap
Leon Co.	Lake Jackson	1/11/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	Lake Jackson
Leon Co.	Maclay Gardens	1/11/2014	Thunderstorm Wind	50	0	0	500	0	0	0	Public	Maclay Gardens

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Maclay Gardens	1/11/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	Emergency Manager	Maclay Gardens
Leon Co.	Woodville	1/11/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	Woodville
Leon Co.	Miccosukee	4/29/2014	Thunderstorm Wind	50	0	0	3000	0	0	0	Emergency Manager	Miccosukee
Leon Co.	FSU Doak Campbell Stadium	6/6/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Social Media	FSU Doak Campbell Stadium
Leon Co.	State Capitol Complex	6/6/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	State Capitol Complex
Leon Co.	Macon Community Park	6/6/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Social Media	Macon Community Park
Leon Co.	Lake Jackson	6/8/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Lake Jackson
Leon Co.	Eight Mile Pond Area	6/8/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Eight Mile Pond Area
Leon Co.	Eight Mile Pond Area	6/8/2014	Thunderstorm Wind	55	0	0	4000	0	0	0	Broadcast Media	Eight Mile Pond Area
Leon Co.	Woodville	6/8/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Woodville
Leon Co.	Florida State University (FSU)	6/8/2014	Thunderstorm Wind	50	0	0	0	0	0	0	Broadcast Media	Florida State University (FSU)
Leon Co.	Tom Brown Park	6/8/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Tom Brown Park
Leon Co.	Killearn Estates	6/8/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Killearn Estates
Leon Co.	Woodville	6/8/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Woodville
Leon Co.	Baum	6/8/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Baum
Leon Co.	Baum	6/8/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Baum
Leon Co.	Concord	6/8/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Concord
Leon Co.	Lake Bradford	6/21/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Lake Bradford
Leon Co.	Tallahassee Community Airport	6/21/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Tallahassee Community Airport
Leon Co.	Woodville	6/21/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	911 Call Center	Woodville
Leon Co.	Forest Meadows Park	6/21/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Forest Meadows Park
Leon Co.	Apalachee Regional Park	6/26/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	Apalachee Regional Park
Leon Co.	Chaires Crossing	6/26/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Chaires Crossing

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	MAG-NITUDE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAGE	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Bloxham	7/9/2014	Thunderstorm Wind	55	0	0	50000	0	0	0	Public	Bloxham
Leon Co.	Macon Community Park	7/9/2014	Thunderstorm Wind	50	0	0	500	0	0	0	Law Enforcement	Macon Community Park
Leon Co.	Baum	7/9/2014	Thunderstorm Wind	50	0	0	500	0	0	0	Emergency Manager	Baum
Leon Co.	Macon Community Park	7/28/2014	Thunderstorm Wind	50	0	0	500	0	0	0	911 Call Center	Macon Community Park
Leon Co.	Southwood	8/21/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	911 Call Center	Southwood
Leon Co.	Apalachee Regional Park	8/24/2014	Thunderstorm Wind	50	0	0	500	0	0	0	911 Call Center	Apalachee Regional Park
Leon Co.	Lake Munson	10/14/2014	Thunderstorm Wind	50	0	0	0	0	0	0	NWS Employee	Lake Munson
Leon Co.	Southwood	10/14/2014	Thunderstorm Wind	50	0	0	500	0	0	0	NWS Employee	Southwood
Leon Co.	Macon Community Park	12/23/2014	Thunderstorm Wind	50	0	0	1000	0	0	0	Emergency Manager	
Leon Co.	Tallahassee Memorial Hospital	12/23/2014	Thunderstorm Wind	50	0	0	10000	0	0	0	Broadcast Media	
Leon Co.	Lake Ella	12/24/2014	Thunderstorm Wind	50	0	0	2000	0	0	0	Social Media	

APPENDIX L:

LIGHTNING EVENTS
JANUARY 1, 2010 – DECEMBER 31, 2014

COUNTY	LOCATION	BEGIN DATE	EVENT TYPE	DEATHS DIRECT	INJURIES DIRECT	PROPERTY DAMAGE	CROP DAMAG E	INJURIES INDIRECT	DEATHS INDIRECT	SOURCE	END LOCATION
Leon Co.	Tallahassee Memorial Hospital	8/25/2010	Lightning	0	0	15000	0	0	0	Fire Department/Rescue	Tallahassee Memorial Hospital
Leon Co.	FSU Doak Campbell Stadium	4/21/2012	Lightning	0	0	1500	0	0	0	Broadcast Media	
Leon Co.	Springsax Park	9/17/2012	Lightning	0	0	20000	0	0	0	Newspaper	Springsax Park
Leon Co.	Fallschase	9/17/2012	Lightning	0	0	55000	0	0	0	Fire Department/Rescue	Fallschase
Leon Co.	Macon Community Park	8/14/2013	Lightning	0	0	100000	0	0	0	Fire Department/Rescue	Macon Community Park
Leon Co.	Levy Park	9/3/2013	Lightning	0	0	2000	0	0	0	Public	Levy Park
Leon Co.	Kleman Plaza	6/8/2014	Lightning	0	0	75000	0	0	0	County Official	Kleman Plaza
Leon Co.	Tallahassee Memorial Hospital	8/25/2010	Lightning	0	0	15000	0	0	0	Fire Department/Rescue	Tallahassee Memorial Hospital

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, May 12, 2015, 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 a resolution adopting the 2015 Tallahassee-Leon County Local Mitigation Strategy.

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of said resolution 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: May 7, 2015

**Leon County
Board of County Commissioners**


Notes for Agenda Item #21

Leon County Board of County Commissioners

Cover Sheet for Agenda #21

May 12, 2015

To: Honorable Chairman and Members of the Board

From: Herbert W.A. Thiele, County Attorney 

Title: First and Only Public Hearing to Consider the Adoption of a Proposed Ordinance Amending Chapter 18, Article V of the Leon County Code of Laws Entitled "Solid Waste"

County Attorney Review and Approval:	Herbert W.A. Thiele, County Attorney
Department/ Division Review:	N/A
Lead Staff/ Project Team:	Herbert W. A. Thiele, Esq., County Attorney

Fiscal Impact:

There is no fiscal impact to the County.

Staff Recommendation:

Option # 1: Conduct the First and Only Public Hearing and adopt the proposed Ordinance Amending Chapter 18, Article V of the Leon County Code of Laws Entitled "Solid Waste" (Attachment #1).

Report and Discussion

Background:

At the Board of County Commission meeting of April 14, 2015, the Board received a status report on open burning regulations (Attachment #2). This item seeks the Board's approval of an Ordinance amending Chapter 18, Article V of the Code of Laws of Leon County, Florida, regarding solid waste. The Ordinance will amend Section 18-142 of the Code of Laws of Leon County, entitled "Burning" to specifically delegate permitting authority to the Florida Department of Agriculture and Consumer Services, Florida Forest Service. The County will follow the Florida Forest Service's outdoor burning and forest fire laws. This shall include, but is not limited to the Florida Forest Service's definition of yard waste and the permitting for larger fires. Additionally, the Ordinance adds language which sets out a civil penalty for violation of Section 18-142 as it relates to the burning of yard waste.

Analysis:

In accordance with the status item, this Ordinance amends Section 18-142 of the Leon County Code of Laws to provide specific delegated authority and sets civil penalties if Section 18-142 is violated, in lieu of the criminal penalty now in place.

Options:

1. Conduct the First and Only Public Hearing and adopt the proposed Ordinance amending Chapter 18, Article V of the Leon County Code of Laws Entitled "Solid Waste" (Attachment #1).
2. Conduct the First and Only Public Hearing and do not adopt the proposed Ordinance amending Chapter 18, Article V of the Code of Laws of Leon County, Florida, entitled "Solid Waste."
3. Board Direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance
2. April 14, 2015 Agenda Item, "Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances"
3. Notice of Public Hearing

HWAT/kam

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING ARTICLE V, "SOLID WASTE," OF CHAPTER 18 BY AMENDING SECTION 18-142 ENTITLED "BURNING;" PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Leon County Board of County Commissioners enacted the Open Burning Regulation in 1976 as a part of Ordinance No. 76-34, which was subsequently codified in the 1980 Code as Chapter 9, Garbage and Wastes. During the 1992 reorganization of the Code, Chapter 9 was moved to Chapter 18 and became a part of Article V, Solid Waste, at Section 18-142; and

WHEREAS, the existing "Burning" ordinance has remained unchanged since its adoption in 1976 which has created some confusion on the interpretation and enforcement of said ordinance;

WHEREAS, it is in the best interest of the citizens of Leon County that such amendment to Chapter 18, Article V, Section 18-142 be adopted; and,

WHEREAS, the Board of County Commissioners desires to enact an ordinance amending Chapter 18 of the Leon County Code of Laws, relating to "Burning."

BE IT ORDAINED by the Board of County Commissioners of the County of Leon, Florida, as follows, that:

Section 1. Chapter 18, Article V of the Code of Laws of Leon County, Florida, is amended by amending Section 18-142, which shall read as follows:

~~It shall be unlawful for any person to dispose of waste by opening burning when an organized waste collection system is available for service, or where such burning is a nuisance to the neighborhood or is a hazard to passing motorists on nearby roads.~~

1 Leon County shall follow the regulations set forth by the Florida Department of
2 Agriculture and Consumer Services, Florida Forest Service's outdoor burning and
3 forest fire regulations and laws. The Florida Forest Service is delegated all
4 permitting authority in Leon County's unincorporated area in accordance with said
5 regulations and laws. This shall include, but is not limited to burning in accord
6 with their definition of yard waste and the permitting for larger fires. Any person
7 violating the terms of this section relative to the burning of yard waste only shall
8 be guilty of a civil infraction, which is punishable by a civil penalty of \$100.00 for
9 the first violation, \$250.00 for the second violation, and \$500.00 for the third or
10 subsequent violations.

11 **Section 2. Conflicts.**

12 All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are
13 hereby repealed to the extent of such conflict, except to the extent of any conflicts with the
14 Tallahassee-Leon County 2010 Comprehensive Plan as amended, which provisions shall prevail
15 over any parts of this Ordinance which are inconsistent, either in whole or in part, with the said
16 Comprehensive Plan, and, further, that this Ordinance shall not repeal, amend, or replace the
17 provisions found in Section 4-36 of the Leon County Code of Laws.

18 **Section 3. Severability.**

19 If any provisions or portion of this Ordinance is declared by any court of competent
20 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
21 portions of this Ordinance shall remain in full force and effect.

22 **Section 5. Effective Date.**


23 This Ordinance shall have effect upon becoming law.

Leon County Board of County Commissioners

Cover Sheet for Agenda #10

April 14, 2015

To: Honorable Chairman and Members of the Board

From: Herbert W. A. Thiele, County Attorney 

Title: Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances

County Attorney Review and Approval:	Herbert W. A. Thiele, County Attorney
Department/ Division Review:	N/A
Lead Staff/ Project Team:	Herbert W. A. Thiele, County Attorney

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: Accept the status report on the comparison of Leon County's and the City of Tallahassee's open burn ordinances (Attachments #1 and #2).
- Option #2: Amend Section 18-142, Leon County Code of Laws, deferring the issue of burning yard waste to the State Statute.

Title: Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances
April 14, 2015
Page 2

Report and Discussion

Background:

At its regularly scheduled meeting on January 27, 2015, the Board directed staff to prepare a status report comparing the open burn ordinances of Leon County and the City of Tallahassee.

Analysis:

The Open Burning Regulation was originally adopted in 1976 as part of Ordinance No. 76-34, which was subsequently codified in the 1980 Code as Chapter 9, Garbage and Wastes. In the 1992 reorganization of the Code, Chapter 9 was moved to Chapter 18 and became part of Article V, Solid Waste, with the Open Burning Regulation being codified as Section 18-142 of Division 1. It has remained unchanged since its adoption, providing as follows:

Sec. 18-142. Burning. It shall be unlawful for any person to dispose of waste by open burning when an organized waste collection system is available for service, or where such burning is a nuisance to the neighborhood or is a hazard to passing motorists on nearby roads.

Meaning of the Term *Waste*:

Over the years, there has been confusion involving the meaning and scope of the term *waste* as used in the regulation, specifically whether the term *waste* would include both yard and household wastes. The term is undefined in Article V, with the closest definition being the term *solid waste* applicable only to the regulations contained in Division 3 of Article V. The term *waste* is also absent from any of the general definition sections contained throughout the Code.

In the absence of a specific definition for a term, the rules of construction and definitions provided at Section 1-2 of the Code (the "Rules of Construction") require that terms, "... shall have the meanings prescribed by the statutes of the state for such terms." Among the applicable state statutes referenced in Article V of the Code are Sections 403.702 through 403.7721, Resource Recovery and Management, found in Part IV of Chapter 403 of the Florida Statutes (2008). Although Section 403.703, Definitions, fails to provide a definition of the term *waste*, it does define the term *solid waste* to include the following:

403.703 Definitions. -- (32) "Solid waste" means... garbage, rubbish, refuse, *special waste*, or other discarded material... resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations... (emphasis added)

Among the various types of defined solid waste is *special waste*. The term *special waste* is defined to include *yard trash*, which is further defined to include, "... vegetative matter resulting from landscaping maintenance and land clearing operations. ..." The term *solid waste* is, therefore, defined in the applicable state statutes to include both household garbage and yard trash. Based on our interpretation of the Rules of Construction, the County Attorney's Office has construed the term *waste* in the Open Burning Regulation to include household garbage and yard trash. Construing the term *waste* to mean *solid waste*, as defined in Section 403.703, Florida Statutes (2008), is consistent with the Board's true intent and meaning in placing the regulation within the Solid Waste component of Chapter 18 in the 1992 reorganization of the Code.

Title: Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances
April 14, 2015
Page 3

In addition, construing *waste* to include both household garbage and yard trash is consistent with Code Section 18-138, Exemptions, which exempts from the provisions of Article V, "... persons disposing of household or agricultural waste, *by methods other than open burning*, when such waste is disposed of by the owner of the waste, on the premises where such waste was generated." (emphasis added). Conversely, Section 18-138 can be read to *not* exempt those persons who use open burning to dispose of either their household or agricultural waste (i.e. yard trash).

City of Tallahassee Code:

By comparison, the City of Tallahassee addresses the regulation of open burning by requiring a written permit from the fire department and treats a violation of the regulation as a civil infraction with varying degrees of fines. Chapter 21, Article XI of the City of Tallahassee Code, Solid Waste Collection and Disposal, provides a process for securing a burning permit, as follows:

Sec. 21-492. Burning Permits.

- (a) No open burning of wooden materials or vegetation shall be allowed unless a written permit for such burning is first secured from the chief of the fire department of the city or a duly authorized agent. Such a permit shall be issued upon a showing that public health and public safety will not be endangered. Such permits shall contain the conditions allowed for the burning; such conditions to include place, time and other conditions imposed upon the burn. Failure to comply fully with the conditions contained in the burning permit shall be a violation of this Code. In the event a person securing permits has been determined by the chief of the fire department to have violated the conditions of a permit two times during any four-month period, no additional permits will be issued to the person for a period of six months from the date of last violation.
- (b) Any person convicted of violating any of the terms of this section shall upon conviction be punished by a fine of \$100.00 for the first conviction, \$250.00 for the second conviction, and \$500.00 for the third or subsequent conviction.

On December 19, 2014, a meeting was held at the Public Safety Complex with attendees from Leon County Administration, the Leon County Attorney's Office, Leon County Sheriff's Office, Florida Forest Service, the Tallahassee Fire Department, and the Department of Agriculture. From that meeting, it is the understanding of the County Attorney's Office that Leon County's current burning Ordinance is drafted in such a manner that most burning would be completely prohibited throughout the County. The Leon County Sheriff's Office is charged with enforcing the Ordinance. The remedy available to the Sheriff's Office is to arrest the complainant or other property owner that is illegally burning. In practice, the Sheriff's Office has worked with the complainant or other property owner to resolve the situation without an arrest.

Title: Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances
April 14, 2015
Page 4

The Division of Forestry has been enforcing its regulations, but has been called on to enforce the County's Ordinance, which has been construed as a complete prohibition. The Division of Forestry cannot enforce a County Ordinance, but continue to receive requests to do so. The Tallahassee Fire Department, at that time, indicated that they have responded to numerous calls in the County, but was unclear how to handle burning in light of the existing code language.

The City has, in practice, deferred to the State's regulations on burning yard waste, which is administered through the Division of Forestry. The State will issue a permit for those fires that are larger than eight feet by eight feet and which meet the statutes and rules. If the Tallahassee Fire Department is called to investigate a complaint about open burning, they will allow the burning to continue as long as it has a permit. If the fire area is less than eight feet by eight feet, they will determine whether it meets the setback requirement and allow it to continue if it does. Many in-town properties would be prohibited from burning, as the lots are too small to allow a fire to meet the setback from the property line.

The consensus from the parties at the meeting was that the City's approach has worked well in the two years since it was implemented. If the Board were interested in handling this issue in the same manner as the City, that would be a fairly straightforward Ordinance amendment. Since they are already the designated fire safety official, the Tallahassee Fire Department could investigate complaints of illegal burning in the County, and handle as they do in the City. The County could also defer to the State's permitting process for larger fires, as the City currently does. If this is the direction that the Board wishes to take, the County would need to amend or repeal the current section dealing with burning and make sure that the delegation of authority is clear. Lastly, the City's practice is apparently administratively implemented and does not reflect their adopted ordinance.

Options:

1. Accept the status report on the on the comparison of Leon County's and the City of Tallahassee's open burn ordinances (Attachments #1 and #2).
2. Amend Section 18-142, Leon County Code of Laws, deferring the issue of burning yard waste to the State Statute.
3. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Section 18-142 of the Code of Laws of Leon County, Florida
2. Section 21-492 of the Code of Laws of the City of Tallahassee

HWAT/kam

Leon County, FL Code of Ordinances

Sec. 18-142. - Burning.

It shall be unlawful for any person to dispose of waste by open burning when an organized waste collection system is available for service, or where such burning is a nuisance to the neighborhood or is a hazard to passing motorists on nearby roads.

(Code 1980, § 9-9)

Tallahassee, FL Code of Ordinances

Sec. 21-492. - Burning permits.

- (a) No open burning of wooden materials or vegetation shall be allowed unless a written permit for such burning is first secured from the chief of the fire department of the city or a duly authorized agent. Such a permit shall be issued upon a showing that public health and public safety will not be endangered. Such permits shall contain the conditions allowed for the burning; such conditions to include place, time and other conditions imposed upon the burn. Failure to comply fully with the conditions contained in the burning permit shall be a violation of this Code. In the event a person securing permits has been determined by the chief of the fire department to have violated the conditions of a permit two times during any four-month period, no additional permits will be issued to the person for a period of six months from the date of last violation.
- (b) Any person convicted of violating any of the terms of this section shall upon conviction be punished by a fine of \$100.00 for the first conviction, \$250.00 for the second conviction, and \$500.00 for the third or subsequent conviction.

(Code 1984, § 11-25; Ord. No. 91-O-0045AAA, § 1, 9-25-1991; Ord. No. 08-O-70, § 12, 1-28-2009)

Cross reference – Fire protection and prevention, ch. 10

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, May 12, 2015, 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 ARTICLE V, "SOLID WASTE," OF CHAPTER 18 BY AMENDING SECTION 18-142 ENTITLED "BURNING;" PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of said ordinance may be inspected at the following locations during regular business hours:

Leon County Courthouse
301 S. Monroe St., 5th Floor Reception Desk
Tallahassee, FL 32301

and

Leon County Clerk's Office
315 S. Calhoun Street, Room 426
Tallahassee, Florida 32301

Advertise: May 1, 2015