

# BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

## AGENDA

### REGULAR MEETING

Leon County Courthouse  
Fifth Floor County Commission Chambers  
301 South Monroe Street  
Tallahassee, FL 32301

**Tuesday, March 12, 2019  
3:00 p.m.**

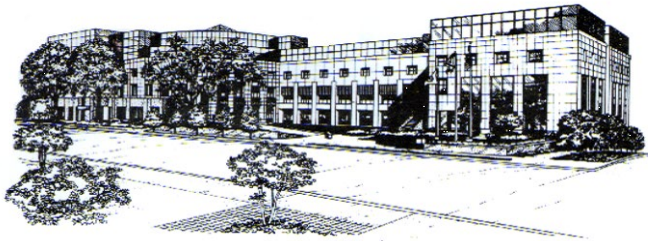
### COUNTY COMMISSIONERS

Jimbo Jackson, Chairman  
District 2

Bryan Desloge, Vice Chair  
District 4

Kristin Dozier  
District 5

Mary Ann Lindley  
At-Large



Nick Maddox  
At-Large

Rick Minor  
District 3

Bill Proctor  
District 1

Vincent S. Long  
County Administrator

Herbert W. A. Thiele  
County Attorney

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

Please be advised that if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose, such person may need to ensure that 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, Florida Statutes).

In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator by written or oral request at least 48 hours prior to the proceeding, at 850-606-5011 or Facilities Management at 850-606-5000, or 7-1-1 (TTY and Voice) via Florida Relay Service. Accommodation Request Forms are available on the website [www.LeonCountyFl.gov/ADA](http://www.LeonCountyFl.gov/ADA).

# Board of County Commissioners

Leon County, Florida

## Agenda

Regular Public Meeting

Tuesday, March 12, 2019, 3:00 p.m.

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### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Elder Darrick D. McGhee, Sr., Pastor, Bible Based Church

Pledge of Allegiance by Commissioner Nick Maddox

### AWARDS AND PRESENTATIONS

- Proclamation Recognizing the FAMU Marching 100 Band for Participating in the Rose Bowl Parade  
*(Commissioner Proctor)*
- Proclamation Recognizing April as National Crime Victim's Awareness Month  
*(Commissioner Maddox)*
- Proclamation Recognizing March as Multiple Sclerosis Awareness Month  
*(Commissioner Dozier)*
- Proclamation Recognizing March 3-9, 2019 as Women in Construction Week  
*(Commissioner Dozier)*
- Presentation of the Consolidated Dispatch Agency Update  
*(Steve Harrelson, Interim CDA Director)*
- Presentation by the Council of Culture and Arts  
*(Amanda Thompson, Interim Executive Director)*

### CONSENT

1. Minutes: December 11, 2018 Regular Meeting, January 22, 2019 Regular Meeting and February 12, 2019 Regular Meeting  
*(Clerk of Court)*
2. Special Elections in Fiscal Year 2018-2019  
*(County Administrator/ Supervisor of Elections)*
3. Payment of Bills and Vouchers  
*(County Administrator/ Office of Financial Stewardship/ Office of Management & Budget)*
4. Commissioner Appointments to the Contractors Licensing and Examination Board and the Water Resources Committee  
*(County Administrator/ County Administration)*
5. Centers for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control Grant  
*(County Administrator/ Public Works/ Stormwater)*

6. Florida Department of Environmental Protection Waste Tire Amnesty Event Grant  
*(County Administrator/ Public Works/ Stormwater)*
7. Plat of Burton-Mitchell Subdivision  
*(County Administrator/ Public Works/ Engineering Services)*
8. Interlocal Agreement with the City of Tallahassee for Street Sweeping Services  
*(County Administrator/ Public Works/ Office of Resource Stewardship)*
9. Resolution in Support of the Florida Department of Transportation's County Incentive Grant Program Application to Construct the Realignment of Old Bainbridge Road at Capital Circle Northwest  
*(County Administrator/ Public Works/ Engineering Services)*
10. Proposed Revised Policy, "Leon County Volunteer Services Policy"  
*(County Administrator/ Office of Human Services & Community Partnerships/ Volunteer Services)*
11. Request to Schedule the First and Only Public Hearing to Consider a Third Amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.  
*(County Administrator/ Development Support & Environmental Management/ Development Services)*
12. Support the Strategic Initiative to be Designated a "SolSmart" Community by Developing an Ordinance that Provides Standards for Solar Energy Systems  
*(County Administrator/ Development Support & Environmental Management)*
13. Tallahassee Fire Department Certificate of Public Convenience and Necessity Amendment  
*(County Administrator/ Emergency Medical Services)*

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

14. Supervised Pretrial Release Program 2018 Annual Report  
*(County Administrator/ Office of Intervention & Detention Alternatives)*
15. Concurrency Management 2018 Annual Report  
*(County Administrator/ Development Support & Environmental Management/ Development Services)*
16. Code Enforcement Board and Code Compliance Program 2017-2018 Annual Report  
*(County Administrator/ Development Support & Environmental Management)*
17. Contractors' Licensing and Examination Board 2017-2018 Annual Report  
*(County Administrator/ Development Support & Environmental Management)*

**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**

18. Action Plan to Implement the Strategic Initiative of Increasing the Quantity and Quality of Citizen Input Opportunities  
*(County Administrator/ Community & Media Relations)*

19. FY 2020 Maximum Discretionary Funding Levels and Initial Budget Policy Guidance  
*(County Administrator/ Office of Financial Stewardship)*
20. Revised Funding Strategy to Pay for Hurricane Michael Recovery Expenses  
*(County Administrator/ Office of Financial Stewardship)*
21. 2019 Canopy Roads Management Plan  
*(County Administrator/ PLACE/ Planning)*
22. Full Board Appointment to the CareerSource Capital Region Board  
*(County Administrator/ County Administration)*

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

23. Joint County/City Adoption and Transmittal Public Hearings on the 2019 Cycle Comprehensive Plan Amendments  
*(County Administrator/ PLACE/ Planning)*
24. First and Only Public Hearing to Consider a Second Amendment to the Southwood Integrated Development Order  
*(County Administrator/ Development Support & Environmental Management/ Development Services)*

**CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

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

**COMMENTS/DISCUSSION ITEMS**

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

**RECEIPT AND FILE**

- none

**ADJOURN**

*The next Regular Board of County Commissioner's meeting is scheduled for  
**Tuesday, April 9, 2019 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 contact the Board Secretary  
or visit the County Clerk website at [www.leoncountyfl.gov](http://www.leoncountyfl.gov)**

**PUBLIC NOTICE**  
**Leon County Board of County Commissioners**  
**2019 Tentative Meeting Schedule**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Meeting</b>
<b>January 22</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>February 12</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>February 26</b>	Tuesday	1:00 p.m.	<i>Joint Workshop Comp Plan Amendments</i>
<del><b>February 26</b></del>	<del>Tuesday</del>	<del>3:00 p.m.</del>	<del>Regular Board Meeting</del> <i>Cancelled</i>
<b>March 12</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>March 12</b>	Tuesday	6:00 p.m.	<i>Transmittal Hearing on 2019 Cycle Comp Plan Amendments</i>
<b>April 9</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>April 23</b>	Tuesday	9:00 a.m.	<i>Budget Policy Workshop</i>
<b>April 23</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>May 14</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>May 14</b>	Tuesday	6:00 p.m.	<i>Adoption Hearing on 2019 Cycle Comp Plan Amendments</i>
<b>May 28</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>June 18</b>	Tuesday	9:00 a.m.	<i>Budget Workshop</i>
<b>June 18</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>July 9</b>	Tuesday	9:00 a.m.	<i>Budget Workshop (if necessary)</i>
<b>July 9</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<del><b>September 10</b></del> <b>17</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<del><b>September 10</b></del> <b>17</b>	Tuesday	6:00 p.m.	<i>First Public Hearing on Tentative Millage Rate and Budgets</i>
<b>September 24</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>September 24</b>	Tuesday	6:00 p.m.	<i>Second Public Hearing on Final Millage Rate and Final Budgets</i>
<b>October 15</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>October 29</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>November 12</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<b>December 10</b>	Tuesday	3:00 p.m.	Regular Board Meeting
<del><b>December 9</b></del> <b>January 27</b>	Monday	9:00 a.m.	Board Retreat

**PUBLIC NOTICE**  
**Leon County Board of County Commissioners**  
**2019 Tentative Meeting Schedule**

*All Workshops, Meetings, and Public Hearing are subject to change.*

**2019**

JANUARY						
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DECEMBER						
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**PUBLIC NOTICE**

**Leon County Board of County Commissioners  
 2019 Tentative Meeting Schedule**

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

<b>Month</b>	<b>Day</b>	<b>Time</b>	<b>Meeting Type</b>
<b>January 2019</b>	<b>Tuesday 1</b>	<b>Offices Closed</b>	<b>NEW YEAR'S DAY</b>
	<i>Monday 7 – Tuesday 8</i>		<i>FAC New Commissioner Workshop Alachua County; Gainesville, FL</i>
	<b>Tuesday 8</b>	<b>No meeting</b>	<b>BOARD RECESS</b>
	<i>Thursday 10 &amp; Friday 11</i>	<i>Seminar 2 of 3</i>	<i>FAC Advanced County Commissioner Program Alachua County; Gainesville, FL</i>
	Tuesday 15	<del>1:30 p.m. Cancelled</del>	<del>Capital Region Transportation Planning Agency City Commission Chambers</del>
	<b>Monday 21</b>	<b>Offices Closed</b>	<b>MARTIN LUTHER KING, JR. DAY</b>
	Tuesday 22	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.	First and Only Public Hearing on Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule
<hr/>			
<b>February 2019</b>	Friday 1	2:00 p.m.	Leon County Legislative Delegation Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	Tuesday 12	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.	First and Only Public Hearing to Consider an Ordinance Amending Chapter 5, Building and Construction Regulation, to Address the Requirements for Tiny Houses
		6:00 p.m.	First and Only Public Hearing to Consider a Proposed Resolution Renouncing and Disclaiming any Right of the County in a Portion of Gaines Street Right-of-Way Encroached Upon by Waterworks Property
	Tuesday 19	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 26	1:00 p.m.	Joint City/County Workshop on the 2019 Cycle Comprehensive Plan Amendments
		<del>3:00 p.m. Cancelled</del>	<del>Regular Meeting County Courthouse, 5<sup>th</sup> Floor Commission Chambers</del>
	Thursday 28	3:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
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<b>March 2019</b>	<i>Saturday 2 – Wednesday 6</i>		<i>NACO Legislative Conference Washington, DC</i>
	Tuesday 12	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.	Joint City/County Transmittal Hearing on Cycle 2019 Comprehensive Plan Amendments
		6:00 p.m.	First and Only Public Hearing to Consider the Second Amendment to Southwood Integrated Development Order
	Tuesday 19	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	<i>Wednesday 27</i>	<i>7:30 a.m. – 7:00 p.m.</i>	<i>FAC Legislative Day Challenger Learning Center, Tallahassee, FL</i>

Month	Day	Time	Meeting Type
<b>March 2019</b> (cont.)	Friday 29	9:00 a.m.	Community Legislative Dialogue Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
<b>April 2019</b>	Tuesday 9	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	<i>Thursday 11 &amp; Friday 12</i>	<i>Seminar 3 of 3</i>	<i>FAC Advanced County Commissioner Program Alachua County; Gainesville, FL</i>
	Tuesday 16	9:00 a.m. – 1:00 p.m.	Capital Region Transportation Planning Agency Workshop/Retreat – Location TBD
	Tuesday 23	9:00 a.m.	Budget Policy Workshop County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.	<b><u>First &amp; Only Public Hearing on Proposed Ordinance Amending Official Zoning Map to Change Zoning Classification from Single- and Two-Family Residential District (R-3) District to Light Industrial (M-1) District (Tower Rd.)</u></b>
<b>May 2019</b>	Tuesday 14	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.	Joint City/County Adoption Hearing on Cycle 2019 Comprehensive Plan Amendments
		6:00 p.m.	<b><u>First &amp; Only Public Hearing to Consider Third Amendment to Southwood Integrated Development Order</u></b>
	Tuesday 21	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	<b>Monday 27</b>	<b>Offices Closed</b>	<b>MEMORIAL DAY</b>
	Tuesday 28	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
<b>June 2019</b>	<i>Tuesday 11 - Friday 14</i>		<i>FAC Annual Conference &amp; Educational Exposition Orange County; Orlando, FL</i>
	Monday 17	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 18	9:00 a.m.	Budget Workshop
		3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	Thursday 27	3:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
<b>July 2019</b>	<b>Thursday 4</b>	<b>Offices Closed</b>	<b>INDEPENDENCE DAY</b>
	Tuesday 9	9:00 a.m.	Budget Workshop (if necessary) County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	<i>Thursday 11 - Monday 15</i>		<i>NACo Annual Conference Clark County; Las Vegas, Nevada</i>
	<b>Tuesday 23</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
	<i>Wednesday 24 – Saturday 27</i>		<i>National Urban League Annual Conference Indianapolis, Indiana</i>
<b>August 2019</b>	<i>Friday 16 - Sunday 18</i>		<i>Chamber of Commerce Annual Conference Amelia Island, FL</i>



Month	Day	Time	Meeting Type
<b>September 2019</b>			
	<b>Monday 2</b>	<b>Offices Closed</b>	<b>LABOR DAY</b>
	Thursday 5	5:00 p.m.	Blueprint Intergovernmental Agency Meeting & 5:30 p.m. Budget Public Hearing, City Commission Chambers
	Tuesday <del>7</del> 10 <i>tentative</i>	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday <del>14</del> 17	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.*	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 19/20*
	Tuesday 24	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
		6:00 p.m.*	Second & Final Public Hearing on Adoption of Final Millage Rates and Budgets for FY 19/20*
	Wednesday 25 – Thursday 26		<i>FAC Innovation Policy Conference Bay County; Panama City Beach, FL</i>
	<i>TBD (typically mid-September)</i>		<i>Congressional Black Caucus Annual Legislative Conference TBD</i>
<i>* These public hearing dates may change because of the School Board's scheduling of its budget adoption public hearings.</i>			
<b>October 2019</b>			
	Monday 14	9:00 a.m. – 1:00 p.m.	Capital Region Transportation Planning Agency Workshop/Retreat – Location TBD
	Tuesday 15	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	<i>Sunday 20 – Wednesday 23</i>		<i>ICMA Annual Conference Nashville, TN</i>
	Tuesday 29	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
<b>November 2019</b>			
	<b>Monday 11</b>	<b>Offices Closed</b>	<b>VETERAN'S DAY OBSERVED</b>
	Tuesday 12	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	Tuesday 19	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	<i>Wednesday 20 – Friday 22</i>		<i>FAC Legislative Conference Broward County; Fort Lauderdale, FL</i>
	<b>Thursday 28</b>	<b>Offices Closed</b>	<b>THANKSGIVING DAY</b>
	<b>Friday 29</b>	<b>Offices Closed</b>	<b>FRIDAY AFTER THANKSGIVING DAY</b>
<b>December 2019</b>			
	<del>Monday 9</del> <i>January 27</i>	<del>9:00 a.m. – 4:00 p.m.</del> <i>Rescheduled</i>	<del>Board Retreat – TBD</del>
	Tuesday 10	3:00 p.m.	Regular Meeting County Courthouse, 5 <sup>th</sup> Floor Commission Chambers
	Thursday 12	3:00 – 5:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
	Tuesday 17	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	<b>Wednesday 25</b>	<b>Offices Closed</b>	<b>CHRISTMAS DAY</b>
<b>January 2020</b>			
	<b>Wednesday 1</b>	<b>Offices Closed</b>	<b>NEW YEAR'S DAY</b>
	<b>Tuesday 7</b>	<b>No Meeting</b>	<b>BOARD RECESS</b>
	Monday 27	9:00 a.m. - 4:00 p.m.	Board Retreat – Location TBD

## **Citizen Committees, Boards, and Authorities**

### **Current and Upcoming Vacancies**

[leoncountyfl.gov/committees](http://leoncountyfl.gov/committees)

#### **CURRENT VACANCIES**

##### **Board of Adjustment & Appeals**

Tallahassee City Commission (2 appointments)

##### **CareerSource Capital Region Board**

Board of County Commissioners (2 appointments)

##### **Water Resource Committee**

Commissioner - District II: Jackson, Jimbo (1 appointment)

#### **UPCOMING TERM EXPIRATIONS**

##### **MARCH 31, 2019**

##### **Contractors Licensing and Examination Board**

Commissioner - District II: Jackson, Jimbo (1 appointment)

##### **APRIL 30, 2019**

##### **Tallahassee Sports Council**

Board of County Commissioners (2 appointments)

##### **TLC Minority, Women, & Small Business Enterprise Citizen Advisory Committee**

Board of County Commissioners (2 appointments)

##### **Value Adjustment Board**

Board of County Commissioners (1 appointment)

##### **MAY 31, 2019**

##### **Advisory Committee on Quality Growth**

Board of County Commissioners (7 appointments)

##### **JUNE 30, 2019**

##### **Architectural Review Board**

Board of County Commissioners (2 appointments)

##### **Board of Adjustment and Appeals**

Board of County Commissioners (2 appointments)

**JUNE 30, 2019 (cont.)**

**CareerSource Capital Region Board**

Board of County Commissioners (1 appointment)

**Planning Commission**

Board of County Commissioners (1 appointment)

**JULY 31, 2019**

**Investment Oversight Committee**

Board of County Commissioners (2 appointments)

**Leon County Educational Facilities Authority**

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 III: Minor, Rick (1 appointment)

**SEPTEMBER 30, 2019**

**Council on Culture & Arts**

Board of County Commissioners (3 appointments)

**Housing Finance Authority of Leon County**

Commissioner - District II: Jackson, Jimbo (1 appointment)

**Science Advisory 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)

**Tallahassee-Leon County Commission on the Status of Women & 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: Jackson, Jimbo (1 appointment)

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

**Leon County  
Board of County Commissioners**

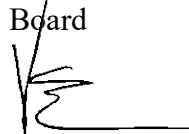
**Notes for Agenda Item #1**

# Leon County Board of County Commissioners

## Agenda Item #1

March 12, 2019

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

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

**Title:** Minutes: December 11, 2018 Regular Meeting; January 22, 2019 Regular Meeting, and February 12, 2019 Regular Meeting

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

### **Statement of Issue:**

This agenda item seeks Board review and approval of the following minutes: December 11, 2018 Regular Meeting; January 22, 2019 Regular Meeting, and February 12, 2019 Regular Meeting.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Approve the minutes of the December 11, 2018 Regular Meeting; January 22, 2019 Regular Meeting, and February 12, 2019 Regular Meeting

### **Attachments:**

1. December 11, 2018 Regular Meeting Minutes
2. January 22, 2019 Regular Meeting Minutes
3. February 12, 2019 Regular Meeting Minutes

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
December 11, 2018**

The Board of County Commissioners of Leon County, Florida met in regular session. Present were Chairman Jimbo Jackson, Vice Chairman Bryan Desloge and Commissioners Bill Proctor, Kristin Dozier, Mary Ann Lindley, Nick Maddox and Rick Minor. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, and Clerk to the Board Rebecca Vause.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was provided by Commissioner Proctor, who then led the Pledge of Allegiance.

**AWARDS AND PRESENTATIONS**

- Public Safety Update
  - Leon County Sheriff Walt McNeil updated the Board on the most recent statistics and noted that crime rates are down 11% in unincorporated Leon County. He provided a brief update on his organization's initiatives for 2019, which include crime prevention, youth outreach, and reentry programs. Sheriff McNeil also commended County Administrator Long and Deputy County Administrator Rosenzweig for their willingness to ensure that the needs of his department are met.
- Presentation of the Annual Volunteer Firefighter of the Year Award
  - Chairman Jimbo Jackson presented a Proclamation honoring the contributions made by the volunteer fire departments off Leon County.
  - Earl Bacon awarded Captain Kevin Spear of the Bradfordville Volunteer Fire Department as the 2018 Volunteer Firefighter of the Year.
  - Mr. Spear stated that he is proud to be a volunteer firefighter and thanked his family and fellow firefighters. He also expressed appreciation to the Board for their recognition.
- Proclamation Recognizing December as Human Rights Month
  - Commissioner Nick Maddox presented a Proclamation recognizing December 10, 2018 as Human Rights Day in Leon County and the week of December 10, 2018 as Human Rights Week.
  - Dilantre Hollinger, on behalf of the NAACP Executive Committee, thanked the Board for the recognition.
- Presentation by CareerSource Capital Region
  - Jim McShane, Career Source Capital Region, provided the Board with an update on his organization's activities during 2018. He announced several upcoming vacancies on his Board and asked Commissioners for their help in identifying possible candidates.
  - Commissioner Dozier asked for clarification regarding the need for training in areas such as construction. Mr. McShane explained that while there is a need for construction workers, this is not evidenced through his database. He shared that discussions have been held with general contractors to discuss the need and he has educated them on how to post their job openings through Employ Florida. Once a need has been established, he then can use Workforce monies to fund training programs. He also shared that one of his goals this upcoming year is to identify a couple of businesses to sponsor apprenticeship programs in the County.

Commissioner Dozier requested that Mr. McShane keep the Board apprised of any legislative issues related to workforce training and/or apprenticeship programs that could be supported through the Board's legislative agenda.

Commissioner Proctor expressed appreciation to Mr. McShane for his leadership. He established that the CareerSource Capital Region (CSCR) is fully engaged in the Leon Works initiative and enjoys its partnership with the County's summer youth program. Commissioner Proctor then engaged in discussion with Mr. McShane on the need for expansion of vocational training and the positives of pursuing vocational/technical training after high school. Commissioner Proctor brought up that the County's 32304 zip code area ranked among the state's highest in poverty, literacy and unemployment and urged the CSCR and its Board to offer special attention to this area.

Commissioner Minor thanked CareerSource for the work they do in Leon County.

Commissioner Maddox offered that, as the Board's representation on the CSCR, he has seen great growth in the organization and has been impressed with its expansion of partnerships. He reflected on the need for businesses to support apprenticeships so that job seekers may receive the necessary training and suggested that the County's Offices of Economic Vitality and Community and Media Relations offer assistance in this endeavor.

Mr. McShane suggested that the Board consider placing a requirement in all County contracts that vendors utilize the CareerSource system as a "first source" for hiring; which would require employment opportunities to be being posted on the CSCR system. He reported that Miami-Dade County currently has this requirement.

*Commissioner Maddox moved, duly seconded by Commissioner Lindley, to direct staff to bring back an agenda item to consider requiring vendors to promote employment opportunities for local residents, including participating in CareerSource programs, as part of the County's purchasing requirements. The motion carried 7-0.*

Commissioner Lindley commented on the need to educate parents about the vast opportunities available in the skills trade. She also encouraged local businesses to support apprenticeships.

Commissioner Proctor suggested that the agenda item also include opportunities for the County, through its bid process, to incentivize those vendors who support apprenticeships. He also suggested that the County work with CSCR to identify additional sources of funding to support apprenticeships. *Commissioner Maddox agreed to the suggestions offered by Commissioner Proctor and requested staff address these in the upcoming agenda item.*

## **CONSENT**

*Commissioner Desloge moved, duly seconded by Commissioner Dozier, approval of the Consent Agenda, with the exception of Items #6 and #15, which were pulled for further discussion and Item #12, which was removed from the agenda. The motion carried 7-0.*

### **1. Minutes: October 23, 2018 Regular Meeting**

*The Board approved Option # 1: Approve the minutes of the October 23, 2018 Regular Meeting.*

2. **Payment of Bills and Vouchers**

*The Board approved Option # 1: Approve the payment of bills and vouchers submitted for December 11, 2018 and pre-approve the payment of bills and vouchers for the period of December 12, 2018 through January 21, 2019.*

3. **FY 2018 Annual Performance and Financial Report**

*The Board approved Option # 1: Accept the FY 2018 Annual Performance and Financial Report.*

4. **Commissioner Appointments to the Library Advisory Board**

*The Board approved Option # 1: Ratify individual Commissioner appointments of citizens to the Library Advisory Board:*

- a. *Commissioner Dozier appoints Lorri Mon for a two-year term ending December 31, 2020.*
- b. *Commissioner Maddox appoints Vivian Wilson for a two-year term ending December 31, 2020.*
- c. *Commissioner Desloge appoints Christie Koontz for the remainder of the unexpired term ending December 31, 2019.*

5. **Amended and Restated Public Safety Dispatch Consolidation Interlocal Agreement with the City of Tallahassee and Leon County Sheriff**

*The Board approved Option # 1: Approve the Amended and Restated Public Safety Dispatch Consolidation Interlocal Agreement with the City of Tallahassee and Leon County Sheriff.*

6. **Request to Schedule a Workshop on Potential Leon County Fairgrounds Improvements**

Commissioner Maddox requested the item be pulled for further discussion.

County Administrator Long introduced the item.

Commissioner Maddox referenced the Fairgrounds market study, stating that it was a very thorough report. He indicated that he would like to forego the workshop and recommended that improvements to the Fairgrounds be incorporated into upcoming Blueprint projects.

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, to approve Option 2: Do not schedule a Workshop on Potential Leon County Fairgrounds Improvements for Tuesday, March 12, 2019 from 1:00 pm to 3:00 pm. The motion carried 7-0.*

Commissioner Proctor clarified with Commissioner Maddox that it was his intent to bring the Fairgrounds project forward at a future Blueprint meeting. Commissioner Maddox submitted that the last market study provided good direction on how the site could be redeveloped and was comfortable asking that it be considered by Blueprint.

Commissioner Desloge, while supportive of the motion, cautioned that this not be the beginning of a reprioritization of Blueprint projects. He offered that Blueprint projects have been vetted and a priority list developed; however, agreed that the City, County and Blueprint should be able to make minor changes without reprioritizing the entire list.



Commissioner Proctor advocated for Board support for the Fairgrounds project and recalled that the Bannerman Road project has been elevated as a Blueprint project. He complimented County Administrator on the grant money that had been levered by County staff and cited grants as a potential source of funding for the fairgrounds.

7. **Consideration of the Solar Energy Improvement Fund Program in Partnership with the Apalachee Regional Planning Council**

*The Board approved Option #1: Accept staff's report on Apalachee Regional Planning Council's request for funding to support the Solar Improvement Energy Fund (SELF) and take no further action.*

8. **Interlocal Agreement Between the City of Tallahassee and Leon County to Manage and Control Illicit Discharges to the Leon County Municipal Separate Storm Sewer System (MS4)**

*The Board approved Option #1: Approve the Interlocal Agreement between the City of Tallahassee and Leon County to manage and control illicit discharges to the Leon County Municipal Separate Storm Sewer System (MS4), and authorize the County Administrator to execute.*

9. **Interlocal Agreement with the City of Tallahassee for the Belair/Annawood Wastewater Retrofit Project**

*The Board approved Option #1: Approve the Interlocal Agreement between Leon County and the City of Tallahassee for the Provision of Sewer Service to Belair/Annawood Area and authorize the County Administrator to execute.*

10. **Local Agency Program Agreement between Leon County and Florida Department of Transportation for the Phase II Design of Bicycle Lanes on a Portion of Smith Creek Road (CR375)**

*The Board approved Options 1, 2, & 3: 1) Approve the Local Agency Program Agreement with Florida Department of Transportation for the Phase II Design of bicycle lanes on a portion of Smith Creek Road, and authorize the County Administrator to execute; 2) Adopt the Resolution for the Local Agency Program Agreement as referenced in the Locally Funded Agreement for the design of bicycle lanes on a portion of Smith Creek Road, and authorize the Chairman to execute; and 3) Adopt the Resolution and associated Budget Amendment Request realizing \$134,205 from the Florida Department of Transportation into the County budget.*

11. **Engineering Design of Safety Improvements on Old Bainbridge Road from North Monroe Street to Gadsden County Line and the Intersection of Knots Lane**

*The Board approved Option 1: Authorize the negotiation of the design services fee with Gresham Smith, and the next two ranked firms if necessary, for the engineering design of safety improvements on Old Bainbridge Road from North Monroe Street to the Gadsden County Line and at the intersection of Knots Lane, and authorize the County Administrator to execute the agreement in a form approved by the County Attorney.*

12. **REMOVED** - Plat of the Lexington Park Subdivision and Acceptance of Maintenance Agreement and Surety Device

13. **Status Report on Certified Entrepreneurial Community Program**

*The Board approved Option #1: Accept the status report on the Certified Entrepreneurial Community Program.*

14. **FY 2017-2018 County Grant Program Leveraging Status Report**

*The Board approved Option #1: Accept the FY 2017-2018 County Grant Program Leveraging Status Report.*

15. **Status Report on Building Permit Timeframes for New Single-Family Residential Construction**

Commissioner Dozier requested the item be pulled for further discussion.

County Administrator Long introduced the item.

Commissioner Dozier commended staff for a great report and appreciated efforts to streamline the permitting process. She recalled that the functional consolidation of Growth Management has been a “really long time conversation” and suggested that, with multiple new members on the City Commission, this could be a topic for future discussion. She conveyed that, even though there has been much better coordination between City and County staff, there continues to be delays in permitting when utilities i.e., sewer/septic are included. She asked that this issue be included at a future Mayor/Chair meeting or for staff to reach out to the City to ascertain a way to better coordinate this process. (Chairman Jackson responded that he would bring this issue up with the Mayor.) Commissioner Dozier asked for clarification regarding dual track permit review. David McDevitt, Director of DSEM, explained that the dual track permit review includes both small and large-scale developments. Commissioner Dozier also ascertained from Mr. McDevitt that requests for additional information frequently are regarding changes in the Florida building code. He advised that staff is also considering a training in partnership with the Tallahassee Builders Association to review the most commonly missed pieces of information needed by staff.

*Commissioner Dozier moved, duly seconded by Commissioner Desloge, approval of Option 1: Accept the status report on Building Permit Review Timeframes for New Single-Family Residential Construction.*

Commissioner Proctor expressed his appreciation for the excellent report and conveyed that he would appreciate meeting with Mr. McDevitt to discuss the 100-year flood zone and the role it may play in stymying development.

*The motion carried 7-0.*

16. **Annual Sustainability Program Status Report and 2019 Sustainable Community Summit Status Report**

*The Board approved Options 1, 2, & 3: 1) Accept the annual status report on the County Sustainability Program; 2) Accept the status report on the 2019 Sustainable Community Summit; and 3) Authorize the County Administrator to execute the Capital Area Sustainability Compact (CASC) in final form.*

## **CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

### **Speakers:**

- Chris Rietow, 1107 Kenilworth Road, Apalachee Regional Planning Council, provided additional details about the “Solar Improvement Energy Fund (SELF).
- Stanley Sims, 1320 Avondale Way, commended the Board for creating a welcoming atmosphere within the Courthouse and spoke to the need for an educational component to the County’s Strategic Initiative regarding reentry.
- Mickie Britt, 4407 Millwood Lane, discussed his disapproval with the national drug laws and the need for federal drug law reform.

## **GENERAL BUSINESS**

### **17. Orange Avenue Corridor Investment Report and Interim Placemaking Improvements at the Intersection of Meridian Street**

County Administrator Long introduced the item. He indicated that T.J. Lewis of the Planning Department was available to provide an overview of the item.

*Commissioner Maddox moved, duly seconded by Commissioner Dozier, approval of Options 1 & 2: 1) Accept the 2018 Orange Avenue Corridor Investment Report; and 2) Accept the status Report on the Blueprint 2020 Orange Avenue/Meridian Street Project and Interim Placemaking Improvements.*

Mr. Lewis offered a power point presentation to the Board and noted that the agenda item provides more specific detail. He conveyed that the Orange Avenue Corridor Investment Report features public and private sector projects, completed and underway, and highlights the significant initiatives and investments that encourage quality land use and redevelopment activities along the Orange Avenue corridor. He noted that public and private investments totaling \$1.27 billion (\$1.19 billion public and \$85 million private) are located along the Orange Avenue Corridor. Regarding the Orange Avenue/Meridian Street Placemaking Project, he highlighted the three key components: 1) stormwater improvements; 2) construction and streetscaping, and 3) bus stop enhancements.

Commissioner Minor commented that the Orange Avenue improvements are welcomed and was impressed with the work that has been done.

Commissioner Proctor thanked Commissioners Maddox and Minor for their presence at the recently held townhall meeting at Bethel AME Church; where citizens conveyed their frustrations with the lack of information that had been conveyed regarding the plans for Orange Avenue. He suggested that additional public information be developed to better educate citizens about these projects to be distributed at the next townhall meeting to be held on January 24, 2019. Commissioner Proctor offered a friendly amendment that the motion include a public information campaign. The amendment was accepted by Commissioner Maddox.

Commissioner Maddox echoed Commissioner Proctor’s comments regarding the frustration of citizens regarding the project. He noted citizens frustration regarding safety and their desire to be involved. Commissioner Maddox appreciated the amendment and suggested that it would help alleviate some citizen concerns. He voiced his enthusiasm for the \$1.27 billion investment to the southside.

Commissioner Minor brought up three areas of importance for success of the project: 1) education; 2) citizen input and 3) workforce development. He spoke to the need to address possible gentrification through investing in workforce development in the area where these projects will occur.

Commissioner Proctor was pleased with the enhancements proposed by the County for its property at the intersection of Meridian and Orange Avenues; however, was concerned about the problems on the City owned property also located at that intersection. He asked that the issue be part of the next Mayor/Chair meeting. Commissioner Proctor also was concerned about the increase in property values and reiterated that jobs are paramount to resident's ability to remain in their homes.

Commissioner Dozier referenced the Greater Bond Neighborhood First Plan recently approved by the Community Redevelopment Agency (CRA) and requested the motion include an update on this project. Commissioner Maddox accepted the friendly amendment.

Commissioner Dozier recognized that the number of public meetings offered by the Department of Planning, Land Management & Community Enhancement (PLACE) over the last couple of years and submitted that there has been a consistent issue with citizen involvement in the early phases of project.

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

18. **Overview of the Street Renaming Process and Analysis of the Renaming of Orange Avenue to Barack Obama Boulevard**

County Administrator Long introduced the item. He recalled that the item was continued at the Board's October 23, 2018 meeting and as discussed at that time the item also provides alternatives and seeks Board direction on this issue.

**Speakers:**

- Dr. Connie Evans, 851 Circle Drive, appeared and advocated for the renaming of a "significant street" in honor of President Obama.
- William Tucker, 2802 Primrose Lane, Chair of the Political Action Committee of the Tallahassee NAACP, shared that Florida has five streets named after President Obama. He too supported naming a "significant street" in honor of President Obama.
- Bill Eichhoefer, 3125 Parklawn Street, member of NAACP, thanked Commissioner Proctor for bringing this issue forward. He asked the Board to honor his legacy.
- Delaitre Hollinger, 501 Alpha Avenue, appeared on behalf of the Executive Committee of the NAACP which he advised endorsed the renaming of Springhill Road to President Obama Blvd. He conveyed that the Committee felt strongly that of all the options provided by staff, Springhill Road provides the most prominence.

Chairman Jackson stated that, while understanding the sentiments of the speakers, the Springhill Road option affects 29 businesses and 26 residences. He shared that the four locally renamed streets were done posthumous and were named for law enforcement officers killed in the line of duty, civil rights pioneers and a former Assistant Superintendent of Leon County School Board. He indicated that he could support E. Pensacola Street as a designation.

*Commissioner Lindley moved to table the item.* She explained that this was a large endeavor and there are a lot of complex issues to be considered. She opined that the none of the four options were “really significant” and that additional time was needed to hear from the community. *The motion was seconded by Commissioner Dozier.*

Commissioner Desloge stated that he could support renaming a road in honor of President Obama and could easily support the E. Pensacola Street option. He remarked that it has historical significant and its location is near both the Riley House and Smokey Hollow. He added that there would be no address changes, which might negatively impact businesses or residences. commented that the appropriate

Commissioner Proctor expressed his appreciation to the Board for giving its attention to this matter. He shared that he initially considered Orange Avenue an appropriate designation due to the attention being given to the area; however, now supports a stretch of Capital Circle as that would be more appropriate. He submitted that the Southside needs a name that children identify with. Commissioner Proctor expressed his support for the Springhill Road option and opined that the change of address was not a “significant inconvenience”. He suggested that adequate time be given to implement the new addresses. Commissioner Proctor indicated that he could not support the motion on the floor.

Commissioner Minor confirmed that there are 55 addresses along Springhill Road and supported the recommendation to extend the time to implement the name change to mitigate potential impact. Commissioner Minor indicated that if a vote was taken tonight, he would support the Springhill Road option; however, could support a delay to receive more citizen input. He also submitted that individuals who live along Springhill Road would be supportive of the name change.

Commissioner Dozier stated that the E. Pensacola Street option could be elevated in a significant way and suggested that, should the issue be postponed, staff contact the City (the City would have to concur with the renaming) and the Riley House (for possible partnering). Commissioner Dozier stated that she could support the renaming of Springhill Road if the name change were delayed to mitigate potential impact to businesses and residents.

Commissioner Lindley clarified that her motion was merely to acquire more information as the County has not heard from the City and those affected.

Commissioner Maddox shared that he could support Springhill Road or even possibly Capital Circle. He stated that he would vote against the current motion, but if the motion did pass, he asked that residents be contacted, and public input received.

Commissioner Proctor asked if renaming Capital Circle was an option available to the Board. County Administrator Long explained that State law prohibits naming a state road after a living person; however, the County could evaluate designating Capital Circle in honor of President Obama.

*Commissioner Proctor offered a substitute motion, which was duly seconded by Commissioner Maddox, to approve Option 3: Pursue renaming Springhill Road from Capital Circle to Lake Bradford Road (Pineview Elementary School) as “Barack Obama Boulevard” by: a. Directing staff to prepare draft amendments to the Countywide Uniform Street Name and Property System Ordinance to allow a segment of a street, and not the entire length of the street, to be renamed. The motion failed 3-4 (Commissioners Jackson, Dozier, Desloge and Lindley in opposition).*

Commissioner Maddox requested that any future agenda item be revised to omit some of the options presented by staff.

Commissioner Lindley, as the maker of the motion, agreed and suggested that Tram Road be removed from future consideration.

Commissioner Desloge advocated for the Pensacola Street option and asked that the agenda item include options for enhanced and appropriate signage. He suggested that this would meet everybody's needs with least amount of disruption and asked that E. Pensacola Street be maintained on the list for consideration.

*Commissioner Lindley Called the Question, duly seconded by Commissioner Desloge. The motion carried 6-1 (Commissioner Dozier in opposition).*

*The motion as restated by Commissioner Lindley: To table the item with instructions to staff to speak with City and Riley House staff regarding some options for E. Pensacola, eliminate Tram Road and include Capital Circle as a designation. and bring back an agenda item and for staff to refine the analysis of street naming options to include a Capital Circle State designation and renaming E. Pensacola Street in coordination with the City and Riley House to include options for enhanced visibility.*

After some discussion between the County Attorney and the Board, the following was offered by Commissioner Lindley.

*Commissioner Lindley withdrew her motion to table the item and offered a new motion to postpone indefinitely with instructions with staff to refine the analysis of street naming options to include a Capital Circle designation and renaming E. Pensacola Street, in coordination with the City and Riley House, to include options for enhanced visibility. The motion was duly seconded by Commissioner Desloge.*

Commissioner Minor suggested the motion include a date certain. Commissioner Lindley responded that she did not want to include a date certain as she had faith in staff that it would be brought back as soon as reasonably possible.

*The motion carried 5-2 (Commissioners Proctor and Maddox in opposition).*

Chairman Jackson recessed the Board for its dinner break at 5:43 p.m. and announced it would reconvene at 6:00 p.m. to conduct its public hearings.

#### **19. Status Report on the Primary Healthcare Program and Workshop Consideration**

County Administrator Long introduced the item. He conveyed that the Board had requested, at its October 23, 2018 meeting, an agenda item to provide additional information and clarification regarding the County's Primary Healthcare Program. Additionally, it also seeks Board direction regarding scheduling a workshop with the County's primary health care providers.

Commissioner Proctor stated that he had requested the item; however, since that time he has met with staff and received a very thorough review indicating that there was much effectiveness. He then discussed his concerns regarding the rent being charged by the City to Neighborhood Medical Center when compared to the rent being charged to Tallahassee Memorial Healthcare. He asked that the next Mayor/Chair meeting include discussion of the City possibly no longer charging rent to Neighborhood Medical Center or reducing it to the amount being charged to Tallahassee Memorial Healthcare.

Chairman Jackson confirmed that the issue would be added to the agenda.

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Option 1: Accept the status report on the Primary Healthcare Program and take no further action. The motion carried 7-0.*

20. **Renaming of Okeeheepkee Prairie Park in Honor of Former County Administrator Parwez “P.A.” Alam**

County Administrator Long introduced the item. He stated that the agenda item responds to a Board directive from its October 23, 2018 meeting which directed staff to prepare an agenda item considering options to honor the life and achievements of former County Administrator Parwez “P.A.” Alam.

*Commissioner Desloge moved, duly seconded by Commissioner Maddox, approval of Option 1: Approve the renaming of Okeeheepkee Prairie Park to the Parwez “P.A.” Alam Park in honor of former County Administrator Parwez Alam.*

Commissioner Lindley asked that the historical name “Okeeheepkee” be reflected in the new signage.

Commissioner Desloge asked that staff publicize the dedication as much as possible.

The motion carried 7-0.

21. **Authorization to Negotiate with Waste Management Inc. for Solid Waste Hauling and Disposal Services**

County Administrator Long introduced the item. He stated that the County has for over two decades had a long term positive working relationship with Waste Management. He shared that the County has paid by far the lowest rate in the region for hauling and disposal services; however, Waste Management notified the County that it could not continue to provide these services under the current terms. County Administrator Long added that a long-term extension with Waste Management still provides the County with the least expensive approach and under the proposed terms the County will continue to pay the lowest rate in the region, in comparison to today’s market rates.

*Commissioner Desloge moved, duly seconded by Commissioner Maddox approval of Options 1 & 2: 1) Authorize the County Administrator to negotiate a contract extension to the Hauling and Disposal contract with Waste Management, Inc., in a form approved by the County Attorney, based on the terms outlined in this agenda item, and bring back to the Board a final contract for consideration; and 2) Prepare a budget discussion that may consider increasing the solid waste non-ad valorem assessment to pay for the increased cost and to reduce or eliminate the existing general revenue subsidy to the Solid Waste Fund.*

The Board extended its appreciation to County Administrator Long, Deputy County Administrator Rosenzweig and staff for their negotiation of these services.

The motion carried 6-0 (Commissioner Proctor Out of Chambers).

22. **Sale of Tourism Building at 106 E. Jefferson Street**

County Administrator Long introduced the item. He stated that the item seeks approval to sell the Tourism Building and to utilize those proceeds to pay for the renovation of the historic Amtrak Building. County Administrator Long noted that the sale price is consistent with new market appraisals.

*Commissioner Dozier moved, duly seconded by Commissioner Maddox, approval of Options 1 & 2: 1) Approve the sale of the Tourism Building a 106 E. Jefferson Street to Southern Strategies Group for \$2,250,000, and authorize the Chairman/County Administrator to execute the County Deed and all other closing documents to complete the sale of the property in a form approved by the County Attorney; and 2) Approve the Resolution and Budget Amendment appropriating the net proceeds from the Sale of the Tourism Building in order to construct improvements to the Historic Amtrak Building where the Tourism Division will be permanently located.*

Commissioner Dozier expressed her enthusiasm for the move and commended staff for recognizing the highest value and best use of this downtown property.

Commissioner Maddox noted that the sale of the property will allow it to be placed back on the tax roll.

*The motion carried 6-0 (Commissioner Proctor Out of Chambers).*

23. **2019 Insurance Coverages**

County Administrator Long introduced the item. He pointed out that the overall cost of insurance premiums (exclusive of health) for 2019 will be \$1,545,253; which represents a \$15,721 or 1.0% decrease over the 2018 expiring coverage.

*Commissioner Desloge moved, duly seconded by Commissioner Maddox, approval of Option 1: Approve the 2019 insurance coverages and authorize the County Administrator to place insurance coverages for Property; Excess Workers' Compensation; and General Liability as specified in renewal Option 1.*

- *Property Insurance (total insured value \$369,068,037); Zurich: \$650,000*
- *Excess Workers' Compensation; Florida Municipal Insurance Trust: \$219,051*
- *General Liability (including Public Official; Employment Practices Liability; Excess Liability; Auto and Medical Malpractice): Travelers \$452,514 and Lloyds of London \$8,077*
- *Cyber Security; Chubb, \$14,696*
- *As the broker of record, authorize Brown & Brown to place Pollution; Accidental Death & Dismemberment; Crime; and Aviation Liability Coverages.*

*The motion carried 6-0 (Commissioner Proctor Out of Chambers).*

24. **Engineering Services for Comprehensive Wastewater Treatment Facilities Plan**

County Administrator Long introduced the item. He stated that the item seeks Board authorization for staff to negotiate the Engineering Services Fee with Jim Stidham & Associates to evaluate alternative wastewater treatment technologies to complete the Comprehensive Wastewater Treatment Facilities Plan funded by the Blueprint Sales Tax Extension.

*Commissioner Desloge moved, duly seconded by Commissioner Dozier, approval of Option 1: Authorize the negotiation of the engineering services fee with Jim Stidham & Associates, and the next two ranked firms if necessary, for the Comprehensive Treatment Facilities Plan, and authorize the County Administrator to execute the agreement in a form approved by the County Attorney.*  
*The motion carried 7-0*



25. **Full Board Appointments of Commissioners to Authorities, Boards, Committees and/or Councils**

County Administrator Long introduced the item.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox to approve Option #1: Consider the appointment of one Commissioner to the following:*

- a. Apalachee Regional Planning Council for a two-year term ending December 31, 2020. *The Board appointed Commissioner Dozier. The motion carried 7-0.*

*Commissioner Dozier moved, duly seconded by Commissioner Maddox to approve Option #1: Consider the appointment of one Commissioner to the following:*

- b. Canopy Road Citizens Committee for a two-year term ending December 31, 2020. *The Board appointed Commissioner Lindley. The motion carried 7-0.*

*Commissioner Maddox moved, duly seconded by Commissioner Lindley to approve Option #1: Consider the appointment of one Commissioner to the following:*

- c. Capital Region Transportation Planning Agency for the remainder of the unexpired term ending December 31, 2019. *The Board appointed Commissioner Minor. The motion carried 7-0.*

*Commissioner Proctor moved, duly seconded by Commissioner Dozier to approve Option #1: Consider the appointment of one Commissioner to the following:*

- d. Children's Service Council Planning Committee for the remainder of the unexpired term ending December 31, 2019. *The Board appointed Commissioner Minor. The motion carried 7-0.*

*Commissioner Dozier moved, duly seconded by Commissioner Lindley to approve Option #1: Consider the appointment of one Commissioner to the following:*

- e. Council on Culture & Arts for a four-year term ending December 31, 2022. *The Board appointed Commissioner Maddox. The motion carried 7-0.*

Commissioner Dozier requested that she be allowed to continue to serve on the LCRDA for a two-year term instead of four.

*Commissioner Proctor moved, duly seconded by Commissioner Minor to approve Option #1, as amended: Consider the appointment of one Commissioner to the following:*

- f. Leon County Research and Development Authority for a ~~four~~ two-year term ending December 31, ~~2022~~ 2020 and approve the associated resolution. *The Board appointed Commissioner Dozier. The motion carried 7-0.*

*Commissioner Lindley moved, duly seconded by Commissioner Desloge to approve Option #2: Approve proposed minor revisions to Policy No. 11-2. The motion carried 7-0.*

26. **Full Board Appointments to the Advisory Committee on Quality Growth, the Audit Advisory Committee and the Joint City/County Bicycling Workgroup**

*Commissioner Lindley moved, duly seconded by Commissioner Desloge to approve Option 1: The full Board to consider the appointment of one citizen to the Advisory Committee on Quality Growth for the remainder of the unexpired term ending May 31, 2020. The Board appointed: Todd Sperry. The motion carried 7-0*

*Commissioner Desloge moved, duly seconded by Commissioner Maddox to approve Option 2: The full Board to consider the appointment of two members to the Audit Advisory Committee for two-year terms ending December 31, 2020. The Board appointed Cecil Bragg and Deidre Melton. The motion carried 7-0.*

*Commissioner Desloge moved, duly seconded by Commissioner Maddox to approve Option 3: The full Board to consider the appointment of three members to the Joint City/County Bicycling Workgroup for three-year terms ending December 31, 2021. The Board appointed: Deborah (Kathy) McDaris, Dennis Scott, Robert Feuerstein. The motion passed 7-0*

## **SCHEDULED PUBLIC HEARINGS**

Chairman Jackson reconvened the Board at 6:04 p.m. and the following public hearing was conducted.

27. **First and Only Public Hearing to Adopt a Proposed Ordinance Amending the Environmental Management Act (Chapter 10, Article IV), Article VI (Zoning) and Section 10-8.301 (Floodplain Management)**

County Administrator Long announced the public hearing. He conveyed that the item seeks to reduce permit review time frames, to make changes to reflect current practices and ensure consistency with Florida law.

### **Speakers:**

- Kent Zaiser, 4038 Longleaf Court, expressed his opposition to the amendments to Section 10-4-363 of the County's tree removal ordinance. He explained that his neighbor wants to build a swimming pool in the front yard which will be 30 feet from his home and 10 feet from the property boundary. He mentioned that there are two healthy 110 feet laurel oak trees that are less than four feet from the property boundary. He asserted that the trees should be protected under the County's Critical protection zone preservation. He asserted that he was not provided notice of the application and that the amendment would allow destruction of his trees without his consent.
- County Attorney Thiele responded that the issue is intertwined with the Board of Adjustment. He stated that Mr. Zaiser's neighbor was granted a variance, which is still valid, and for which a permit has been issued. He advised that the proposed revision would not impact Mr. Zaiser's property.

Commissioner Dozier received additional information from the County Attorney regarding the proposed revisions and established that the circumstances which led to the proposed revisions are not related to Mr. Zaiser's issue.

Chairman Jackson allowed response from Mr. Zaiser. Mr. Zaiser agreed with Mr. Thiele that the variance is not affected by the proposed ordinance; however, disagreed that the amendment to Section 10-4.363 does not affect his situation. He requested that the Board defer approval of the ordinance until further discussion with staff.

Commissioner Proctor asked for clarification on the removal of trees when a County has issued a Declaration of Emergency. David McDevitt, Director, Office of Development Support and Environmental Management, explained that neither the County nor the City require a permit for removal of a tree on residential property.

*Commissioner Lindley moved, duly seconded by Commissioner Desloge, for approval for approval of Option 1: Conduct the first and only Public Hearing and adopt a proposed Ordinance amending the Environmental Management Act (Chapter 10, Article IV), Article ZI i(Zoning) and Section 10-8.301 (Floodplain Management).*

Commissioner Dozier encouraged more dialogue between staff and Mr. Zaiser. She also noted that the City recently approved a long term tree plan and hoped that the County was working in conjunction with the City on this. She also requested an update on the City's plans for any impacts on County policies.

The motion carried 7-0.

Chairman Jackson announced that the Board had concluded its scheduled Public Hearings and would now return to its General Business Agenda, Item #19.

#### **CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

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

#### **COMMENT/DISCUSSION ITEMS**

##### **County Attorney**

- Wished everyone a Happy Holidays.

##### **County Administrator**

- Wished everyone a Happy Holidays.
- Wished Commissioner Maddox a Happy Birthday.

#### **Discussion Items by Commissioners**

##### **Commissioner Minor**

- Commended the Board and staff on a successful Board Retreat.
- *Commissioner Minor moved, duly seconded by Commissioner Maddox, to present a Proclamation at the Board's January 22, 2019 meeting to recognize North Florida Christian School's high school football team for their State 2A Championship win. The motion carried 7-0.*

##### **Commissioner Proctor**

- Complimented the County Administrator and staff on the quality of the analysis throughout the agenda.
- Wished all a Happy Holidays and Happy New Year.
- Reflected on how fortunate Leon County was to not have received even more damage than it did from Hurricane Michael and then recalled a letter from a Gadsden County Commissioner requesting any aid that Leon County could provide in the aftermath of the hurricane. He opined that the County should be "a good neighbor" and encouraged the County Administrator to help surrounding counties where possible.
- Wished newly elected Mayor John Dailey and City Commissioners good luck in their efforts to create a new synergy for the community.
- Welcomed Commissioner Minor to the dais.
- Introduced his new Commission Aide, Rayshell Holmes.

**Commissioner Desloge**

- Welcomed Commissioner Minor.
- Wished all a Merry Christmas/Happy Hanukah.

**Commissioner Dozier**

- *Commissioner Dozier moved, duly seconded by Commissioner Maddox, to present a Proclamation recognizing the FSU Soccer Team for their 2018 NCAA Women's Soccer Championship win, to be presented at the January 22, 2019 Board meeting. The motion carried 7-0.*
- Requested an update from the new Interim Director of the Consolidated Dispatch Agency (CDA).
- Wished Commissioner Maddox a Happy Birthday.
- Noted recent issues with culverts owned by the railway backing up and creating flooding. She stated that CSX had recently sold the rights to the freight lines and asked the County Administrator to reach out to the new owners as soon as possible and that an update be provided to the Board.
  - Commissioner Proctor requested more information on the recent sale of the rights to the freight line.
  - County Administrator Long confirmed that staff would bring back additional information.
- *Commissioner Dozier moved, duly seconded by Commissioner Maddox, to direct staff to bring back an agenda item to include an overview of internal app development including Trailhassee.com and possibly partnership with Domi Station to host a hackathon. The motion carried 7-0.*

**Commissioner Maddox**

- *Commissioner Maddox moved, duly seconded by Commissioner Proctor, to present a Proclamation recognizing FAMU athletics for their efforts following Hurricane Michael, to be presented at the January 22, 2019 Board meeting. The motion carried 7-0.*
- *Commissioner Maddox moved, duly seconded by Commissioner Dozier, to present a Proclamation recognizing the Pop Warner football team, the Chaires Eagles, as the Division III Super Bowl Champions, to be presented at the January 22, 2019 Board meeting. The motion carried 7-0.*
- *Commissioner Maddox moved, duly seconded by Commissioner Lindley, to present a Proclamation recognizing the FAMU Marching 100 band for their participation in the Rose Bowl Parade. The motion carried 7-0.*
- Asked that staff continue to promote the Created Equal event held in partnership with the Tallahassee Symphony Orchestra.

**Commissioner Lindley**

- Commended the Board for a great year and wished Chairman Jackson luck in his new role.
- Wished all a Happy Holidays.

**Chairman Jackson**

- Wished Commissioner Maddox a Happy birthday.
- Extended wishes for a Merry Christmas and Happy New Year to everyone.

**RECEIPT AND FILE**

- None

**ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 7:09 p.m.

**LEON COUNTY, FLORIDA**

ATTEST:



BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida

DRAFT

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
January 22, 2019**

The Board of County Commissioners of Leon County, Florida met in regular session at 3:00 p.m. with Chairman Jimbo Jackson presiding. Present were Vice Chairman Bryan Desloge and Commissioners Bill Proctor, Kristin Dozier, Mary Ann Lindley, Nick Maddox and Rick Minor. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, and Clerk to the Board Rebecca Vause.

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was provided by Pastor Betsy Ouellette-Zierden of Good Samaritan United Methodist Church. Commissioner Dozier then led the Pledge of Allegiance.

**AWARDS AND PRESENTATIONS**

- Commissioner Dozier read into the record a Proclamation recognizing the “FSU Soccer Team for their 2018 NCAA Women’s College Cup Championship”.
  - Captain Olivia Bergau accepted the Proclamation on behalf of her teammates and thanked the Board for its continuous support
- Commissioner Maddox read into the record a Proclamation recognizing the “Pop Warner Football Team, the Chaires/Capitola Eagles, as the 10-12 Division III Super Bowl Champions”.
  - Coach Tremaine Hughes expressed his gratitude for the support from the Board as well as the community, who helped the team to fundraise to get to the championship game.
- Commissioner Maddox read into the record a Proclamation recognizing “FAMU athletes for their efforts following Hurricane Michael”.
  - A video was shared which displayed the efforts of the various athletes. Will Simmons, FAMU Football Head Coach, noted the many different athletic teams that participated and thanked each of the students who volunteered their time.
  - Commissioner Proctor, on behalf of the Southern Christian Leadership Council, presented Coach Willie Simmons with the Excellence in Service Award.
- Commissioner Minor read into the record a Proclamation recognizing “North Florida Christian High School “Eagles” Football Team for their State 2A Championship win”.
  - Coach Steve Price thanked the Board and the Leon County community for their consistent support.

**CONSENT:**

*Commissioner Desloge moved, duly seconded by Commissioner Dozier to approve the Consent Agenda, with the exception of Item 12, which was pulled for further discussion. The motion carried 7-0.*

**1. Minutes: October 23, 2018 Workshop on the 2019 State & Federal Legislative Priorities, and November 20, 2018 Installation, Reorganization and Regular Meeting**

*The Board approved Option 1: Approve the minutes of the October 23, 2018 Workshop on the 2019 State & Federal Legislative Priorities, and November 20, 2018 Installation, Reorganization and Regular Meeting.*

**2. Payment of Bills and Vouchers**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for January 22, 2019, and pre-approve the payment of bills and vouchers for the period of January 23, 2019 through February 11, 2019.*

**3. Fiscal Year 2019/2020 Budget Calendar**

*The Board approved Options 1 & 2: 1) Approve the Fiscal Year 2019/2020 Budget Calendar, and 2) Approve rescheduling the September 10, 2019 Board of County Commissioners meeting and public hearing to September 17, 2019.*

**4. Commissioner Appointment to the Library Advisory Board**

*Ratify Commissioner Proctor's appointment of Hannah Davis to the Library Advisory Board for a two-year term ending December 31, 2020.*

**5. Memorandum of Understanding with the Florida Department of Health in Leon County**

*The Board approved Option 1: Approve the Memorandum of Understanding with the Florida Department of Health in Leon County and authorize the County Administrator to execute.*

**6. 2019 U.S. Department of Justice Assistance Grants**

*The Board approved Options 1 & 2: 1) Approve the Agreement with the City of Tallahassee and the Leon County Sheriff's Office for the distribution of \$161,985 in grant funds from the U.S. Department of Justice and authorize the County Administrator to execute, and 2) Authorize staff to submit an application to the Florida Department of Law Enforcement for the FY 2019 U.S. Department of Justice grant funds.*

**7. Housing Finance Authority of Escambia County's Single-Family Mortgage Revenue Bond Program**

*The Board approved Option 1: Adopt the resolution continuing the Escambia County Housing Finance Authority area of operation authority in Leon County to include the Single-Family Mortgage Revenue Bond Program.*

**8. Agreement with Paul Consulting Group for Service and Maintenance of the Community Human Services Partnership Online Portal**

*The Board approved Option 1: Approve the joint Leon County/City of Tallahassee Agreement with Paul Consulting Group for maintenance and user support of the Community Human Services Partnership website and authorize the County Administrator to execute.*

**9. Veterans Emergency Assistance Program Agreement with Big Bend Homeless Coalition**

*The Board approved Option 1: Approve the Agreement with the Big Bend Homeless Coalition to administer the Veterans Emergency Assistance Program and authorize the County Administrator to execute.*

**10. Request to Schedule the First and Only Public Hearing to Consider an Amendment to the Southwood Integrated Development Order for March 12, 2019**

*The Board approved Option 1: Schedule the first and only Public Hearing to consider an Amendment to the Southwood Integrated Development Order for March 12, 2019 at 6:00 p.m.*

**11. Request to Schedule the First and Only Public Hearing to Consider an Ordinance Amending Chapter 5, Building and Construction Regulation, to Address the Requirements for Tiny Houses, for February 12, 2019 at 6:00 p.m.**

*The Board approved Option 1: Schedule the first and only Public Hearing to consider the proposed Ordinance amending Chapter 5, Building and Construction Regulation, to address the requirements for tiny houses, for February 12, 2019 at 6:00 p.m.*

**12. Plat of the Lexington Parc Subdivision and Acceptance of Maintenance Agreement and Surety Device**

Commissioner Minor requested this item be pulled for further discussion.

County Administrator Long introduced the item.

Commissioner Minor disclosed that his wife is a realtor and has a professional relationship with the developer of the sub division. He stated that he would be abstaining from the vote and would file the necessary disclosure forms.

*Commissioner Dozier moved, duly seconded by Commissioner Desloge approval of Option 1: Approve the plat of Lexington Parc Subdivision for recording in the Public Record, contingent upon staff's final review and approval, and authorize the County Administrator to accept the Maintenance Agreement and Surety Device in a form approved by the County Attorney. The motion carried 6-0 (Commissioner Minor abstaining)*

**13. Replat of Reserve at Rivers Landing Subdivision**

*The Board approved Option 1: Authorize the replat of the Reserve at Rivers Landing Subdivision for recording in the Public Record.*

**14. Lease of the First Floor at 106 E. Jefferson Street**

*The Board approved Option 1: Authorize the County Administrator to execute a lease, in a form approved by the County Attorney, of the first floor of 106 E. Jefferson Street from Southern Strategies Group for \$3,242 a month for a period of six months (\$19,450) with two optional six-month extensions.*

**15. Request to Schedule a First and Only Public Hearing to Consider a Proposed Resolution Renouncing and Disclaiming any Right of the County in a Portion of Gaines Street Right-of-Way Encroached Upon by Waterworks Property, for February 12, 2019, at 6:00 p.m.**

*The Board approved Option 1: Schedule a First and Only Public Hearing to consider a proposed Resolution renouncing and disclaiming any right of the County in a portion of*



*the Gaines Street right-of-way encroached upon by the Waterworks property for February 12, 2019, at 6:00 p.m.*

**CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS** (3-minute limit per speaker; there will not be any discussion by the Commission)

- Bart Bibler, 3673 Missy Creek Lane, spoke in support of improving race relationships and crime prevention. He expressed how Tallahassee had the number one designation as being the most economically segregated in a study conducted by the United Way two years ago. He also advocated for a 32304 Zip Code Summit. He said that his new company iHOPEinc, was pleased to offer assistance in organizing the 32304 Summit at no charge for services and voluntary community support. He distributed information packages.
- Commissioner Proctor supported Mr. Biebler's comment. He asked the County to consider accepting Mr. Biebler's offer and hoped the Commission would help those who have the least in the County.
- Mickie Britt, 4407 Millwood Lane, voiced some concerns in the government with regards to the prison system and how it was run in the Country.
- Stanley Sims, 1320 Avondale Way, expressed great concern in the community dealing with oppressed individuals. He said there was a need to encourage collaboration. He introduced his program Hardship Employment and Entrepreneurship for Low Income People (HELP).
- Delaitre Hollinger, 501 Alpha Avenue, appeared before the Commission, but held his comments due to wanting discussion on his item.

## **GENERAL BUSINESS**

### **16. Hurricane Michael After Action Report**

County Administrator Long introduced the item. He reminded the Board that staff is required to present an After-Action Report within 120 days of an EOC activation. He stated that 2018 is the County's third consecutive year being hit by a hurricane, and all 205 findings and 145 recommendations from the two previous After-Action Reports were implemented by the end of the year. County Administrator Long thanked the over 530 County employees that worked during and after the storm. He also thanked the Board for its continued leadership, support and engagement. Additionally, he thanked Commissioner Maddox, who was Chair during the event and how he was always accessible and available which enabled them to act quickly.

Andrew Johnson, Assistant to the County Administrator, provided an overview of components of the After-Action Report. He shared the report showed that extensive efforts have been made in recent years to make the community and Leon County government more prepared and resilient. Mr. Johnson stated that these activities were identified among the recommendations in the Hurricanes Hermine and Irma After-Action Reports; and included major enhancements, included but not limited to, returning the day-to-day operations of LCEM to the County, partnering with Leon County Schools to enhance sheltering capabilities, strengthening debris contracts and adding resources to help with debris collection, connecting citizens with timely, accurate, and vetted emergency information.

Kevin Peters, Emergency Management Director, provided an overview of Hurricane Michael, noting that it was a high-end Category 4 storm with 155 mph winds. He reviewed the County's actions in preparation for the storm including activating the EOC for 104 hours with 58 partnering agencies, deploying 530 staff, and distribution of over

70,000 sandbags. He noted several major response and recovery efforts including sheltering over 1,500 evacuees and 200 pets, opening comfort stations and points of distribution, removal of over 1 million yards of storm debris, and clearing over 1,000 downed trees on blocked roads. Mr. Peters explained that, following the storm, 95% of customers lost power, 1,200 homes were damaged, and 25 homes were destroyed; however, there was no major flooding or loss of life in Leon County.

Mathieu Cavielle, Assistant to the County Administrator, provided an overview of the enhancements implemented following Hurricane Hermine and Irma, which included moving Emergency Management under the County Administrator; improved outreach including enhancements to the County's app and disaster guide; additional engagement with media partners; improved partnership with the Red Cross and Leon County Schools to coordinate sheltering, and renegotiation of the County's debris removal contract which allowed the County to collect five times the amount of debris from Hurricane Hermine in the same timeframe. He also noted the County's designation from FEMA and the Florida Alliance for Safe homes as the first Hurricane Strong Community. Mr. Cavell then provided a brief overview of key findings and recommendations from the Hurricane Michael After-Action Report.

Alan Rosenzweig, Deputy County Administrator, provided an overview of the fiscal impacts of all three consecutive hurricanes. He noted that, although \$13.0 million was appropriated to the Catastrophe Reserve during the FY 2019 carryforward process, the costs of debris removal for the three storms has far exceeded this amount. Mr. Rosenzweig provided an overview of staff's recommendation to pay for recovery expenses utilizing a variety of funding sources including a bank line-of-credit. Mr. Rosenzweig added that the line-of-credit would be competitively bid, and an agenda item would be brought back to the Board in February. He provided the Board with an update on FEMA reimbursement, stating that 95% reimbursement has been received for Hurricane Hermine; all documentation has been submitted and the county has received, as of this date, under \$10,000, with \$1.2 million outstanding for Hurricane Irma and all documentation should be submitted by early spring for Hurricane Michael.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Options 1, 2 & 3: 1) Accept the Hurricane Michael After-Action Report and direct staff to implement the report's recommendations; 2) Approve the Resolution and Associated Budget Amendment; and 3) Authorize the County Administrator to issue a request for proposal for a \$5.47 million bank line-of-credit.*

Commissioner Desloge complimented staff, by stating they had been impressive regarding response and recover and additionally, how they improved each time. He expressed his concern for the smaller counties that were impacted by the storm. He asked for an update regarding possible closing of CSX lines due to damage sustained from Hurricane Michael. County Administrator Long confirmed that staff would provide the Board with an update.

Commissioner Lindley commended staff for "a job well done". She asked the status of debris pick up and whether the County currently owned generators that could be used in the event of a hurricane. Mathieu Cavell confirmed that debris collection had concluded. He also confirmed that the County owns some generators, but not enough to support traffic lights at all major intersections as well as other public safety purposes; which is why the After-Action Report recommend securing state-owned portable generators to store in Leon County. He added that the County is also seeking state and federal funding for a generator to support a second special needs shelter.

Commissioner Lindley then asked for clarification on why a bank line-of-credit was being recommended. County Administrator Long responded that the County could utilize existing funding sources; however, a short-term line-of-credit- is recommended to ensure the county does not go below the reserve policy minimums.

Commissioner Proctor commended staff for their efforts and expressed support for establishing a long-term line-of-credit loan should FEMA reimbursement be unavailable in the future and questioned if the line of credit should be increased to offset the continuing storm events. He raised concerns regarding the placement and closing of shelters, prioritization of grocery stores for power restoration, displacement of line workers from hotels, prices for storm-related expenses and the number of community listening sessions.

Commissioner Minor offered his appreciation to staff for a great report. He raised several questions regarding emergency services for those with special needs relaying concerns he had received from Mr. J.R. Harding, a well-known advocate for individuals with disabilities. Some suggestions he received from Mr. Harding included an inventory of hotels that are ADA compliant, i.e., roll-in showers, etc.; home generators for special needs individuals who are highly immobile and better coordination of volunteers for the elderly and special needs individuals to assist during and after the storm event. Commissioner Minor encouraged all special needs individuals to register with the Division of Emergency Management. Commissioner Minor then asked if the proposed bank line-of-credit would be kept open for future storms. County Administrator Long explained that the line-of-credit is short-term and could be closed as soon as property tax revenue become available.

Commissioner Desloge offered that the Florida Association of Counties could assist in the coordination of the distributing resources to areas most in need a storm. He confirmed with the County Administrator that FEMA does not provide interest on the reimbursement funds owed to counties and stated that he would be interested in hearing what the total reimbursement amount would be if interested accrued.

Commissioner Dozier reflected on the impacts of Hurricane Michael to the surrounding counties, specifically their petitions to FDOT to extend contracts for debris collection and to FEMA to extend the March 6<sup>th</sup> deadline to complete debris collection and qualify for reimbursement. She mentioned that the Regional Planning council Board has sent a Letter of Support requesting FDOT extend the contract and encouraged the Board to support other counties in these efforts.

The motion carried 7-0.

**17. Ratification of Board Action Taken at the December 10, 2018 Annual Retreat**

County Administrator Long introduced the item.

*Commissioner Desloge moved, duly seconded by Commissioner Lindley, to approve Option 1: Ratify the actions taken by the Board during its December 10, 2018 Annual Retreat and 2) Reschedule the Board's Annual Retreat to January 27, 2020.*

Commissioner Dozier requested that the Board look at water issues more holistically. She proposed adding two additional Strategic Initiatives: 1) Ensure County's water quality and stormwater regulations programs and projects are evaluated and implemented holistically to advance the County's adopted strategic priority: to protect the quality and supply of our water (EN1); and 2) Develop and enhance communications

strategies to inform citizens of the County's overall water quality and stormwater policies, as well as emergent issues impacting individual water bodies or ground water (EN1).

Commissioner Desloge accepted the recommended additional strategic initiative offered by Commissioner Dozier.

Commissioner Dozier noted in the City's Commission Workshop the heavy equipment training and partnering with the County. She shared it was her hope that this conversation can be expanded to a lot of different training initiatives. She discussed the agenda item on the Arts. She stated it was written in a way that implies that they are just evaluating alternatives and it was her belief in could be done in conjunction with Council on Culture and Arts (COCA). She was in support of looking at one time instead of individually. She pointed out this was just a way to look at more innovative ideas.

*Commissioner Desloge moved, duly seconded by Commissioner Lindley, approval of Options 1, as amended & 2: 1) Ratify the actions taken by the Board during its December 10, 2018 Annual Retreat and replace the corresponding Administrative Item with the following Strategic Initiatives: 1) Ensure County's water quality and stormwater regulations programs and projects are evaluated and implemented holistically to advance the County's adopted strategic priority: to protect the quality and supply of our water (EN1); and 2) Develop and enhance communications strategies to inform citizens of the County's overall water quality and stormwater policies, as well as emergent issues impacting individual water bodies or ground water (EN1), and 2) Reschedule the Board's Annual Retreat to January 27, 2020.*

The motion carried 7-0.

**18. Full Board Appointments to the Apalachee Regional Planning Council, the Tourist Development Council and the Canopy Roads Citizens Committee**

County Administrator Long introduced the item. He shared it sought the full Board's consideration of commissioner appointments to the Apalachee Regional Planning Council and the Tourist Development Council, and one citizen appointment to the Canopy Roads Citizens Committee.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge, to approve Options 1 & 2: 1) The full Board to confirm the appointment of City Commissioner Dianne Williams-Cox to the Apalachee Regional Planning Council for a two year term ending December 31, 2020, and 2) The full Board to confirm the appointment of City Commissioner Dianne Williams-Cox to the Tourist Development Council for the remainder of the unexpired term ending December 31, 2020. The motion carried 7-0.*

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, to approve Option 3, as amended) The full Board to consider the appointment of one citizen to the Canopy Roads Citizens Committee for a term ending October 31, 2019. The Board appointed Tiffany McCaskill and waived the conflicting employment relationship. The motion carried 7-0.*

Chairman Jackson announced that the Board had concluded its General Business Agenda and would now enter into Citizens to Be Heard on Non-Agendaed Items.

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

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

County Administrator Long announced the public hearing. He indicated that the item seeks approval to allow the adoption of the annual update to the Five – Year Schedule of Capital Improvements pursuant to Section 163.3177 (3)(b), Florida Statutes. He said there were no speakers on this item.

Commissioner Desloge moved, seconded by Commissioner Lindley.

Commissioner Proctor asked for the status on rural designation for one house on 10 acres. He inquired were they moving forward with a review or was it still stagnant.

Cheri Bryant, Director, Planning Department, disclosed that they are in the midst of updating the Land Use Element process. She shared they were taking it before working groups and would bring back as part of a status. She noted this amendment is simply an update to the Capital Improvement Element that they do every year.

Commissioner Proctor emphasized the need for a review of this standard especially after Hurricane Michael.

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

*The motion carried 7-0.*

### **CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS** (3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

- Delaitre Hollinger, 501 Alpha Avenue, NAACP Tallahassee Chapter President, thanked those who attended Saturday's dedication of CK Steele Memorial Highway. He asked the Board to consider designating a portion of Orange Avenue that is under the control of the County in honor of C.K. Steele.
  - *Commissioner Maddox moved, duly seconded by Commissioner Minor to designate the Leon County's segment of Orange Avenue from South Monroe to Blairstone Road in honor of C.K. Steele.*
  - Chairman Jackson noted that the designation would not impact residents or require new signage.
  - Commissioner Dozier confirmed that the County could rename the County portion of Orange Avenue. She expressed support for bringing back an agenda item and directing staff to reach out to the City about designating their portion of the road.
  - Commissioner Maddox advocated for the renaming. He conveyed that Reverend Steel had a legacy of civil rights advocacy and urged the Board to move forward with the designation. He expressed his hope that the City would take similar action.
  - Commissioner Desloge asked that a proclamation be presented to the Steele family at the next meeting. Commissioner Maddox accepted the recommendation as an amendment to the motion.
  - Commissioner Proctor thanked Delaitre Hollinger and the NAACP for their efforts to secure the designation in honor of C.K. Steele.
  - *The motion, as amended, carried 7-0.*

## **COMMENTS/DISCUSSION ITEMS**

### **County Attorney Thiele:**

- Introduced newest Assistant County Attorney, Emily Pepin.

### **County Administrator Long:**

- NO ITEMS.

## **COMMISSIONER DISCUSSION ITEMS**

### **Commissioner Minor:**

- Mentioned that he recently attended the Florida Association of Counties (FAC) New Commissioner Training and commented on the number of Leon County staff presenting at the event. He reflected on the talent within the County and the way the County is viewed throughout the rest of the State.

### **Commissioner Proctor:**

- Thanked the Board for its support of the events in honor of Dr. Martin Luther King, Jr.
- Requested an agenda item to consider a resolution in support of reopening the federal government.
  - *Commissioner Proctor moved, duly seconded by Commissioner Maddox, to direct staff to draft a resolution for the Board's February 12, 2019 meeting in support of reopening the federal government.*
  - Commissioner Lindley suggested that a letter from the Chairman, on behalf of the Board, expressing concerns would be more appropriate.
  - Commissioner Dozier stated that, while appreciating the sentiment, expressed a concern that a resolution would have little impact and suggested that staff efforts might be better spent preparing resolutions to support surrounding counties impacted by Hurricane Michael.
  - Commissioner Desloge recommended using language developed by NACo to highlight the impact of the shutdown on county governments.
  - Commissioner Minor confirmed that staff would draft a resolution for the Board's consideration at the next meeting.
  - Chairman Jackson expressed his hope that the shutdown would be resolved by the Board's next meeting, but stated he was open to placing the issue on the next agenda.
  - *Them motion carried 5-2 (Commissioners Dozier and Lindley in opposition).*
- *Commissioner Proctor moved, duly seconded by Commissioner Maddox, to direct staff to formally request that the Florida Fish & Wildlife Conservation Commission restock fish in Lake Jackson. The motion carried 7-0.*

### **Commissioner Dozier:**

- Noted the deal between CSX and Rail USA had fallen through and a new buyer is being sought. She asked staff to reach out to Rail USA to address maintenance issues and the rail bridge at Lake Lafayette.
- Suggested that, due to the new City Commissioners and County Commissioners, a joint workshop with the City on general issues, goals and objectives, as well as to have a discussion on land use changes within the Comprehensive Plan.
  - *Commissioner Dozier moved, duly seconded by Commissioner Minor, to direct staff to coordinate with the City to schedule a joint informational workshop on the Comprehensive Plan. The motion carried 7-0.*

**Commissioner Maddox:**

- Expressed his disappointment that the County did not receive the CDBG for the Old Concord School.
  - Deputy County Administrator Rosenzweig explained that staff will meet with DEO to identify ways to improve the County's application for the next round of grants.
  - Commissioner Maddox conveyed residents' concerns that the Old Concord School would be able to meet their need after being renovated and asked that citizen input will be gather during the design phase.
  - Deputy County Administrator Rosenzweig confirmed that a citizen workgroup meets regularly to discuss the project and will have an opportunity to work with the architect.
  - Commissioner Maddox confirmed with the County Administrator that the County will continue to maintain the existing community center facility while renovations are being made to the Old Concord School.
- Requested an update on flooding issues along Maylor Road.
  - County Administrator Long confirmed that detailed information would be provided to Commissioner Maddox.
  - Commissioner Dozier commended staff for their thorough and timely responses to citizen inquiries regarding flooding. She requested information about the impacts to the water table and suggested this information would be helpful to respond to citizen inquires and concerns.

**Commissioner Lindley:**

- *Commissioner Lindley moved, duly seconded by Commissioner Dozier, to direct staff to prepare a budget discussion item to eliminate fees for pretrial release. The motion carried 7-0.*
- Questioned the need for a County Commissioner to serve on the Downtown Business Association. She mentioned that the appointment serves as a liaison/non-voting member. She also expressed concerns that the meetings are not noticed, especially when two elected officials are in attendance.
  - *Commissioner Lindley moved, duly seconded by Commissioner Maddox, to direct staff to bring an agenda item to consider a policy change eliminating the County's appointment to the Downtown Business Association.*
  - Deputy County Administrator Rosenzweig confirmed that the change would require an amendment to County policy.
  - Commissioner Dozier expressed support for the motion and suggested that OEV staff identify ways to continue to engage this and other business associations.
  - *The motion carried 7-0.*

**Vice-Chairman Desloge:**

- No items.

**Chairman Jackson:**

- On behalf of Chairman Jackson: *Commissioner Desloge moved, duly seconded by Commissioner Dozier, to approve a Proclamation recognizing January 26, 2019 as Arbor Day in Leon County. The motion carried 7-0.*
- *Commissioner Dozier moved, duly seconded by Commissioner Desloge, approval for a Proclamation honoring Arbor Day. The motion carried 7 - 0.*

**RECEIPT AND FILE:**

- None

**ADJOURN:**

There being no further business to come before the Board, the meeting was adjourned at 6:44 p.m.

**LEON COUNTY, FLORIDA**

ATTEST:



BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida



**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA  
REGULAR MEETING  
February 12, 2019**

The Board of County Commissioners of Leon County, Florida met in regular session at 3:00 p.m. with Chairman Jimbo Jackson presiding. Present were Vice Chairman Bryan Desloge and Commissioners Bill Proctor, Kristin Dozier, Mary Ann Lindley, Nick Maddox and Rick Minor. Also present were County Administrator Vincent Long, County Attorney Herb Thiele, and Clerk to the Board Rebecca Lynn.

Chairman Jackson called the meeting to order at 3:02 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was provided by Pastor Mike Fordham of Killearn United Methodist Church. Commissioner Lindley then led the Pledge of Allegiance.

**AWARDS AND PRESENTATIONS**

- Supervisor of Elections Earley read into the record a Presentation on an “Update on the 2018 Election and Possible Recommendations for 2019 Legislative Priorities for the Supervisor of Elections Office”
  - Supervisor Earley presented on the 2018 election cycle, focusing on the record midterm turnout, recount process, the County’s performance in implementing and further developing Spanish language election materials, Hurricane Michael relief voting assistance to surrounding counties, and early voting expansion and turnout. Regarding the recount, Supervisor Earley noted that both older recount tabulators malfunctioned, and he expressed hopes of purchasing a replacement to assist in recounts and Vote-by-Mail processing. Supervisor Early concluded his presentation with a discussion on the current priorities and upcoming preparations of the Supervisor of Elections Office, emphasizing continuing lobbying efforts to support legislation to use the existing certified audit system in recounts, as well as the implementation of Amendment 4 as a priority for the Election Office, specifically rectifying the language surrounding restoration and what constitutes satisfaction of sentence terms.
    - Commissioner Maddox commended Supervisor Earley on how streamlined and efficient the voting, audit, and recount process is in Leon County and proclaimed it as a model for the state. Commissioner Maddox asked for clarification on what type of support is needed for the Election Office’s continued lobbying efforts regarding using the audit system in recounts.
      - Supervisor Earley answered that a statement of support, especially given Commissioner Maddox’s personal experience with the audit process, or any kind of words of endorsement would “go a long way.”
      - Commissioner Maddox further commended Supervisor Earley on his Amendment 4 implementation. He then asked if the Elections office had it in their budget to purchase the high-speed tabulator.
        - Supervisor Early replied that he believed the tabulator was included in the budget and additionally there may be remaining funds from this year (to be used by October 1) that could be used for the purchase.
        - Commissioner Maddox noted that the extra tabulator is a necessity as it finds the machine to be a good expenditure on the Election Office’s part.

- Commissioner Maddox requested a resolution supporting the use of the existing certified auditing system for the Election Office's lobbying efforts.
  - Commissioner Lindley seconded.
  - Administrator Long noted that the first General Business on the agenda item proposes the adoption of the Supervisor of Elections request for supporting legislation that would allow the use of the audit system as a recount tool.
    - Commissioner Maddox noted that he would also like a resolution on the matter.
  - Commissioner Minor asked for a discussion before bringing the motion to vote, noted how impressive the audit system is, and asked Supervisor Earley what the state certification of the audit system entails.
    - Supervisor Earley explained that certification entailed putting the machine through the "same testing and rigors" as a standard vote tabulation system, though without the precinct-based tabulation component.
- Chairman Jackson dispensed with the motion until the remaining commissioners in the queue to speak had made their pronouncements.
- Commissioner Proctor complimented Supervisor Earley on being an outstanding Supervisor of Elections and noted that early voting measures undertaken by the Elections Office have proven spectacularly successful. Commissioner Proctor prompted Supervisor Earley to expand on the specific performance of each of the early voting sites and also inquired whether Supervisor Earley believed the audit system would be a "windfall" for the Elections Office if approved.
  - Supervisor Earley explained that in the initial phase, the use of the audit system during recounts is envisioned as an optional method, and he believes that once the method is seen in action, it will become apparent that the system has even more usability, as well as money-saving potential: "to have better elections in a more cost-effective manner."
  - Commissioner Proctor also expressed his appreciation for Supervisor Earley regarding implementation of Amendment 4 and probed for further expansion on the term "automatic" within the legislation, whether the former felon would receive a voting card without any further steps or that without any further ado, felons can register to vote.
    - Supervisor Earley confirmed "automatic" is being used with the later connotation – that once a felon completes their sentencing, their eligibility to register to vote is automatically reinstated.
  - Commissioner Proctor then questioned if any legislation had been filed to challenge the position of the Amendment as it appeared on the ballot.
    - Supervisor Earley explained there had been no legislation, though he had heard quandaries concerning the confirmation of registration on the state level when compared to the felony record due to uncertainty surrounding whether financial obligations imposed by a court would be considered part of sentencing terms, referencing probation statutes which define probation through both "terms" and "obligations," with financial obligations being considered as "obligations," not "terms." Supervisor Earley stated that he believes the legislation will have a role in determining how the investigation into these quandaries will be conducted.
  - Commissioner Proctor also asked Supervisor Earley to inform the Board on the process for having referendum items placed on the 2020 ballot pertaining to the City of Tallahassee, regarding fostering a referendum on a police review board and a city utility review board of citizens.

- Supervisor Earley confirmed that the process would be handled according to provisions within the city charter, as well as some overlying statutes that govern the process at the state level, and he noted that he would need to review the process in order to provide a full report to the Board.
- Commissioner Desloge congratulated Supervisor Earley on an efficient election and thanked him for his efforts.
- Commissioner Dozier gave her commendations as well as proffered exploring ways to assist the Elections Office in spreading communication among young potential voters through civics expansion via the library system, a topic discussed during the recent BOCC Retreat
- Commissioner Minor inquired as to the breakdown of voters by voting method statewide, and Supervisor Earley announced that voting by mail was more popular than early voting. Commissioner Minor also thanked Supervisor Earley on his leadership on Amendment 4.
- Commissioner Maddox moved, seconded by Commissioner Lindley, for a Resolution in support of legislation to support using the state-certified audit system during election recounts. The motion carried 7-0.
- Commissioner Maddox read into the record a Proclamation recognizing the “Designation of the County’s Segment of the County’s Segment of Orange Avenue to Honor C.K. Steele”.
  - Derek Steele thanked the Board on behalf of the Steele family for the tribute and memorial, professing that C. K. Steele would be championing the 4<sup>th</sup> Amendment and encouraging the community to register as many voters as possible. He further expressed that the tribute is an extreme honor and joy for the family.

### **CONSENT:**

*Commissioner Dozier moved, duly seconded by Commissioner Lindley to approve the Consent Agenda, as presented. The motion carried 7-0.*

### **1. Domi Education Entrepreneurial Community Impact Report for FY 2018**

*The Board approved Option 1: Accept the Domi Education Entrepreneurial Community Impact Report for FY 2018.*

Antonio Montoya, Executive Director of Domi Station, read into the record a Presentation on “Domi: Our Vision for Entrepreneurial Growth and Sustainability,” providing an overview of Domi’s annual report and upcoming initiatives.

- The mission continues to be to maximize the human potential of Domi members and the people who seek their services through entrepreneurship and innovation
- Domi members represent over 50 companies and organizations – national and local
  - 123 active coworking members
  - Mid-2018: Domi at full capacity. Some members left due to Domi being unable to support growth of company or didn’t have office spaces
- Domi becoming “community of communities,” serving as a platform for many different initiatives – including community projects and events – in the city. FY 2019 Plan is to continue community building initiatives/campaigns.

- Growing incubation – Domi has helped 130 entrepreneurs over the last five years.
  - Currently 33 companies reporting data
  - 2018 Impact (through September) – 46 jobs in the city; \$4M+ yearly revenue; \$2M+ invested capital
- FY 2019: focus more on soft-landing, getting startups moving from high-rent areas; scale up; manage city-wide mentor network; engage alumni for continued network building; achieve sustainability through growth and securing leases, grants, and sponsors.
  - Commissioner Lindley gave thanks to Commissioner Dozier for her leading the charge with Domi and then asked Director Montoya if retaining people over the last five years was a good thing – or was it not the intention to launch people and have them move on.
    - Director Montoya explained that the city does not yet have the infrastructure for startups to move out like other cities do, where they move but remain near their core.
    - Commissioner Lindley further posited that part of the interest in more space for Domi is to create more of a district to accommodate both senior members of Domi as well as new-comers, which Director Montoya confirmed.
    - Commissioner Lindley noted her appreciation for Domi’s outreach efforts to create more diversity in the community and questioned if the County was still covering the costs for Domi’s high speed internet access.
    - Director Montoya explained that the cost had decreased to \$12K for the year (\$1K per month), but the County was still contributing to that cost. Commissioner Lindley asked if Domi’s sustainability efforts would lead to Domi breaking loose from county budgeting responsibilities, and Director Montoya explained that Domi’s hopes are to grow and create an incubator building that becomes the organization’s endowment, through which they can secure leases to cover costs such as the internet bill.
  - Commissioner Dozier thanked Director Montoya for his robust report and surmised that Domi’s first five years have been focused on refining and finding their niche as an entrepreneurial startup and define the needs of the community, which Director Montoya confirmed and further added that Domi began as a starting point and has developed into more of a landing pad, where startups are not necessarily starting with Domi, but come to Domi after the initial startup, which is fueling Domi’s need to expand.
    - Commissioner Dozier addressed County Administrator Long and inquired about any opportunity to get into a general conversation regarding Domi’s current facility and space needs, which Administrator Long confirmed.
  - Commissioner Proctor noted the need for a parking facility in the area of Domi that would accommodate the nearby hotel as well as the new hotel that is to be built in the area and suggested modernizing the buildings in the area. Regarding Domi’s achieving sustainability, specifically revenue over time, Commissioner Proctor drew attention to FAMU’s investment and pondered if that would not be a basis to encourage other institutions to “step up” relatively.
    - Director Montoya agreed, but further clarified that the building endowment/lease option for sustainability is preferable because these institutions have limited funding and also are building their own capacity and no longer need the use of a facility like Domi. He also further noted that Domi should attempt to stay as independent from grants as possible so that the facility can focus on meeting the needs of the community rather than meeting the requirements of a grant.

**2. Payment of Bills and Vouchers**

*The Board approved Option 1: Approve the payment of bills and vouchers submitted for February 12, 2019, and pre-approve the payment of bills and vouchers for the period of February 13, 2019 through February 25, 2019.*

**3. Commissioner Appointment to the Tallahassee-Leon County Commission on the Status of Women and Girls**

*The Board approved Option 1: Ratify Commissioner Maddox's appointment of a citizen, Carla Laroche, to the Tallahassee-Leon County Commission on the Status of Women and Girls for the remainder of the unexpired term, ending September 30, 2019.*

**4. Proposed Revision to Policy No. 11-2 "Membership on Boards, Committees, Councils, and Authorities"**

*The Board approved Option 1: Approve the proposed revisions to the Policy No. 11-2 eliminating the appointment of a Commissioner to the Downtown Business Association of Tallahassee.*

**5. Reject all Bids for Library Card Application Digitization Program**

*The Board approved Option 1: Reject all bids in response to the Request for Proposals BC-10-09-18-54 for Library Card Application Digitization.*

**6. Reject all Bids for Solicitation BC-10-23-18-01, Solar Array Inspection and Cleaning**

*The Board approved Option 1: Reject all bids in response to the Request for Proposal BC-10-23-18-01, Solar Array Inspection and Cleaning.*

**7. Lease Agreement Between Leon County and the Seminole Radio Control Club, Inc. for a Portion of Apalachee Regional Park**

*The Board approved Option 1: Approve the Renewal of a Lease Agreement between Leon County and the Seminole Radio Control Club, Inc. and authorize the County Administrator to execute.*

**8. Keystone Court Maintenance Map**

*The Board approved Option 1: Approve the Keystone Court Maintenance Map for filing with the Clerk of Court.*

**9. Status Update on the Federal Government Shutdown**

*The Board approved Options 1: Approve the status update on the federal government shutdown and take no further action.*

**10. Agreement Between Leon County and BMG Money, Inc. for the Loans At Work Program**

*The Board approved Option 1: Approve the piggybacking of the City of Miami's contract (RFP-727382(23)), with BMG Money, Inc. for the Loans at Work program and authorize the County Administrator to execute the corresponding Agreement between Leon County and BMG Money, Inc.*

**11. Tallahassee-Leon County Board of Adjustment and Appeals 2018 Annual Report**

*The Board approved Option 1: Accept the Tallahassee-Leon County Board of Adjustment and Appeals 2018 Annual Report.*

**CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS** (3-minute limit per speaker; there will not be any discussion by the Commission)

- Jean Kellum, 2691 Mission Road, representing It's Meow or Never, introduced the very active local animal welfare group and its mission to reduce the feral cat population by TNR (trap, neuter/spay, return). Since 2012, It's Meow or Never has neutered/spayed over 4,000, given them rabies shot, and provided them with additional needed medical treatment, free of charge, funded through fundraising and partnerships with other animal welfare groups. It's Meow or Never's efforts have dramatically reduced shelter euthanization and the organization hosts a successful adoption program for kittens. Ms. Kellum, on behalf of It's Meow or Never, asked the commissioners to look through land holdings for 10-15 acres for a sanctuary so that cats do not have to be returned to the neighborhoods where they were trapped, as residents of those neighborhoods do not want them returned. Ms. Kellum notes that Brevard, Orange, and Duval counties all have such designated sanctuaries.
- Bart Bibler, 3673 Mossy Creek Lane, informed the commissioners that positive events have improved race relations and crime prevention in the 32304 zip code and throughout Leon County. He thanked the Tallahassee Democrat for a recent article on the subject, thanked Administrator Long for sending correspondence to the commissioners regarding deeper investigation of the statistics behind the 32304 problems of poverty and illiteracy, and thanked the Tallahassee Chamber of Commerce for prioritizing addressing economic segregation, job growth, crime and corruption, and the creation of a vision of growth that is widely accepted by the community, a plan that is not about redistribution but rather about actual economic growth.
- Carla Laroche, 1800 Miccosukee Commons Drive, thanked the Board for appointing her to the Commission on the Status of Women and Girls (Consent Item #3). She discussed her work as the Director of the Gender and Family Justice Clinic at the at the FSU Law School.

**GENERAL BUSINESS**

**12. Status Report on the 2019 Florida Legislative Session**

County Administrator Long introduced the item. He stated that the item seeks acceptance of a status report on the 2019 Florida Legislative Session, including the addition of one legislative issue as requested by Supervisor of Elections, Mark Earley, earlier in the meeting.

*Commissioner Maddox moved, duly seconded by Commissioner Desloge approval of Options 1, & 2: 1) Accept the status report on the 2019 Florida Legislative Session; 2) Approve the addition of a policy priority in the Board's 2019 State Legislative Priorities to*

support legislation allowing the use of state-certified automated independent election audit systems as an optional election recount tool. The motion carried 7-0.

**13. Third Amendment to the Agreement for Solid Waste Management Services**

County Administrator Long introduced the item. He stated that the item seeks the approval of the Third Amendment to the Agreement with Waste Management for the hauling and disposal of waste from the Leon County Transfer Station to Springhill Landfill to ensure long term disposal of solid waste at competitive cost. He explained that this item was consistent with the Board's previous direction from December and reflects all terms and conditions brought at that time.

*Commissioner Lindley moved, duly seconded by Commissioner Maddox approval of Options 1: 1) Authorize the County Administrator to approve the Third Amendment to the Agreement for Solid Waste Management Services with Waste Management of Leon County, Inc. The motion carried 7-0.*

**14. Request for Proposals for the Division of Tourism's Contracted Marketing, Public Relations, and Research Services**

County Administrator Long introduced the item. He stated that the item seeks Board authorization for staff to issue Requests for Proposals for marketing advertisement, public relations, and research services to be contracted through the Division of Tourism. He noted that the current contracts are set to expire in September 2019.

*Commissioner Dozier moved, duly seconded by Commissioner Lindley, approval of Options 1, 2 & 3: 1) Approve the scope of services and authorize the issuance of Request for Proposals for Tourism Marketing/Advertising Services; 2) Approve the scope of services and authorize the issuance of Request for Proposals for Tourism Public Relations Services; and 3) Approve the scope of services and authorize the issuance of Request for Proposals for Tourism Research Services. The motion carried 7-0.*

**15. Voluntary Annexation Proposal from St. Peter's Anglican Church, Inc., to Annex Property Located at 4742 Thomasville Road**

County Administrator Long introduced the item. He stated that this item seeks approval of a voluntary annexation from St. Peter's Anglican Church to annex their property on Thomasville Road. He noted that County staff has reviewed the request, consistent with policy.

*Commissioner Desloge moved, duly seconded by Commissioner Lindley, approval of Options 1: 1) Do not object to the proposed voluntary annexation of property located at 4742 Thomasville Road. The motion carried 7-0.*

**16. Full Board Appointment to the Tourism Development Council**

County Administrator Long introduced the item.

*Commissioner Dozier moved, duly seconded by Commissioner Minor, approval of Options 1: 1) The full Board to confirm the appointment of City Commissioner Elaine Bryant to the Tourist Development Council for the remainder of the unexpired term ending December 31, 2020. The motion carried 7-0.*

Chairman Jackson recessed the Board at 5:19 PM and advised that it would reconvene at 6:00 PM to conduct the scheduled public hearings.

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

**17. First and Only Public Hearing to Consider an Ordinance Amending Chapter 5, Building and Construction Regulation, to Address the Requirements for Tiny Houses**

*Commissioner Proctor moved, duly seconded by Commissioner Desloge, approval of Options 1: 1) Conduct the first and only Public Hearing and adopt the proposed Ordinance amending Chapter 5, Building and Construction Regulation, to address the requirement for tiny houses. The motion carried 7-0.*

**18. First and Only Public Hearing to Consider a Proposed Resolution Renouncing and Disclaiming any Right of the County in a Portion of Gaines Street Right-of-Way Encroached Upon by Waterworks Property**

*Commissioner Proctor moved, duly seconded by Commissioner Maddox, approval of Options 1: 1) Conduct the first and only public hearing and adopt the Resolution renouncing and disclaiming any right of the County in and to a portion of Gaines Street right-of-way encroached by the Waterworks property. The motion carried 7-0.*

**CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS** (3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

- Chairman Jackson confirmed there were no citizens to be heard on Non-Agendaed Items.

**COMMENTS/DISCUSSION ITEMS**

**County Attorney Thiele:**

- Nothing.

**County Administrator Long:**

- Nothing.

**COMMISSIONER DISCUSSION ITEMS**

**Commissioner Dozier:**

- Requested a proclamation recognizing March as Women's History Month to be presented at the Oasis Center for Women and Girl's Women's History Month Luncheon.
  - *Commissioner Dozier moved, duly seconded by Commissioner Lindley, to present a proclamation recognizing March as Women's History Month. The motion carried 7-0.*
- Requested a proclamation recognizing March as Multiple Sclerosis Awareness Month, to be presented at the Board's February 26, 2019 meeting.
  - *Commissioner Dozier moved, duly seconded by Commissioner Maddox, to present a proclamation recognizing March as Multiple Sclerosis Awareness Month. The motion carried 7-0.*
- Noted she attended the recovery summit in Marianna, attended by representatives of counties effected by Hurricane Michael, and received feedback expressing appreciation that the after-action report reflected the way in which Leon County supported other counties and areas where Leon County could improve.



**Commissioner Maddox:**

- Thanked Mr. Bibler for his efforts with the 32304 summit and reflected on recent discussions of the 32304 zip code and ongoing County initiatives to analyze and address the community's needs.
  - *Commissioner Maddox moved, duly seconded by Commissioner Lindley, to direct the County Administrator to send a letter to the CSC Planning Committee and CHSP Needs Assessment consultant asking for their evaluations to include specific analysis of and recommendations to address poverty and illiteracy in the 32304 zip code. The motion carried 7-0.*
- Reflected on Dr. Audra Pittman stepping down as director of COCA.
  - *Commissioner Maddox moved, duly seconded by Commissioner Minor, to present a proclamation recognizing Dr. Audra Pittman and her accomplishments. The motion carried 7-0.*
- Requested a proclamation declaring April as National Crime Victim's Awareness Month, to be presented at the Board's March 12, 2019 meeting.
  - *Commissioner Maddox moved, duly seconded by Commissioner Desloge, to present a proclamation declaring April as National Crime Victim's Awareness Month. The motion carried 7-0.*

**Commissioner Proctor:**

- Expressed gratitude regarding the 32304 zip code research efforts, reflected on the upcoming 32304 Zip Code Summit, and requested funding for a series of three to four subsequent meetings.
  - Commissioner Dozer noted that Leon County is currently funding several initiatives to evaluate and address the issue of poverty and illiteracy throughout the County and that more data analysis and discussion would be required before addressing additional funding.
  - *Commissioner Proctor moved to allocate \$10,000.00 for the 32304 Zip Code Summit. The motion died for lack of a second.*
- Announced that he sent a letter to the City Commission requesting they rescind building a police headquarters on the Southside, as he believes there was not adequate public input, and notes that the City will host listening session seeking public input on the matter on February 18 and 19.
- Requested for County Administration to provide direction on placing a marker inside the roundabout on Oak Ridge Road and Highway 61 to commemorate the history of that community. The action will be brought back on a subsequent Board meeting.

**Commissioner Lindley:**

- Recounted her recent conversation with a veterinarian consultant with from the University of Florida about best practices that could assist both the City and the County with animal shelters and animal services and voiced an interest in discussing these best practices further.
  - Commissioner Dozier noted that the consultants may have met with all or some of the Board and recommended waiting for the consultants' final report before bringing the agenda item before the Board.
  - *Commissioner Lindley moved, duly seconded by Commissioner Dozier, to direct staff to bring back an agenda item to review best practices proposals and suggestions to work together with animal welfare/services groups. The motion carried 7-0.*

**Commissioner Minor:**

- Reflected on the difficulty in assessing poverty in areas where there is a large number of college students, such as the 32304 zip code, and suggested that the SCS Planning Committee and CHSP Needs Assessment consultant look at ways to best factor in the student population when analyzing poverty throughout the county.
- Reflected on the recent USA Track and Field event at the Apalachee Regional Park and shared comments about the cross country course being one of the best in the nation.

**Vice-Chairman Desloge**

- Reported that he has been appointed to the FEMA National Advisory Board representing local government, a three-year term.

**Chairman Jackson:**

- Expressed appreciation for Commissioner Maddox's motion to ask the CSC Planning Committee and HSCP Needs Assessment consultant to analyze issues of poverty and literacy in the 32304 zip code.

**RECEIPT AND FILE:**

- Leon County Educational Facilities Authority 2018-2019 Budget, and Financial Statement for years ending September 30, 2017 and 2016 with Report of Independent Auditors
- Capital Region Community Development District Meeting Minutes from September 13, 2018

**ADJOURN:**

There being no further business to come before the Board, the meeting was adjourned at 6:06 p.m.

**LEON COUNTY, FLORIDA**

ATTEST:



BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

BY: \_\_\_\_\_  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #2**

# Leon County Board of County Commissioners

## Agenda Item #2

March 12, 2019

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

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

**Title:** Special Elections in Fiscal Year 2018-2019

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director of the Office of Financial Stewardship
<b>Lead Staff/ Project Team:</b>	Tim Barden, Budget Manager

### **Statement of Issue:**

This agenda item seeks Board approval to amend the Supervisor of Elections budget for a reimbursement from the State of Florida to pay for the April and June 2019 special elections being held to fill the vacant House Seat in District 7.

### **Fiscal Impact:**

This item has a fiscal impact. The State of Florida's Division of Elections will approve allowable expenses associated with the special election cycle for reimbursement to the Leon County Supervisor of Elections up to an amount of \$80,240.

### **Staff Recommendation:**

Option #1: Approve the Resolution and associated Budget Amendment Request realizing \$80,240 for the Special Elections Reimbursement allocation from the State of Florida Division of Elections as authorized by Section 100.102, Florida Statutes (Attachment #1).

## **Report and Discussion**

### **Background:**

Section 100.102, Florida Statutes, provides for the State to reimburse counties for much of the expense associated with a special election. Reimbursement is based upon expenses as filed by the Supervisor of Elections. Since this reimbursement will increase the Supervisor of Elections FY 2019 budget, Section 129.06, Florida Statutes, requires a resolution and budget amendment request be approved by the Board. This agenda item seeks approval of the resolution and budget amendment request.

On January 24, 2019, Governor DeSantis issued an Executive Order calling for a special election cycle in 2019 due to Governor Ron DeSantis' appointment of Halsey Beshears to serve as Secretary of Florida's Department of Business and Professional Regulation. Mr. Beshears subsequently submitted a resignation from his Florida House of Representatives District 7 seat on January 11, 2019. District 7 is a multi-county district that includes a portion of Leon County (Attachment #3).

The 2019 special election for House Seat 7 will involve approximately 5,900 eligible voters in Leon County precincts 2251, 2253, 2358, 2365, and 2366. The Supervisor of Elections will also staff three early voting sites for the 8-day period prior to election days as required by Florida law. Voting by mail will continue to be an option for voters as well.

### **Analysis:**

The Leon County Supervisor of Elections submitted an estimated budget of \$80,240 in reimbursable expenses to the Division of Elections for both the special primary and the special general election (Attachment #2) and has requested their budget be amended accordingly. Expenses that are not reimbursable include payroll hours for permanent staff that fall within the customary 40-hour work week, materials or equipment with use beyond the special election, I Voted stickers, and food purchases. Any non-reimbursable expenses would be absorbed in the Supervisor of Elections operating budget for Fiscal Year 2018-2019. Reimbursement is expected to be received in the County's Fiscal Year 2018-2019.

The Florida Division of Elections has prepared a reference guide for reimbursement of special elections expenses. Most expenses related to running a special election are reimbursable including consumables, mailings, ballots, seasonal workers, and advertising notices (Attachment #4).

**Options:**

1. Approve the Resolution and associated Budget Amendment Request realizing \$80,240 for the Special Elections Reimbursement allocation from the State of Florida Division of Elections as authorized by Section 100.102, Florida Statutes (Attachment #1).
2. Do not approve the Resolution and associated Budget Amendment Request for the Special Elections Reimbursement allocation available to the Leon County Supervisor of Elections.
3. Board direction.

**Staff Recommendation:**

Option #1

**Attachments:**

1. Resolution and associated Budget Amendment Request
2. 2019 Special Elections Budget Estimate provided by Leon County Supervisor of Elections to the Florida Division of Elections
3. Executive Order from the Governor
4. Special Election Reimbursement Request for Expenditures, reference guide from the Florida Division of Elections

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2018/2019; 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 12<sup>th</sup> day of March, 2019.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTEST:  
Gwendolyn Marshall, 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 2018/2019  
BUDGET AMENDMENT REQUEST**

No: BAB19010  
Date: 2/19/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

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>			
060	522	334327	000	Fla. Div. Of Elections Grant	-	80,240	80,240
					<b>Subtotal:</b>	80,240	

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
060	522	51250	513	OPS Salaries and Wages	-	39,060	39,060
060	522	51400	513	Overtime	-	10,171	10,171
060	522	54101	513	Communications-Phone	-	625	625
060	522	54000	513	Travel and per diem	-	2,200	2,200
060	522	54200	513	Postage	-	8,389	8,389
060	522	54400	513	Rentals and Leases	-	300	300
060	522	54700	513	Printing and Binding	-	6,775	6,775
060	522	54900	513	Other Current Charges	-	4,020	4,020
060	522	54963	513	Elections Notices	-	6,700	6,700
060	522	55100	513	Office Supplies	-	2,000	2,000
					<b>Subtotal:</b>	80,240	

**Purpose of Request:**

This budget amendment appropriates \$80,240 allocated to the Leon County Supervisor of Elections as reimbursable funds, with no match requirement, from the Florida Department of State, Division of Elections, for the special elections being held in April and June 2019 to fill a vacant House Seat in District 7 as a result of Governor Ron DeSantis' appointment of Halsey Beshears to serve as Secretary of Florida's Department of Business and Professional Regulation.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:                      Resolution                          Motion                                            Administrator



## 2019 Special Election Budget - Leon County, FL

**Account Name**                      **Estimate**

Temporary Personnel	\$ 28,380
Overtime for Full-time Employees	\$ 10,171
Poll Workers	\$ 10,680
Polling Site Rentals	\$ 300
Public Notices	\$ 6,700
Telephone Costs	\$ 625
Special Permits	\$ 2,250
Travel	\$ 2,200
Office Supplies	\$ 2,000
Mail-Outs	\$ 8,389
Printing Ballots	\$ 6,775
Misc	\$ 1,770

**Totals for Primary and General \$ 80,240**

**STATE OF FLORIDA**  
**OFFICE OF THE GOVERNOR**  
**EXECUTIVE ORDER NUMBER 19-20**  
**(Special Election – House District 7, House District 38, and House District 97)**

**WHEREAS**, section 100.101(2), Florida Statutes, provides that a vacancy in the membership of the State House of Representatives shall be filled by special election; and

**WHEREAS**, pursuant to section 114.01(1)(d), Florida Statutes, a vacancy now exists in the State House of Representatives due to the resignation of Representative Halsey Beshears, House District 7; and

**WHEREAS**, pursuant to section 114.01(1)(d), Florida Statutes, a vacancy now exists in the State House of Representatives due to the resignation of Representative Daniel Burgess, Jr., House District 38; and

**WHEREAS**, pursuant to section 114.01(1)(d), Florida Statutes, a vacancy now exists in the State House of Representatives due to the resignation of Representative Jared Moskowitz, House District 97; and

**WHEREAS**, pursuant to section 100.141(1), Florida Statutes, the Governor, upon consultation with the Secretary of State, shall issue an order declaring the date the special elections shall be held.

**NOW, THEREFORE, I, RON DESANTIS**, as Governor of Florida, in obedience to my solemn constitutional duty to take care that the laws be faithfully executed, and pursuant to the Constitution and laws of the State of Florida, do hereby promulgate the following Executive Order, to take immediate effect:

Section 1. A Special Election shall be held in House Districts 7, 38, and 97 to fill the vacancies in the State House of Representatives.

Section 2. A Special Primary Election shall be held on April 9, 2019.

Section 3. A Special Election shall be held on June 18, 2019, to select the State Representatives for House Districts 7, 38, and 97.

Section 4. In the event that the Special Primary Election and/or Special Election need not be held as scheduled, the date of the Special Election shall be scheduled for the date of the Special Primary Election.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed at Tallahassee, this 24<sup>th</sup> day of January, 2019



  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF STATE

FILED  
2019 JAN 24 PM 5:58  
TALLAHASSEE, FLORIDA



## SPECIAL ELECTION REIMBURSEMENT REQUEST FOR EXPENDITURES

### *DE Reference Guide 0005(Updated 08/2014)*

*These guidelines are for reference only. They are not to be construed as legal advice or representation. For any particular set of facts or circumstances, refer to the applicable state, federal law, and case law, and/or consult a private attorney before drawing any legal conclusions or relying upon this information.*

**Authority for Reimbursement** ([Section 100.102, Florida Statutes](#)): Whenever any special election or special primary election is held as required in s. 100.101, the state is required to reimburse the county for expenses incurred to conduct that election. In order to be reimbursed:

- Reimbursement must be based on the actual expenses.
- Supervisor must file actual expenses (basis for reimbursement) with county and copy with the Department of State.
- The Department must verify the expenses before payment can be authorized.

**Verification Process:** The Department of Financial Services (DFS) Reference Guide for State Expenditures (see, specifically, pp. 41-42 at [http://www.myfloridacfo.com/aadir/reference\\_guide/](http://www.myfloridacfo.com/aadir/reference_guide/)) contains the following detailed documentation requirements to be met for verification and authorization of payment:

- Submit two paper hard copies of your reimbursement request by US mail, express carrier, or hand delivery.
  - 1 copy for DOS records
  - 1 copy for DFS records
- Provide your Federal Employer Identification Number (FEID)
- Provide a cover letter indicating that the expenses have been filed with the county governing body
- Submit an itemized invoice for each expenditure category (see page 3), as well as a master invoice.
- Reimbursement will be made based on paid invoices/receipts
- Reimbursement will be based upon a “first in, first out” completed submission basis.
- DOS will not provide reimbursement for costs that are not solely caused by the special election, nor for expenses that are not required for the conduct of the special election.
- Identify only those portions of an invoice/receipt that directly relate to the state election when submitted for reimbursement on a consolidated invoice. For example, the state will not reimburse your entire monthly copier costs. DOS will reimburse the per copy charges as long as you have tracked the number of copies made which specifically relate to the special election.
- Provide justification for office supplies purchased for the special election. For example, if you bought one box of paper but only used two reams of paper from the box for the special election please separate the cost per reams out of the total cost per box. This way you are reimbursed the correct amount for your usage in the special election.
- It normally takes approximately 90 days for DOS to process a reimbursement request.
  - This may be delayed if the request lacks documentation
  - This may be delayed if insufficient appropriations exist to pay for the request.
- Questions about special election reimbursement should be directed to:
  - Ary Miller
  - 850-245-6190; [Ary.Miller@DOS.MyFlorida.com](mailto:Ary.Miller@DOS.MyFlorida.com)

<b>Timeline for Special Elections Reimbursement</b>	
<b>Event</b>	<b>Response</b>
Special election announced by Governor's Office	Submit estimate of expenses to DOS
Elections Preparations	Keep detailed records of all expenses
Special Primary and Special Election Days	Conduct the election; continue keeping detailed records
Compile request and file copy of actual expenses upon which reimbursement will be based with county and mail hard-copy to DOS	DOS will review within 90 days*
DOS may ask for additional documents	If requested, provide additional documentation
Final determination of verified expenses	*DOS will authorize payment through DFS, if funds are available. If not, payment is rolled into next legislative appropriation.

<b>Reimbursable Expenses</b>	
<b>Costs to County</b>	<b>Documentation Required</b>
Temporary personnel	Copies of payroll registers. Must include gross salary, fringe benefits (if any), deductions (if any), hours worked times rate of pay, and net pay.
Overtime for full time employees	Copies of payroll registers. Must include gross salary, fringe benefits (if any), deductions (if any), hours worked times rate of pay, and net pay.
Poll workers	Hours worked, rate of pay & net pay per poll worker; If poll workers are not paid hourly, then information on the type of position worked and rate of pay must be included.
Polling site rentals	Invoices and proof of payment
Public notices	Newspaper clipping/newspaper invoice and proof of payment
Telephone costs	Bills with special assessments and proof of payment
Special permits	Vehicle rental, street closing permits, etc. and proof of payment
Travel	Invoice and proof of payment. Note: the state will reimburse travel costs based on its own per-mile calculations
Office Supplies	Invoices and proof of payment
Mail-outs	Number of units mailed, sample item mailed, mailing cost per item, and proof of payment (printout from postage meter)
Printing ballots	Invoices and proof of payment

<b>Non-reimbursable Expenses</b>	
<b>Costs to County</b>	<b>Reason</b>
Food	Item not required for conduct of election
Bottled Water	Item not required for conduct of election
"I Voted" Stickers	Item not required for conduct of election
Expenses related to assembling the reimbursement request	Item not required for conduct of election
Regular salary pay for employees	Expense not incurred solely due to special election
Election supplies that are reusable for future elections	Expense not incurred solely due to special election
Voting Machines	Expense not incurred solely due to special election

## Special Election Reimbursement Checklist

- Cover letter to DOS stating expenses have been filed with county governing body
- Federal Employer Identification Number (FEID) included
- All expenses were required for special election
- All expenses were incurred solely due to special election
- 2 paper hard copies of reimbursement are being submitted
- Every expenditure has documentation of purchase and proof of payment
- Master invoice with expenses broken down by expenditure category
- Separate invoice for each Expenditure Category
- Expenditure Category Invoice: Temporary Personnel
- Expenditure Category Invoice: Overtime for fulltime employees
- Expenditure Category Invoice: Poll Workers
- Expenditure Category Invoice: Polling site rentals
- Expenditure Category Invoice: Public notices
- Expenditure Category Invoice: Telephone Costs
- Expenditure Category Invoice: Permits
- Expenditure Category Invoice: Travel
- Expenditure Category Invoice: Office Supplies
- Expenditure Category Invoice: Mail-outs
- Expenditure Category Invoice: Ballots

Legal authority and reference guide: [Section 100.102, Florida Statutes;](#)  
[http://www.myfloridacfo.com/aadir/reference\\_guide/;](http://www.myfloridacfo.com/aadir/reference_guide/)

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #3**

# Leon County Board of County Commissioners

## Agenda Item #3

March 12, 2019

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

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

**Title:** Payment of Bills and Vouchers

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

### **Statement of Issue:**

This agenda item requests Board approval of the payment of bills and vouchers submitted March 12, 2019 and pre-approval of payment of bills and vouchers for the period of March 13, 2019 through April 8, 2019.

### **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 March 12, 2019 and pre-approve the payment of bills and vouchers for the period of March 13, 2019 through April 8, 2019.



## **Report and Discussion**

### **Background:**

The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the March 12<sup>th</sup> meeting, the morning of Monday, March 11, 2019. If for any reason, any of these bills are not recommended for approval, OMB will notify the Board.

### **Analysis:**

Due to the Board not holding a regular meeting until April 9, 2019, it is advisable for the Board to pre-approve payment of the County's bills for March 13, 2019 through April 8, 2019 so that vendors and service providers will not experience hardship because of delays in payment. OMB 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 March 12, 2019 and pre-approve the payment of bills and vouchers for the period of March 13, 2019 through April 8, 2019.
2. Do not approve the payment of bills and vouchers submitted for March 12, 2019, and do not pre-approve the payment of bills and vouchers for the period of March 13, 2019 through April 8, 2019.
3. Board direction.

### **Recommendation:**

Option #1

**Leon County  
Board of County Commissioners**

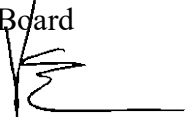
**Notes for Agenda Item #4**

# Leon County Board of County Commissioners

## Agenda Item #4

March 12, 2019

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

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

**Title:** Commissioner Appointments to the Contractors Licensing and Examination Board and the Water Resources Committee

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator
<b>Lead Staff/ Project Team:</b>	Mary Smach, Agenda Coordinator

### **Statement of Issue:**

This agenda item seeks the Board's ratification of the appointment of citizens to the Contractors Licensing and Examination Board and the Water Resources Committee made by Chairman Jimbo Jackson.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

- Option #1: Ratify Chairman Jackson's appointment of a citizen, H.R. Phillips, to the Contractors Licensing and Examination Board for a three-year term, ending March 31, 2022.
- Option #2: Ratify Chairman Jackson's appointment of a citizen, Danielle Irwin, to the Water Resources Committee for the remainder of the unexpired term, ending July 31, 2022.

## **Report and Discussion**

### **Background:**

Pursuant to Policy No. 03-15, “Board-Appointed Citizen Committees”, a consent item is presented to fill vacancies for individual Commissioner appointment of citizens to Authorities, Boards, Committees, and Councils.

### **Analysis:**

#### **Contractors Licensing and Examination Board (CLEB)**

Purpose: The responsibilities of CLEB are to accept and approve or disapprove applications, administer examinations for contractor licenses and issue contractor certificates. CLEB has the authority to discipline contractors; revoke, suspend or deny issuance or renewal of the contractor’s license or registration; and impose an administrative fine for violations of building codes or State Statutes.

Composition: The CLEB has 7 citizen members appointed by the Board of County Commissioners with each Commissioner appointing one member. All members must be registered voters in Leon County. Members serve three-year terms, expiring March 31. The membership should include, whenever possible:

- one architect or engineer
- one business person
- one general contractor or other contractor (building or residential) who is registered or certified
- one pool/spa contractor or other contractor (sheet metal, roofing, air-conditioning, mechanical, pool/spa servicing, or plumbing) who is registered or certified
- three consumer representatives who may be any resident of Leon County that is not, and has never been, a member or practitioner of a profession regulated by the Contractors Licensing and Examination Board or a member of any closely related profession

The current membership includes:

- one Business Person
- one Building Contractor
- one Residential Contractor
- one Pool Contractor
- three Consumer Reps

Vacancy: The term of member Stephen Hodges, a Residential Contractor, will expire on March 31, 2019. Mr. Hodges is not eligible for reappointment due to term limits per Policy No. 13-5. Chairman Jackson has reviewed the applications of the eligible applicants and has selected the applicant as listed in Table #1.

*Table #1: Contractors Licensing & Examination Board*

<b>Vacancy</b>	<b>Term Expiration</b>	<b>Commissioners' Selected Eligible Applicants</b>	<b>Assigned Seat Category</b>	<b>Recommended Action</b>
Stephen Hodges – Residential Contractor <i>(term limited out - served 5 terms)</i>	3/31/2019	H.R. (Sonny) Phillips <i>(Attachment #1)</i>	Building Contractor	Ratify Chairman Jackson's appointment for a three-year term ending March 31, 2022.

**Water Resources Committee (WRC)**

Purpose: The WRC is responsible for addressing community-wide concerns, such as flooding, recreational and community economic value, watershed management, and funding priorities. Additionally, the WRC reviews waterbody conditions and impact of development. At its October 23, 2018 meeting, the Board reclassified the WRC as a Focus Group by adopting Resolution No. 18-33. Focus groups are created by the Board to be a fact-finding source of community input and technical resource for County staff in developing recommendations on matters which will be subsequently considered for Board approval.

Composition: The WRC consists of seven citizen members who represent a balance of community interests, as follows: conservation/environment, legal/planning, real estate/economic development, and boat/fishing. Each Commissioner appoints one citizen as a member of the WRC. Members serve a four-year term, expiring on July 31, with no member serving more than three consecutive four-year terms.

Vacancies: Member John Labie, appointed by Chairman Jackson, has resigned. Mr. Labie's term was due to expire on July 31, 2022. Chairman Jackson has reviewed the applications of the eligible applicants and has selected the applicant listed in Table #2.

*Table #2: Water Resources Committee*

<b>Vacancy</b>	<b>Term Expiration</b>	<b>Eligible Applicant</b>	<b>Recommended Action</b>
John Labie <i>Resigned</i>	7/31/2022	Danielle Irwin <i>(Attachment #2)</i>	Ratify Commissioner Jackson's appointment for the remainder of the unexpired term, ending July 31, 2022.

Title: Commissioner Appointments to the Contractors Licensing and Examination Board and the Water Resources Committee

March 12, 2019

Page 4

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**Options:**

1. Ratify Chairman Jackson's appointment of a citizen, H.R. Phillips, to the Contractors Licensing and Examination Board for a three-year term ending March 31, 2022.
2. Ratify Chairman Jackson's appointment of a citizen, Danielle Irwin, to the Water Resources Committee for the remainder of the unexpired term, ending July 31, 2022.
3. Board direction.


**Recommendations:**

Options #1 and #2

**Attachments:**

1. Phillips application
2. Irwin application and resume

# ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT CONTRACTORS LICENSING AND EXAMINATION BOARD

<p style="text-align: center;"><b>It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Mary Smach by telephone at 606-5300 or by e-mail at SmachM@leoncountyfl.gov Applications will be discarded if no appointment is made after two years.</b></p>	
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Name: HR Phillips		Date: 6/26/2017 10:37:55PM
Home Phone: (850) 877-5674	Work Phone: (850)545-7787X	Email: hrphillipsbuilder@gmail.com
Occupation: BUILDING CONTRACTOR	Employer: H.R. PHILLIPS, INC.	
Preferred mailing location: Home Address		
Work Address:		
City/State/Zip: TALLAHASSEE, FL		
Home Address 4350 MAYLOR ROAD		
City/State/Zip: TALLAHASSEE, FL 32308		
Do you live in Leon County? Yes	If yes, do you live within the City limits? No	
Do you own property in Leon County? Yes	If yes, is it located within the City limits? No	
For how many years have you lived in and/or owned property in Leon County?		11 years
Are you currently serving on a County Advisory Committee?		No
If yes, on what Committee(s) are you a member?		
Have you served on any previous Leon County committees?		No
If yes, on what Committee(s) are you a member?		

Please indicate your area of expertise. If you have experience in more than one field, please check all that apply.

- Architect
- Engineer
- Business Person
- General Contractor or other contractor (building or residential) who is registered or certified under section 489.105(3) (a) - (c), F.S.
- Pool/Spa Contractor or other contractor (Sheet Metal, Roofing, Air /Conditioning, Mechanical, Pool/Spa Servicing or Plumbing) who is registered or certified under section 489.105(3) (d) - (o), F.S.
- Consumer Representative who is not, and has never been, a member or practitioner of a profession regulated by the Contractors Licensing & Examination Board, or a member of any closely related

All members of the board, except for the Consumer Representatives, shall be licensed in this state and actively engaged in the profession they represent on the board.

Are you a voter registered in Leon County? Yes

**(OPTIONAL)** Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: Caucasian                      Sex: Male                      Age:  
Disabled? No                      District:

**In the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application.**

GRADUATED FROM BROOKS COUNTY (GA) HIGH SCHOOL  
GRADUATED FROM VALDOSTA VOCATIONAL TECHNICAL SCHOOL WITH TWO YEAR DRAFTING DEGREE  
EMPLOYED IN THE BUILDING INDUSTRY SINCE 1976  
BECAME A REGISTERED (LEON COUNTY) CONTRACTOR IN 1981  
BECAME A STATE (FLORIDA) CERTIFIED BUILDING CONTRACTOR IN 2004  
FLORIDA STATE LICENSE NUMBER: CBC1251820  
MEMBER OF TALLAHASSEE BUILDERS ASSOCIATION SINCE 1982  
MEMBER TBA BOARD OF DIRECTORS SINCE 2009

TBA "BUILDER OF THE YEAR" IN 1996 & 2015  
WAS ASKED TO JOIN BY TBA PRESIDENT BILL KIMBERL ON BEHALF OF COMMISSIONER KRISTIN DOZIER

References (you must provide at least one personal reference who is not a family member):

Name: GWEN ADKINS, ESQ. COPPINS MONF Telephone: 850-422-2420  
Address: 1319 THOMASWOOD DR. TALLA, FL 32308

Name: DOUG BRUCE, GOVN'T CONSULTANT Telephone: 850-577-0398  
Address: 215 S. MONROE ST. TALLA, FL 32301

**IMPORTANT LEGAL REQUIREMENTS FOR ADVISORY COMMITTEE MEMBERSHIP**

**AS A MEMBER OF AN ADVISORY COMMITTEE, YOU WILL BE OBLIGATED TO FOLLOW ANY APPLICABLE LAWS REGARDING GOVERNMENT-IN-THE-SUNSHINE, CODE OF ETHICS FOR PUBLIC OFFICERS, AND PUBLIC RECORDS DISCLOSURE. THE CONSEQUENCES OF VIOLATING THESE APPLICABLE LAWS INCLUDE CRIMINAL PENALTIES, CIVIL FINES, AND THE VOIDING OF ANY COMMITTEE ACTION AND OF ANY SUBSEQUENT ACTION BY THE BOARD OF COUNTY COMMISSIONERS. IN ORDER TO BE FAMILIAR WITH THESE LAWS AND TO ASSIST YOU IN ANSWERING THE FOLLOWING QUESTIONS, YOU MUST COMPLETE THE ORIENTATION PUBLICATION**

1) Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?  
Yes

2.) Are you willing to complete a financial disclosure form Yes

3.) Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups) No  
If yes, please explain.

4.) Are you you or your employer, or your spouse or child or their employers, currently doing business with Leon County? No  
If yes, please explain.

5.) Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority? No

6.) Do you currenty have any employment or contractual relationship with Leon County that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority?  
No  
If yes, please explain.

All statements and information provided in this application are true to the best of my knowledge.

Signature: HR Phillips

This application was electronically sent: 6/26/2017 12:37:56 PM

Posted March 4, 2019



**From:** [Sonny Phillips](#)  
**To:** [Mary Smach](#)  
**Subject:** RE: Contractors License & Examination Board  
**Date:** Monday, February 11, 2019 9:17:57 PM  
**Attachments:** [image003.png](#)

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Hi Mary,  
Sorry for the delayed response, just been very busy. (Poor excuse, I know!)  
Yes I would like to be considered for the Board if you are still taking applications.  
Thanks,  
Sonny



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**From:** Mary Smach [mailto:SmachM@leoncountyfl.gov]  
**Sent:** Wednesday, February 06, 2019 12:16 PM  
**To:** hrphillipsbuilder@gmail.com  
**Subject:** Contractors License & Examination Board

Hello Mr. Phillips,

The County has an upcoming vacancy on the [Contractors License & Examination Board](#). We have your attached application on file and wanted to see if you are still interested in serving on this Board and if the application is up to date. Please let me know if you would like to be considered for this vacancy and if so, is your application current.

In addition, if you would like to include a resume or bio with your application, please email it to me for consideration by the Board.

Regards,



Mary Smach  
Agenda Coordinator  
County Administration  
301 S. Monroe St. | Tallahassee, FL 32301  
(850) 606-5311 /work | (850) 606-5301 /fax  
SmachM@leoncountyfl.gov

*People Focused. Performance Driven.*

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure



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4:22:09 PM 2/14/2019

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- [Invoice & Activity](#)
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## Licensee Details

### Licensee Information

**Name:** PHILLIPS, H R (Primary Name)  
**H R PHILLIPS INC (DBA Name)**

**Main Address:** 4350 MAYLOR ROAD  
**TALLAHASSEE Florida 32308**

**County:** LEON

**License Mailing:** 4350 MAYLOR ROAD  
**TALLAHASSEE FL 32308**

**County:** LEON

**LicenseLocation:**

### License Information

**License Type:** Certified Building Contractor

**Rank:** Cert Building

**License Number:** CBC1251820

**Status:** Current,Active

**Licensure Date:** 05/03/2004

**Expires:** 08/31/2020

### Special Qualifications

**Qualification Effective**

**Construction Business** 05/03/2004


### Alternate Names

[View Related License Information](#)

[View License Complaint](#)

# ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

## WATER RESOURCES COMMITTEE

<p style="text-align: center;"><b>It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Mary Smach by telephone at 606-5300 or by e-mail at SmachM@leoncountyfl.gov Applications will be discarded if no appointment is made after two years.</b></p>	
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Name: Danielle Irwin	Date: 5/14/2018 9:32:44AM
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Home Phone: (904) 537-5013	Work Phone: (904)537-5013X	Email: danielle.h.irwin@gmail.com
----------------------------	----------------------------	-----------------------------------

Occupation: ENVIRONMENTAL CONSULTANT	Employer: COASTAL SYSTEMS INTERNATIONAL, INC.
--------------------------------------	---

Preferred mailing location: Home Address  
Work Address: 310 W. COLLEGE AVE.

City/State/Zip: TALLAHASSEE, FL 32301

Home Address: 3185 FERNS GLEN DR.

City/State/Zip: TALLAHASSEE, FL 32309

Do you live in Leon County? Yes      If yes, do you live within the City limits? Yes

Do you own property in Leon County? Yes      If yes, is it located within the City limits? Yes

For how many years have you lived in and/or owned property in Leon County? 3 years

Are you currently serving on a County Advisory Committee? No

If yes, on what Committee(s) are you a member?

Have you served on any previous Leon County committees? No

If yes, on what Committee(s) are you a member?

Please indicate which one of the following interest groups you would represent:

- Conservation / Environment
- Legal / Planning
- Real Estate / Economic Development
- Boating / Fishing

**(OPTIONAL)** Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: Caucasian      Sex:      Age: 44.00  
Disabled? No      District: District 5

**In the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application.**

References (you must provide at least one personal reference who is not a family member):

Name: MARK THOMASSON Telephone: (850) 510-2226  
Address: 2952 ROYAL OAKS DR., TALLAHASSEE, FL

Name: ELVA PEPPERS Telephone: (850) 566-6213  
Address: 227 W. 4TH AVE, TALLAHASSEE, FL

**IMPORTANT LEGAL REQUIREMENTS FOR ADVISORY COMMITTEE MEMBERSHIP**

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1) Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?  
Yes

2.) Are you willing to complete a financial disclosure form Yes

3.) Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups) No  
If yes, please explain.

4.) Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County? No  
If yes, please explain.

5.) Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority? No

6.) Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)  
No  
If yes, please explain.

All statements and information provided in this application are true to the best of my knowledge.

Signature: Danielle H. Irwin

This application was electronically sent: 5/14/2018 9:32:44AM

**Danielle Harvey Irwin**  
3185 Ferns Glen Dr., Tallahassee, FL 32309  
904/537-5013  
danielle.h.irwin@gmail.com

**Professional Experience**

- 8/15- Present **Coastal Systems International, Inc. Tallahassee, FL**  
Director  
Lead business development efforts in the areas of coastal resiliency, coastal construction, beach management, aquatic biological assessments, marina and waterfront developments, and island master planning. Direct staff training and development efforts. Coordinate staff in three offices - Miami, West Palm Beach, and Tallahassee. Actively manage clients, projects, and budgets.
- 2/12- 6/15 **Florida Department of Environmental Protection. Tallahassee, FL**  
Division of Water Resource Management  
Deputy Director  
Oversee nine, state-wide regulatory programs including Submerged Lands and Environmental Resource Permitting (ERP) Program, Beaches, Inlets and Ports Program, Mining and Mitigation Program, Oil and Gas Permitting Program, Beaches and Mining Funding Assistance Program, Coastal Construction Control Line Program, Beaches Field Services and Compliance/Enforcement Program, Engineering, Hydrology, and Geology Support Program and the Beaches, Mining and ERP Biology and GIS Support Program. Activities include directing and motivating staff, rulemaking and policy decisions, assisting in legislative efforts, representing the Department at conferences and public meetings, and managing budgets.
- 2/05 - 2/12 **DHF Consulting, Inc., Jacksonville, FL**  
President - CEO  
Assisted private landowners, developers, municipalities, and investors in their State and Federal Environmental Resource Permitting needs; perform wetland delineations, wetland and endangered species assessment, mitigation plan development, permitting feasibility studies, sovereignty submerged lands authorizations, and project coordination with engineers, surveyors, planners, and attorneys.
- 8/10 - 5/12 **Florida State College, Jacksonville, FL**  
Adjunct Faculty  
Taught Biology and Microbiology to undergraduate students via lectures, laboratory sessions, and online education.
- 10/01 - 2/05 **Florida Department of Environmental Protection, Jacksonville, FL**  
Environmental Specialist, Submerged Lands & Environmental Resources Program  
Processed environmental resource permits for private and public sector projects involving wetland/ surface water impacts (i.e. wetland mitigation dredging, docking facilities, and shoreline stabilization); processed sovereignty submerged lands lease and easement applications. Trained fellow staff on use of GIS for project review.
- 8/99 - 7/01 **Florida State University, Oceanography Department, Tallahassee, FL**  
Graduate Research Assistant & Teaching Assistant  
Conducted microbial and molecular research on Gulf of Mexico nitrogen fixing bacteria in estuarine sediment under a DOE funded molecular nitrogen grant.
- 5/99 - 8/99 **Woods Hole Oceanographic Institute, Woods Hole, MA**  
Research Assistant

Calibrated Fast Repetition Rate Fluorimeter, analyzed water column data from research cruises using Mat lab, maintained phytoplankton monocultures, and coordinated research projects for under graduate fellows under a NASA funded ground truthing grant.

1/97 – 3/97     **Scripps Institute of Oceanography, Antarctic**  
                  LTER Research Assistant  
                  Collected and processed water column samples for HPLC and nutrient analysis,  
                  Assisted in krill sample processing and updated computer data logs under a  
                  National Science Foundation-funded Long-Term Ecological Research (LTER)  
                  Program in the Southern Ocean.

### **Education**

#### **Florida State University**

2001 Master of Science, Oceanography

#### **University of Southern California**

1998 Bachelor of Science, Biology

1998 Bachelor of Arts, Environmental Social Science

### **Certifications**

2016-Present   CFM – Certified Floodplain Manager, FEMA  
2012-Present   PWS – Professional Wetland Scientist Certification, Society of Wetland Scientists  
2009-Present   LEED AP (Accredited Professional), BD&C, US Green Building Council  
2009-12        DBE - Disadvantage Business Enterprise, Florida Department of Transportation  
2008-12        JSWB - Jacksonville Small and Emerging Business  
2008-12        MBE - State of Florida Minority Business Enterprise

### **Board Positions**

2016-Present   Florida Association of Environmental Professionals, Tallahassee Area Chapter  
2012-2015     Florida Shores and Beach Preservation Association, Ex-Officio Board Member  
2012-2015     Florida Beaches Habitat Conservation Plan, Co-Chair, Steering Committee  
2009-12        Rudder Club of Jacksonville, Board Member

### **Professional Societies**

2015-Present   FAEP – Florida Association of Environmental Professionals  
2016-Present   ASFPM – Association of State Floodplain Managers  
2016-Present   FFMA – Florida Floodplain Managers Association  
2006-Present   SWS – Society of Wetland Scientists  
2009-2015     USGBC - United States Green Building Council  
2003-2014     FAEP – Florida Association of Environmental Professionals  
2007-2012     FAESS - Florida Association of Environmental Soil Scientists  
2007-2007     Florida Marine Contractors Association  
2003-2004     ASPA – American Society for Public Administration  
2000-2003     ASM – American Society of Microbiology  
1992-Life      Phi Sigma Biological Honor Society

### **Volunteer/Speaking Events**

Oct 2017       Invited Speaker, Finding Resiliency at Ports, FAEP Annual Conference & Training  
                  Symposium  
July 2017       Moderator, Lessons Learned From Hurricane Matthew, Florida Chamber Environmental  
                  Permitting Summer School  
Sept 2016      Invited Speaker, Regional Approaches to Resiliency – Addressing the Impacts of Sea  
                  Level Rise, City of Jacksonville Environmental Symposium  
Sept 2016      Invited Speaker, Coastal Resiliency in North Florida, FAEP Annual Conference &  
                  Training Symposium  
July 2016       Invited Speaker, Coastal Resiliency in North Florida; Coastal Construction “Hot Spots”;  
                  and Submerged Lands and Aquatic Preserves, Florida Chamber Environmental  
                  Permitting Summer School – July 2016

July 2015 Invited Speaker, Coastal Construction Permitting, Current Trends in Coastal Permitting & Mitigation, Beach Nourishment & Nearshore Hardbottom, Florida Chamber Environmental Permitting Summer School – July 2015

Oct 2014 Invited Speaker, “Streamlining the Regulation of Florida Coastal Resources”, American Shore and Beach Preservation (ASBPA), Virginia Beach, VA

Sept 2014 Invited Speaker, “Environmental Windows” and Beach Renourishment and Nearshore Hardbottom, Florida Shore and Beach Preservation (FSBPA), FL

July 2014 Invited Speaker, “FDEP Beach Renourishment and Near-Shore Hardbottom”, “FDEP Coastal Construction Line Permitting”, “FDEP Natural Gas”, FDEP Coastal Marine Permitting Mitigation”, Environmental Permitting School, Marco Island, FL

Jun 2013 Invited “Opening” Speaker, Submerged Lands and Environmental Resources Coordination Conference (SLERCon), Orlando, FL

Sept 2013 Public Meeting FDEP Oil and Gas Q & A with the residents of Collier County, FL

July 2013 Invited Speaker, “Coastal Construction Permitting at FDEP,” “Beach Renourishment and Near Shore Hard Bottoms, Environmental Permitting School, Marco Island, FL

June 2013 FDEP Sand Management Discussion with State Congressional Representatives and County Commissioners in Martin, Palm Beach, and Broward County

Mar 2013 Invited Speaker, FDEP Q&A Public Meeting With Residents of Town of Palm Beach, Save Our Shoreline (SOS) Inc., FL

Feb 2013 Invited Speaker, “Hardbottom Impacts and Mitigation: Developing a Persistent Policy On an Ephemeral Situation, Florida Shore and Beach Preservation (FSBPA), Jacksonville, FL

Oct 2012 Host of the DEP Beach and Inlet Management Plan with Town of Palm Beach, FL

Jun/Jul 2012 Host of the FDEP Beach and Inlet Management Plan with the Board of County Commissioners, Palm Beach, FL

July 2012 Invited Speaker, Environmental Permitting School, Marco Island, FL

Sept 2012 Invited Speaker, “Permitting Process for Beach and Inlet Projects,” “Coastal Engineering and Dredging”, “The Timing of Project Funding Request; how to improve Coordination between Federal, State, and Local Partners-Asking, Needing and Using” Florida Beach and Shore Preservation (FSBPA), Naples, FL

July 2011 Invited Speaker, “Sustainable Waterfront Systems,” Florida Local Environmental Resource Agencies (FLERA) Annual Conference, Sarasota, FL

May 2010 Invited Speaker, “Developing a Sustainable First Coast” Urban Land Institute (ULI) North Florida Workshop, Jacksonville, FL

2009- 10 Invited Speaker, “Wetlands,” Florida Master Naturalist Program, Clay County, FL

2009 Wetland Educator, Camp Chowenwaw Grade School Program, Clay County, FL

Oct 2009 Invited Speaker, “Green Marinas: Emerge from the Recession with a Focus on Sustainability” International Marina Institute Emerging Applied Technologies Conference, Fort Lauderdale, FL

June 2008 Invited Speaker, “Riparian Rights” Florida Coastal Law Conference, Miami, FL

June 2008 Invited Speaker, “Marina Development and Redevelopment” Florida Coastal Law Conference, Miami FL

April 2008 Invited Speaker, “Riparian Right and Recreational Waterways” Zoning and Land Development Law Conference, Jacksonville, FL

Jan 2005 Expert Witness for FDEP-Biology, Environmental Impact and Wetland Mitigation, Duval County, Atlantic Dry Dock (Applicant)

May 2004 Invited Speaker, “How GIS can help us do your job,” SLERP Conference

2002-2005 Classroom Speaker, “Wetlands,” SJRWMD Watershed Action Volunteers

Dec 2003 Keynote Speaker, “Wetlands 101,” Northeast Florida Association of Code Enforcement

Feb 2003 Invited Lecturer, “Environmental Issues in Land Development – Wetland Considerations,” University of North Florida

**From:** [Danielle Irwin](#)  
**To:** [Mary Smach](#)  
**Subject:** Re: Water Resources Committee  
**Date:** Monday, February 18, 2019 5:14:40 PM

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Yes and yes! Thank you for keeping my application on file.

Thanks,  
Danielle

On Feb 18, 2019, at 10:10 AM, Mary Smach <[SmachM@leoncountyfl.gov](mailto:SmachM@leoncountyfl.gov)> wrote:

Dear Danielle Irwin,

Leon County has a current vacancy on the [Water Resource Committee](#). We have your application on file and were inquiring if you are still interested in being considered for this committee seat. Please let us know if your application is still current (attached) and if you would like to be considered for the vacancy.

Regards,

<image001.png>

Mary Smach  
Agenda Coordinator  
County Administration  
301 S. Monroe St. | Tallahassee, FL 32301  
**(850) 606-5311** /work | **(850) 606-5301** /fax  
[SmachM@leoncountyfl.gov](mailto:SmachM@leoncountyfl.gov)

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure

<Irwin appl & resume.pdf>



**Leon County  
Board of County Commissioners**

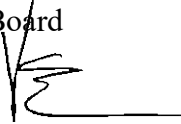
**Notes for Agenda Item #5**

# Leon County Board of County Commissioners

## Agenda Item #5

March 12, 2019

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

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

**Title:** Centers for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control Grant

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Brent Pell, P.E., Public Works Director
<b>Lead Staff/ Project Team:</b>	Andrew Riley, Director of Operations Glen Pourciau, Stormwater Superintendent

### **Statement of Issue:**

This item seeks Board acceptance of a Centers for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control grant in the amount of \$60,000. The grant will support the purchase of a backup generator for the Public Works/Mosquito Control Truck Shed Complex, which will provide auxiliary power for the complex in the event the County experiences lengthy power outages after a storm.

### **Fiscal Impact:**

This item has a fiscal impact. The associated grant in the amount of \$60,000, is a reimbursable grant. All grant funds must be expended before June 30, 2019, the end of the State Fiscal Year. There is no County funded match requirement for this grant.

### **Staff Recommendations:**

- Option #1: Accept the Centers for Disease Control and Prevention grant in the amount of \$60,000 and authorize the County Administrator to execute any grant documents in a form approved by the County Attorney.
- Option #2: Approve the Resolution and associated Budget Amendment Request realizing the \$60,000 into the FY 2019 budget (Attachment #1).

## **Report and Discussion**

### **Background:**

This item seeks Board acceptance of a Centers for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control grant in the amount of \$60,000. On September 20, 2018 staff was notified that Leon County had been approved for up to \$60,000 in grant funding (Attachment #3) from the Centers for Disease Control and Prevention (CDC) grant to the Florida Department of Health and the Florida Department of Agriculture & Consumer Services (FDACS).

To ensure the County maximizes grant leveraging opportunities, the Office of Management and Budget coordinates with department liaisons and actively seeks grant funding opportunities throughout the fiscal year. These efforts include contacting and communicating with previous funders for any new or forthcoming grant opportunities. Through timely submittals of reporting and invoices as well as satisfactory compliance with grant closeouts as well as on-site and desk monitoring by the granting agencies, Leon County has proactively positioned itself as a responsive and accountable funding partner. Because of this accountability, agencies often contact Leon County when grant funds become available. In addition, the County's partnership with Patton Boggs also garners access to recently announced federal funding opportunities and OMB routinely monitors the federal Grants.gov portal for granting opportunities. The County aggressively seeks state and federal grant funding to support County projects and initiatives and has achieved considerable success in leveraging County dollars.

In working closely with the FDACS, in March 2018 a grant opportunity was identified for hurricane relief funding from the Federal government as a result of Hurricane Irma. FDACS gathered requests from Mosquito Control programs throughout the peninsula of Florida for specific needs relating to continued restoration maintenance and/or capacity building following Hurricane Irma. Staff submitted a funding proposal on March 22, 2018 requesting \$53,000 for the purchase of a backup generator for the Public Works/Mosquito Control Truck Shed Complex (Attachment #2). Based on receipt of this grant, the total County grant leverage ratio would be \$3.40 to \$1; excluding the significant septic to sewer related grants which require a one-to-one dollar match, the leveraging ratio would be \$14.90 to \$1.

### **Analysis:**

Following Hurricane Hermine, Hurricane Irma and Hurricane Michael, the Public Works/Mosquito Control Truck Shed Complex experienced lengthy power outages which lasted several days and affected numerous facets of Public Works' operations, including the security swipe card system, Mosquito Control building, bathrooms and ice machines. The installation of an emergency backup generator to provide auxiliary power for the Complex would eliminate this problem and provide improved resiliency for Public Works' operations.

Title: Centers for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control Grant

March 12, 2019

Page 3

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This item seeks Board acceptance of the CDC Hurricane Relief Crisis Mosquito Control grant and approval of a Resolution and associated Budget Amendment Request realizing the \$60,000 into the FY 2019 budget. Upon acceptance of the grant, staff will proceed with purchasing the generator. This is a reimbursable grant, in which funds have to be expended by June 30, 2019.

**Options:**

1. Accept the Centers for Disease Control and Prevention grant in the amount of \$60,000 and authorize the County Administrator to execute any grant documents in a form approved by the County Attorney.
2. Approve the Resolution and associated Budget Amendment Request realizing the \$60,000 into the FY 2019 budget (Attachment #1).
3. Do not accept the Centers for Disease Control and Prevention grant in the amount of \$60,000.
4. Board direction.

**Recommendations:**

Options #1 and #2

**Attachments:**

1. Resolution and associated Budget Amendment Request
2. Mosquito Control Funding Proposal
3. September 20, 2018 Grant Award Notification

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2018/2019; 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 12<sup>th</sup> day of March, 2019.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTEST:  
Gwendolyn Marshall, 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 2018/2019  
BUDGET AMENDMENT REQUEST**

No: BAB19008  
Date: 2/18/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

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	924019	331611	000	CDC Hurricane Relief Mosquito Control Grant	-	60,000	60,000

Subtotal: 60,000

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
125	924019	53400	562	Other Contractual Services	-	60,000	60,000

Subtotal: 60,000

**Purpose of Request:**

This budget amendment appropriates \$60,000 as a reimbursable grant with no match requirement. The Florida Department of Health serves as the pass through entity for this Center for Disease Control and Prevention Hurricane Relief Crisis Mosquito Control Grant. Funds will be used for the purchase of a backup generator for the Public Works/Mosquito Control Truck Shed Complex.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:

Resolution

Motion

Administrator

<b>Name of Program</b>	Leon County Mosquito Control
------------------------	------------------------------

Date

3/22/2018

Equipment	Dollar Amount (\$)	Brief Description
80kW 120/208V 3-phase generator	\$53,000	A backup generator for the mosquito control complex would provide for improved resiliency for the Mosquito Control Program by allowing for continued services during power outages. The generator would also allow Leon County Mosquito Control to provide technical assistance to the mosquito control programs in the surrounding Fiscally Constrained Counties during periods of extended power outages.

Chemical Name	Dollar Amount (\$)	Quantity (lbs, gallons, or ea)

Other	Dollar Amount (\$)	Brief Description

## Roshaunda Bradley

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**From:** Glen Pourciau  
**Sent:** Thursday, February 14, 2019 12:19 PM  
**To:** Roshaunda Bradley  
**Subject:** Fw: Contract - Crises CoAg Grant

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**From:** Mason, Mike <Mike.Mason@flhealth.gov>  
**Sent:** Thursday, September 20, 2018 11:27 AM  
**To:** Glen Pourciau  
**Subject:** Contract - Crises CoAg Grant

1. Good morning. My name is Mike Mason and I'm with the Florida Department of Health in Tallahassee. I was given your email by Adriane Rogers with the Florida Department of Agriculture & Consumer Services. As you may be aware, you were awarded funding under a grant from the CDC to the Florida Department of Health and the Florida Department of Agriculture & Consumer Services. I'm contacting you due to I will be facilitating the development of a contract/agreement with your agency for the delivery of services and the transfer of funds for said services. It's my understanding that the items indicated below are allowable under your award. There may be additional items that are allowed but not included here. Please contact Adriane Rogers if there are questions pertaining to specific items.

- Surveillance Equipment
- Traps (CDC light, BG Sentinel, gravid, resting, NJ Light, etc.), trap parts, batteries, battery chargers, ovicups, microscopes, forceps, Petri dishes, dry ice, CO<sub>2</sub> canisters, dippers, basters, tongue depressors, seed germination paper, rearing chambers, environmental chambers, freezers, coolers, shipment costs to send specimens via overnight mail, other laboratory equipment and supplies such as fume hoods, etc.
- Abatement Materials
- Product
- Adulticides, larvicides, pupicidal oils (can be granular, liquid, tabular, water dissolvable powders, etc.)
- Pallet jacks, chemical storage cabinets or shelving
- Application Tools
- Equipment used for either adulticiding or larviciding (hand held, backpack, truck-mounted sprayers, or aerial-mounted equipment, ULVs, thermal foggers, mister blowers/barrier application technologies, mixing trailers, atomizers, turbine sprayers)
- Data management systems for accuracy and accountability of treatment records, computers, tablets, cameras
- PPE, chemical safety equipment, insect repellent



- Gambusia fish rearing systems and associated supplies
- Tire removal activities
- Public Education
- Dissemination material, give away items for educational purposes, website or social media management support, travel to attend community outreach events, supplies or equipment used to educate the public such as fish tanks
- Personnel
- Salaries and fringe benefits (full time/part time/seasonal)
- Subcontracts
- To support abatement applications, public education, maintenance of facilities and equipment, debris removal, IT support, equipment or facility repairs
- Supplies
- Debris removal and general maintenance supplies (chainsaws, generators, mowers, ditching equipment, storage and security repairs, chippers)
- Fleet fueling costs

2. Information forwarded to me by Adriane Rogers indicates a funding amount of \$60,000. If you feel this funding is incorrect, please contact Adriane Rogers with the Department of Agriculture and Consumer Services. If the funding indicated is correct, please send me an itemized, detailed budget of what the funding will be expended for utilizing the information indicated above. Also, please send me the name, email, and phone number of the individual who will be facilitating the development of this agreement between the Florida Department of Health and your agency. My contact information is [Mike.mason@flhealth.gov](mailto:Mike.mason@flhealth.gov) or (850) 245-4074. Thanks

Michael Mason  
DCHP Contract Unit Administrator  
Florida Department of Health  
4052 Bald Cypress Way, Bin A-09  
Tallahassee, FL 32399-1715  
(850) 245-4074

Florida Department of Health Mission: "To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts".

Please Note: Florida has a very broad public records law.

Most written communications to or from state officials regarding state business are public records available to the public and media upon request.  
Your e-mail communications may therefore be subject to public disclosure.

**Leon County  
Board of County Commissioners**

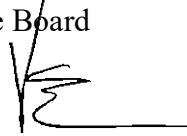
**Notes for Agenda Item #6**

# Leon County Board of County Commissioners

## Agenda Item #6

March 12, 2019

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

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

**Title:** Florida Department of Environmental Protection Waste Tire Amnesty Event Grant

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Brent Pell, P.E., Public Works Director
<b>Lead Staff/ Project Team:</b>	Andrew Riley, Director of Operations Glen Pourciau, Stormwater Superintendent

### **Statement of Issue:**

This item seeks Board acceptance of a Florida Department of Environmental Protection Waste Tire Amnesty Event grant in the amount of \$25,000. The grant will support the transportation and processing costs for waste tires collected during the amnesty event. If approved, the Waste Tire Amnesty Events will be held on April 27, 2019 and May 18, 2019.

### **Fiscal Impact:**

This item has a fiscal impact. The associated grant in the amount of \$25,000, is a reimbursable grant. The Florida Department of Environmental Protection would reimburse Leon County up to \$25,000 for costs related to the transportation and processing/disposal costs for tires collected during the Waste Tire Amnesty events. There is no County funded match requirement for this grant, however the County is responsible for staffing and promoting the event. Funds are available in the Mosquito Control budget to cover these costs.

### **Staff Recommendations:**

- Option #1: Accept the Florida Department of Environmental Protection Waste Tire Amnesty Event grant in the amount of \$25,000 and authorize the County Administrator to execute any grant documents in a form approved by the County Attorney.
- Option #2: Approve the Resolution and associated Budget Amendment Request realizing the \$25,000 into the FY 2019 budget (Attachment #1).

## **Report and Discussion**

### **Background:**

This item seeks Board acceptance of the Florida Department of Environmental Protection Waste (FDEP) Tire Amnesty Event grant and approval of a Resolution and associated Budget Amendment Request realizing the \$25,000 into the FY 2019 budget.

To ensure the County maximizes grant leveraging opportunities, the Office of Management and Budget (OMB) coordinates with department liaisons and actively seeks grant funding opportunities throughout the fiscal year. These efforts include contacting and communicating with previous funders for any new or forthcoming grant opportunities. Through timely submittals of reporting and invoices as well as satisfactory compliance with grant closeouts as well as on-site and desk monitoring by the granting agencies, Leon County has proactively positioned itself as a responsive and accountable funding partner. Because of this accountability, agencies often contact Leon County when grant funds become available. In addition, the County's partnership with Patton Boggs also garners access to recently announced federal funding opportunities and OMB routinely monitors the federal Grants.gov portal for granting opportunities. The County aggressively seeks state and federal grant funding to support County projects and initiatives and has achieved considerable success in leveraging County dollars.

In working closely with the FDEP, in January a grant opportunity was identified for the potential funding from the State of Florida to remove waste tires from Leon County through an amnesty program (Attachment #2). Leon County last worked with FDEP through an amnesty program in 2008. Based on receipt of this grant, the total County grant leverage ratio would be \$3.40 to \$1; excluding the significant septic to sewer related grants which require a one-to-one dollar match, the leveraging ratio would be \$14.90 to \$1.

### **Analysis:**

FDEP would reimburse Leon County up to \$25,000 for processing/disposal costs and associated transportation costs for tires collected during an amnesty event. The County will work directly with its contractor, Quality Tire Recycling, Inc., to handle the transportation and processing/disposal of the tires collected during the events. The contractor will be paid by the County for delivery and pickup of the container used to store the tires in addition to a charge of \$150 per ton for the waste tires collected. The County will then submit an invoice to the State requesting reimbursement for the costs paid to the contractor.

There is no County funded match requirement for this grant, however the County will be responsible for staffing and promoting the event. Advertising for the events will be handled by Community and Media Relations and any associated costs can be covered in the existing Mosquito Control budget.

During the events the County will accept a maximum of 25 tires per resident, however tires from commercial businesses will not be accepted. Upon acceptance of the grant, staff will conduct amnesty events on April 27, 2019 and May 18, 2019 at the Division of Fleet Management on Blair Stone Road.

**Options:**

1. Accept the Florida Department of Environmental Protection Waste Tire Amnesty Event grant in the amount of \$25,000 and authorize the County Administrator to execute any grant documents in a form approved by the County Attorney.
2. Approve the Resolution and associated Budget Amendment Request realizing the \$25,000 into the FY 2019 budget (Attachment #1).
3. Do not accept the Florida Department of Environmental Protection Waste Tire Amnesty Event grant in the amount of \$25,000.
4. Board direction.

**Recommendations:**

Options #1 and #2

**Attachments:**

1. Resolution and associated Budget Amendment Request
2. January 15, 2019 Grant Award Notification

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2018/2019; 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 12<sup>th</sup> day of March, 2019.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTEST:  
Gwendolyn Marshall, 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 2018/2019**  
**BUDGET AMENDMENT REQUEST**

No: BAB19009  
Date: 2/19/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

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				
125	922044	334324	000	Waste Tire Grant - DEP	-	25,000	25,000
					<b>Subtotal:</b>	25,000	-

**Expenditures**

Account Information				Title	Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog				
125	922044	53400	534	Other Contractual Services	-	25,000	25,000
					<b>Subtotal:</b>	25,000	

**Purpose of Request:**

This budget amendment appropriates \$25,000 as a reimbursable grant with no match requirement from the Florida Department of Environmental Protection. Funds will be used for costs related to the transportation and processing/disposal costs up to \$25,000 for waste tires collected during the county Waste Tire Amnesty events.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:

Resolution

Motion

Administrator

## Roshaunda Bradley

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**From:** Glen Pourciau  
**Sent:** Tuesday, February 19, 2019 2:31 PM  
**To:** Roshaunda Bradley  
**Subject:** Fw: DEP/County Joint Waste Tire Amnesty Event  
**Attachments:** Leon County Waste Tire Amnesty Event\_Template 1-15-2019.docx

This is the grant notification email received on January 15th for use with the agenda item as an attachment.  
Thanks.



Glen Pourciau  
Stormwater Superintendent  
Division of Operations  
2280 Miccosukee Rd | Tallahassee, FL 32308  
(850) 606-1400 /work | (850) 606-1401 /fax  
pourciaug@leoncountyfl.gov

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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**From:** O'Connor, Lauren <Lauren.OConnor@dep.state.fl.us>  
**Sent:** Tuesday, January 15, 2019 11:22 AM  
**To:** Glen Pourciau  
**Cc:** Starling, Tamela  
**Subject:** RE: DEP/County Joint Waste Tire Amnesty Event

Hi Glen,

Thank you for discussing the Waste Tire Amnesty Program by phone today. We look forward to working with you. As we discussed, DEP would reimburse Leon County up to \$25,000 for processing/disposal costs and associated transportation costs for tires collected during an amnesty event. The County may host a 1-3 day event. The County has the option to do more than one non-consecutive events. Once date(s) for the event are confirmed, the County will need to develop a scope of work. I have attached a template, but please feel free to make changes or you may supply your own scope.



Once the scope of work is complete, we can initiate a purchase order (PO) through My Florida Market Place (MFMP) for the reimbursement. Leon County will need to be a registered vendor in MFMP. There appears to be several accounts already registered, including 2 for the Leon County Solid Waste Management. You can view vendor information, or register to become a vendor at <https://vendor.myfloridamarketplace.com/vms-web/spring/login?execution=e1s1>

The County will be responsible for advertising the event at least 3-4 weeks in advance and staffing the event. DEP staff could also assist with the event as needed. I will send another email with examples of other county advertisements.

In the meantime, please find out if the Leon County Solid Waste Management Facility already has a company under contract for the processing/disposal of waste tires. This would be the most feasible option. Otherwise, DEP could go out to bid to select a contractor for the event. Please also work on obtaining approval from management to conduct the event and selecting a tentative timeframe for the event. The sooner we can get an event on the calendar, the better.

Thank you again for taking the time to discuss the amnesty program. Please do not hesitate to contact me if you have any questions. DEP staff would be happy to meet in person with the county to discuss logistics if necessary.

Thank you,  
Lauren



**Lauren O'Connor, FCCM**  
Government Operations Consultant  
Florida Department of Environmental  
Protection  
Division of Waste Management  
Waste Registration & Recycling Program  
Email: [lauren.oconnor@FloridaDEP.gov](mailto:lauren.oconnor@FloridaDEP.gov)  
Office: 850-245-8756

---

**From:** Glen Pourciau [mailto:PourciauG@leoncountyfl.gov]  
**Sent:** Monday, January 14, 2019 1:44 PM  
**To:** O'Connor, Lauren <Lauren.OConnor@dep.state.fl.us>  
**Subject:** Re: DEP/County Joint Waste Tire Amnesty Event

Lauren,

Leon County would be very interested in conducting a Waste Tire Amnesty event. Let me know when we can discuss the event.

Thanks,  
Glen

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #7**

# Leon County Board of County Commissioners

## Agenda Item #7

March 12, 2019

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

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

**Title:** Plat of Burton-Mitchell Subdivision

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Brent Pell, P.E., Director, Public Works Charles Wu, P.E., Director of Engineering Services
<b>Lead Staff/ Project Team:</b>	Joseph D. Coleman, P.S.M., County Surveyor

### **Statement of Issue:**

In accordance with Leon County land development regulations for the recording of a plat in the Public Records, this item seeks Board approval of the plat of the Burton-Mitchell Subdivision. The recording of this plat legally creates five lots and corrects an improper subdivision of the parcel from 2006.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option#1: Approve the plat of the Burton-Mitchell Subdivision for recording in the Public Record (Attachment #1).

## **Report and Discussion**

### **Background:**

In accordance with Leon County land development regulations, this agenda item seeks Board approval of the plat of the Burton-Mitchell Subdivision for recording in the Public Record. The Burton-Mitchell Subdivision was approved by the Department of Development Support and Environmental Management on February 1, 2018 (Attachment #2). The approved development is a 54.2-acre parcel. In 2006, this parcel was improperly subdivided into a 10.81-acre parcel, a 32.47-acre parcel, and a 10.91-acre parcel. The recording of this plat legally creates five lots and clears up the improper subdivision.

As per Chapter 10, Article VII, Division 6 of the Leon County Code of Laws, plats or replats submitted to the Board of County Commissioners for approval must meet all requirements of Chapter 10 and be certified by the County Engineer. Once approved, the original approved plat will be forwarded to the Clerk of Court for recording in the public records.

### **Analysis:**

The Burton-Mitchell subdivision is located in Section 18, Township 2 North, Range 1 East, laying easterly of Meridian Road and south of Oak Grove Road (Attachment #3).

This plat consists of the subdivision of land and the correction of an improper subdivision. There is no infrastructure proposed at this time. If any of the newly created lots are proposed for additional development in the future, those properties will need to go through the requirements in the Leon County land development code and will likely be subject to a replat.

### **Options:**

1. Approve the plat of the Burton-Mitchell Subdivision for recording in the Public Record (Attachment #1).
2. Do not approve the plat of the Burton-Mitchell Subdivision for recording in the Public Record.
3. Board direction.

### **Recommendation:**

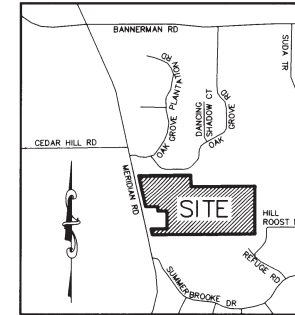
Option #1

### **Attachments:**

1. Burton-Mitchell Plat
2. Development Review Letter
3. Location Map

# BURTON-MITCHELL SUBDIVISION

A SUBDIVISION LYING IN  
SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)

**DEDICATION:**

STATE OF FLORIDA, COUNTY OF LEON

Know all persons by these presents that Preserve at Oak Grove, LLC and Carla Mitchell, the owners for simple of the lands shown hereon plotted as BURTON-MITCHELL SUBDIVISION, and being more particularly described as follows:

A parcel of land lying in the Northwest Quarter of Section 18, Township 2 North, Range 1 East, being more particularly described as follows:

BEGIN at a concrete monument marking the Northwest corner of Summerbrooke, Phase 1, as recorded in Plat Book 10, Page 15, of the Public Records of Leon County, Florida, said concrete monument also lying on the Easterly maintained right-of-way boundary of Meridian Road, and run North 89 degrees 30 minutes 14 seconds East, along the North boundary of said Summerbrooke, Phase 1 and along the Northwestwesterly boundary of Summerbrooke Unit III A, as recorded in Plat book 11, Page 47 of said Public Records a distance of 2,116.73 feet to a concrete monument; thence run North 00 degrees 49 minutes 41 seconds West along said boundary of Summerbrooke Unit III A, a distance of 460.00 feet to a terra cotta monument, thence run North 00 degrees 47 minutes 27 seconds East 570.22 feet to an iron rod with cap (LS45831); thence run South 89 degrees 24 minutes 37 seconds West 1,319.79 feet to an iron rod with cap (LS45831); thence run North 01 degrees 11 minutes 01 seconds West 211.92 feet to an iron rod with cap (LS45831); thence run South 89 degrees 24 minutes 37 seconds West 333.00 feet to an iron rod with cap (LS45831); thence continue South 89 degrees 24 minutes 37 seconds West 719.05 feet to an iron rod with cap (LS45831) lying on the Easterly maintained right-of-way boundary of Meridian Road; thence run South 12 degrees 20 minutes 56 seconds East along said Easterly maintained right-of-way boundary a distance of 668.93 feet to an iron rod with cap (LS45831); thence leaving said Easterly maintained right-of-way boundary and run North 88 degrees 54 minutes 36 seconds East 243.01 feet to an iron rod with cap (LS44016); thence run South 00 degrees 40 minutes 22 seconds East 100.01 feet; thence run North 88 degrees 21 minutes 41 seconds East 186.76 feet to a concrete monument; thence run South 01 degree 07 minutes 21 seconds East 247.77 feet to an iron rod with cap (LS45831); thence continue South 01 degree 07 minutes 21 seconds East 113.28 feet to a concrete monument; thence run South 88 degrees 50 minutes 30 seconds West 330.88 feet to an iron rod with cap (LS45831) lying on the Easterly maintained right-of-way boundary of Meridian Road; thence run South 12 degrees 50 minutes 18 seconds East along said Easterly maintained right-of-way boundary a distance of 126.06 feet to the POINT OF BEGINNING, containing 54.19 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the City of Tallahassee, the Underground Utility Easement and Sanitary Sewer Easement as depicted hereon.

Reserving, however, the reservation or reservations thereof should and same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by the appropriate official action of the proper officials having charge or jurisdiction thereof.

This 21st day of November, A.D. 2018  
*Richard L. Singletary*  
Richard L. Singletary  
Managing member of Preserve at Oak Grove, LLC  
Witness: *Robert W. Burton*  
*Renee Stoun*  
Renee Stoun

**ACKNOWLEDGEMENT**  
The foregoing instrument was acknowledged before me this 21st day of November, 2018, by Richard L. Singletary, managing member of Preserve at Oak Grove, LLC, who is personally known to me or who has produced 5524-752-59-4580 as identification and did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA  
*Renee Stoun*  
Signature  
*Renee Stoun*  
Print  
November 30, 2020  
My commission expires:



This 20th day of November, A.D. 2018  
*Carla Mitchell*  
Carla Mitchell  
Owner  
Witness: *Robert W. Burton*  
*Renee Stoun*  
Renee Stoun

**ACKNOWLEDGEMENT**  
The foregoing instrument was acknowledged before me this 20th day of November, 2018, by Carla Mitchell, who is personally known to me or who has produced 5524-187-461-4610 as identification and did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA  
*Renee Stoun*  
Signature  
*Renee Stoun*  
Print  
November 30, 2020  
My commission expires:



**SITE PLAN REVIEW APPROVAL:**

THIS PLAT CONFORMS TO THE SITE AND DEVELOPMENT PLAN APPROVAL PROVISIONS MADE BY THE DEVELOPMENT REVIEW COMMITTEE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

COUNTY ADMINISTRATOR OR DESIGNEE

**COUNTY COMMISSION:**

THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA APPROVES AND JOINS IN THE DEDICATION OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIRPERSON

COUNTY ATTORNEY

COUNTY ENGINEER

**CLERK OF THE CIRCUIT COURT**

ACCEPTED FOR FILES AND RECORDED THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D. 2018, IN PLAT

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CLERK OF THE CIRCUIT COURT, LEON COUNTY, FLORIDA

CLERK'S SEAL

**EASEMENTS:**

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, BY THE PROPERTY OWNER IS PROHIBITED WITHIN PUBLIC DRAINAGE, UTILITY AND SANITARY SEWER EASEMENTS. PRIORITY SHALL BE GIVEN TO LEON COUNTY FOR THE USE OF THE COMBINATION DRAINAGE AND UTILITY EASEMENTS SO THAT THERE ARE NO CONFLICTS WITH THE PLACEMENT OF DRAINAGE STRUCTURES AND SYSTEM WITH THE UTILITIES.

**NOTICE:**

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the plat.

**JOINERS IN DEDICATION:**  
ALL PERSONS HAVING AN INTEREST IN THE PROPERTY DESCRIBED HEREON HAVE JOINED IN THIS DEDICATION AS FOLLOWS:

NAME: ENVISION CREDIT UNION  
DATE OF JOINER: APRIL 26, 2018  
OFFICIAL RECORDS BOOK 5186, PAGE 1571

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES  
JOSEPH D. COLEMAN DATE:  
COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 5590

**SURVEYORS CERTIFICATE:**

I hereby certify that this survey was made under My responsible direction and supervision, and is a Correct representation of the lands surveyed; that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation complies with Chapter 177, of the Florida Statutes and with Chapter 5J-17, Florida Administrative Code.

*George E. Gunn, Jr.*  
George E. Gunn, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 5831

**GEORGE GUNN SURVEYING**

1100 W. ORANGE AV., TALLAHASSEE, FL 32310 PHONE (850) 545-8823

JOB No.: 01108 01108-PLAT.DWG

# BURTON-MITCHELL SUBDIVISION

A SUBDIVISION LYING IN  
SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA

GRAPHIC SCALE



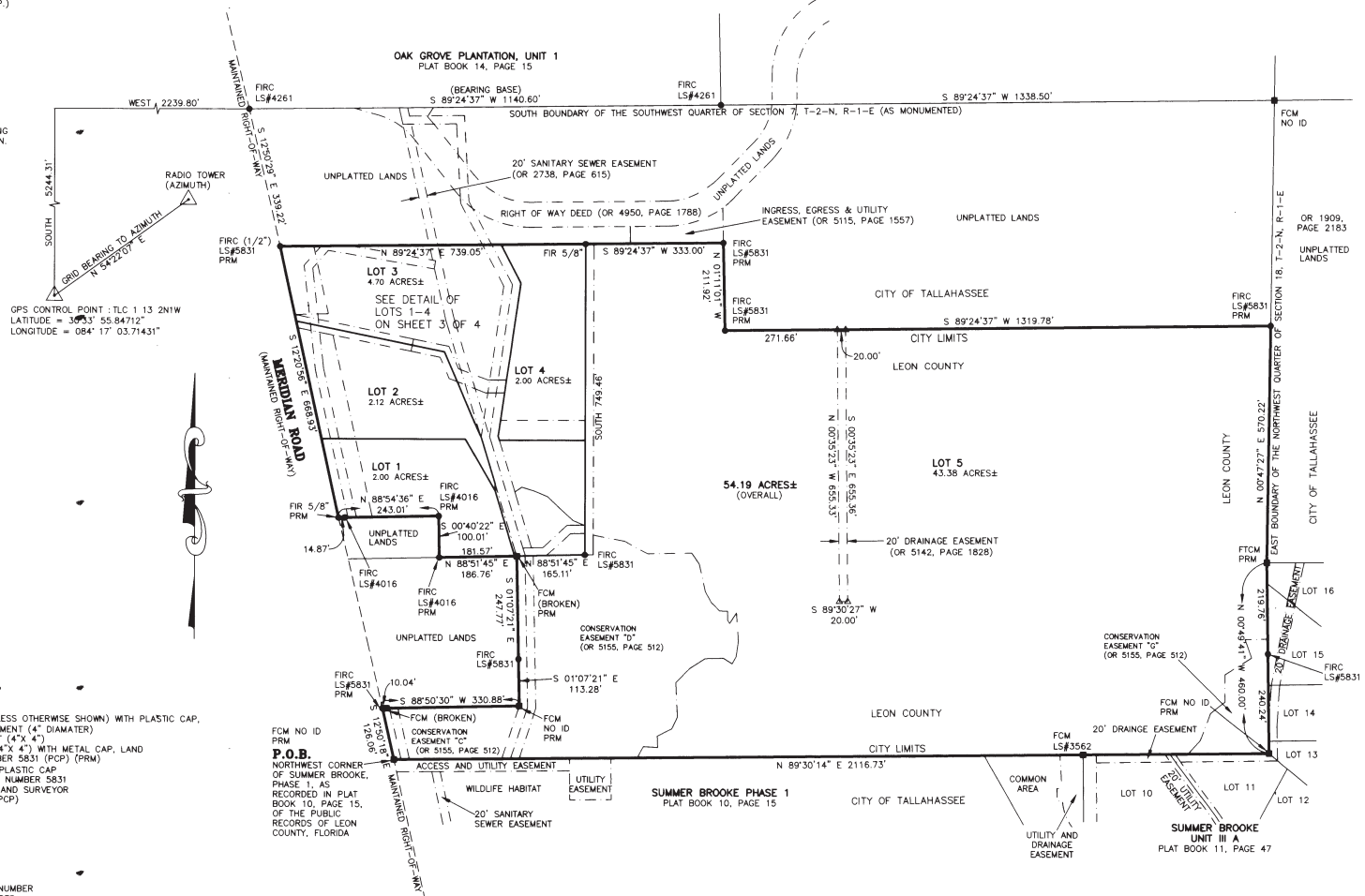
( IN U.S. FEET )  
1 inch = 200 ft.



METAL CAP IN TOP OF 4 INCH SQUARE  
CONCRETE MONUMENT MARKING ALL  
PERMANENT REFERENCE MONUMENTS (P.R.M.)  
AND ALL PERMANENT CONTROL POINTS (P.C.P.)  
UNLESS OTHERWISE SHOWN.



PLASTIC CAPS ON 1/2 INCH RE-BAR MARKING  
ALL LOT CORNERS UNLESS OTHERWISE SHOWN.



GPS CONTROL POINT : TLC 1 13 2N1W  
LATITUDE = 30° 33' 55.84712"  
LONGITUDE = 084° 17' 03.71431"

**LEGEND:**

- FNC - FOUND NAIL AND METAL CAP
- FIP - FOUND IRON PIPE
- FIR - FOUND IRON ROD
- FIRC - FOUND IRON ROD 5/8" (UNLESS OTHERWISE SHOWN) WITH PLASTIC CAP
- FTMC - FOUND TERRA COTTA MONUMENT (4" DIAMETER)
- FCM - FOUND CONCRETE MONUMENT (4" X 4")
- SCM - SET CONCRETE MONUMENT (4" X 4") WITH METAL CAP, LAND SURVEYOR REGISTRATION NUMBER 5831 (PCP) (PRM)
- ⊕ SIRC - SET IRON ROD (1/2") WITH PLASTIC CAP, LAND SURVEYOR REGISTRATION NUMBER 5831
- ⊕ SNC - SET NAIL WITH METAL CAP LAND SURVEYOR REGISTRATION NUMBER 5831 (PCP)
- - POINT NOT SET OR FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.T. - POINT OF TANGENCY
- OR - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- LS - LAND SURVEYOR CERTIFICATION NUMBER
- LB - LAND SURVEYING BUSINESS NUMBER
- R/W - RIGHT OF WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- R.P. - RADIUS POINT
- T.E.C. - TALQUIN ELECTRIC COOPERATIVE, INC. AND TALQUIN WATER AND WASTEWATER, INC.
- ° - DEGREES
- ' - MINUTES / FEET
- " - SECONDS / INCHES

**SURVEYORS' NOTES:**

- 1) ALL MEASUREMENTS ARE HORIZONTAL AND IN U.S. FEET.
- 2) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
- 3) IMPROVEMENTS EXIST ON SUBJECT PROPERTY BUT ARE NOT LOCATED OR SHOWN HEREON.
- 4) BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD AS DEPICTED HEREON.
- 5) BEARINGS BASED ON THE SOUTH BOUNDARY OF OAK GROVE PLANTATION, UNIT 1, AS RECORDED IN PLAT BOOK 14, PAGE 15 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- 6) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**GEORGE GUNN SURVEYING**

1109 W. ORANGE AV., TALLAHASSEE, FL 32310 PHONE (850) 545-8823

JOB No.: 01108 101108-PLAT.DWG

Page 102 of 742 SHEET 2 OF 4

Posted March 4, 2019

# BURTON-MITCHELL SUBDIVISION

A SUBDIVISION LYING IN  
SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA

UNPLATTED LANDS

CITY OF TALLAHASSEE

CITY LIMITS

LEON COUNTY

LOT 5  
43.38 ACRES±

SEE SHEET 2 FOR  
BOUNDARY OF LOT 5

LOT 4  
2.00 ACRES±

LOT 3  
4.70 ACRES±

LOT 2  
2.12 ACRES±

LOT 1  
2.00 ACRES±

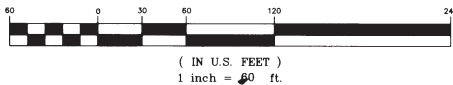
METAL CAP IN TOP OF 4 INCH SQUARE  
CONCRETE MONUMENT MARKING ALL  
PERMANENT REFERENCE MONUMENTS (P.R.M.)  
AND ALL PERMANENT CONTROL POINTS (P.C.P.)  
UNLESS OTHERWISE SHOWN.

PLASTIC CAPS ON 1/2 INCH RE-BAR MARKING  
ALL LOT CORNERS UNLESS OTHERWISE SHOWN.

### LEGEND:

- FNC - FOUND NAIL AND METAL CAP
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- FIR - FOUND IRON ROD
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- ⊕ SNC - SET NAIL WITH METAL CAP, LAND SURVEYOR REGISTRATION NUMBER 5831 (PCP)
- - POINT NOT SET OR FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.T. - POINT OF TANGENCY
- OR - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- LS - LAND SURVEYOR CERTIFICATION NUMBER
- LB - LAND SURVEYING BUSINESS NUMBER
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- ' - DEGREES
- ' - MINUTES / FEET
- " - SECONDS / INCHES

### GRAPHIC SCALE



## GEORGE GUNN SURVEYING

1109 W. ORANGE AV., TALLAHASSEE, FL. 32310 PHONE (904) 545-8823

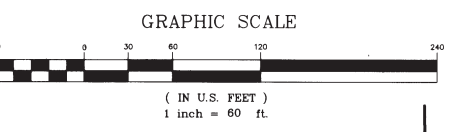
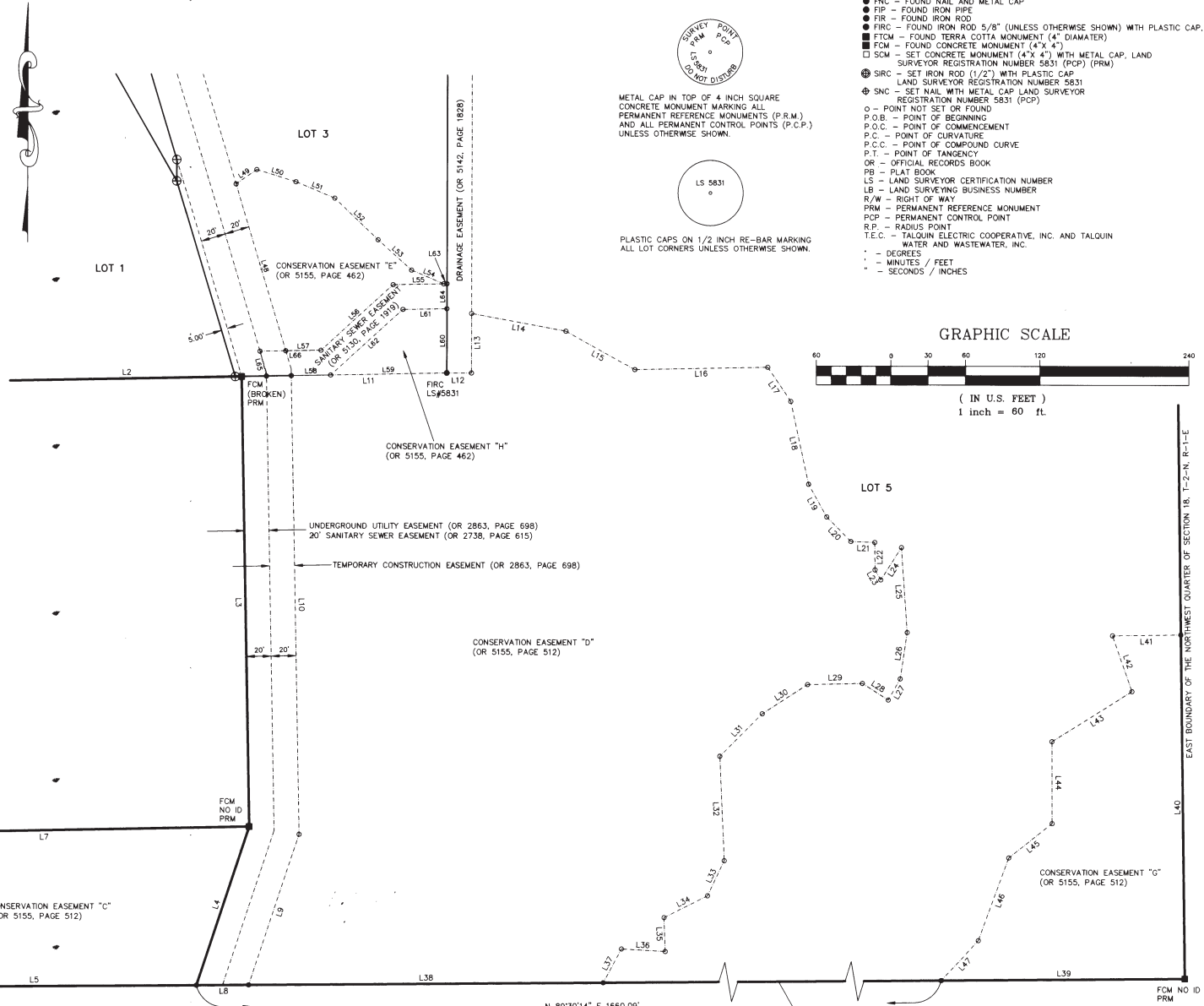
JOB No.: 01108 01108-PLAT.DWG

Posted March 4, 2019 SHEET 3 OF 4

# BURTON-MITCHELL SUBDIVISION

A SUBDIVISION LYING IN  
SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA

LINE	BEARING	LENGTH
L1	S00°40'22"E	100.01
L2	N88°51'45"E	186.76
L3	S00°07'21"E	261.05
L4	S18°24'03"W	134.20
L5	S89°30'14"W	260.45
L6	N12°50'18"W	126.06
L7	N88°50'30"E	330.89
L8	N89°30'14"E	42.28
L9	N18°24'03"E	127.40
L10	N01°07'21"W	367.94
L11	N88°51'45"E	185.11
L12	EAST	20.00
L13	NORTH	47.69
L14	S79°32'56"E	77.28
L15	S61°08'19"E	63.51
L16	N88°51'45"E	107.14
L17	S34°19'29"E	33.17
L18	S12°21'39"E	67.88
L19	S29°14'20"E	30.01
L20	S44°39'27"E	27.58
L21	S87°46'18"E	19.26
L22	S00°42'21"E	21.87
L23	S30°35'14"E	9.21
L24	N32°54'21"E	30.66
L25	S04°04'21"E	68.19
L26	S08°27'28"W	37.63
L27	S29°46'22"W	19.53
L28	N57°35'56"W	24.73
L29	S88°44'19"W	44.10
L30	S57°11'24"W	43.53
L31	S44°46'18"W	48.12
L32	S02°34'42"E	83.74
L33	S25°27'59"W	31.21
L34	S63°28'40"W	39.34
L35	S02°11'42"E	27.33
L36	N86°44'00"W	35.23
L37	S28°11'02"W	30.89
L38	S89°30'14"W	285.75
L39	N89°30'14"E	196.19
L40	N00°49'41"W	275.83
L41	S89°10'19"W	55.18
L42	S19°35'57"E	47.53
L43	S38°02'48"W	76.89
L44	S00°17'28"E	65.64
L45	S51°41'30"W	44.61
L46	S20°09'22"W	70.63
L47	S42°24'52"W	43.59
L48	N16°51'33"W	139.57
L49	N55°01'42"E	20.39
L50	S72°48'44"E	33.00
L51	S67°20'45"E	23.96
L52	S45°37'48"E	48.30
L53	S47°55'08"E	36.12
L54	S67°06'28"E	28.13
L55	S88°51'45"W	46.57
L56	S47°46'17"W	78.48
L57	S88°51'45"W	28.28
L58	N88°51'45"E	51.70
L59	N88°51'45"E	93.41
L60	NORTH	51.59
L61	S88°51'45"W	35.29
L62	S47°46'17"W	78.48
L63	S88°51'45"W	2.611
L64	NORTH	20.00
L65	S14°46'35"E	20.36
L66	S88°51'45"W	49.06



**GEORGE GUNN SURVEYING**  
 1108 W. ORANGE AV., TALLAHASSEE, FL 32310 PHONE (850) 545-8823  
 JOB No. 01108 [01108-PLAT] DWG  
 Posted March 4, 2019 SHEET 4 OF 4





# Leon County

## Board of County Commissioners

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

**Commissioners**

**JOHN E. DAILEY**  
District 3  
Chairman

**NICK MADDOX**  
At-Large  
Vice Chairman

**BILL PROCTOR**  
District 1

**JIMBO JACKSON**  
District 2

**BRYAN DESLOGE**  
District 4

**KRISTIN DOZIER**  
District 5

**MARY ANN LINDLEY**  
At-Large

**VINCENT S. LONG**  
County Administrator

**HERBERT W.A. THIELE**  
County Attorney

**Development Support &  
Environmental Management  
Development Services Division  
435 N. Macomb Street  
Renaissance Center, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32301  
Phone (850) 606-1300**

February 1, 2018

Jacob Jaks, P.E. (Agent)  
Jaks Engineering, Inc.  
1624-A Metropolitan Blvd.  
Tallahassee, FL 32308

**RE: Minor Modification Approval for the Burton-Mitchell Subdivision  
Type "A" Site and Development Plan, FDPA Track  
Parcel Identification Numbers: 14-18-20-(202, 208, 209)-000-0**

Dear Mr. Jaks:

The request for Minor Modification to the Burton-Mitchell Type "A" Site and Development Plan (LSP120012) has been approved by the Department of Development Support and Environmental Management in accordance with Section 10-7.411 of the Leon County Land Development Code (LDC), *Modifications to Approved Subdivisions or Site and Development Plans*.

Your application has now been determined as complete and is approved based upon the following findings of fact:

1. The subject property is zoned Lake Protection (LP), is located in the Lake Protection Future Land Use Category, and is inside the Urban Services Area. According to Leon County Clerk of Courts records, parcels 14-18-20-202-000-0, 14-18-20-208-000-0, and 14-18-209-000-0 were originally part of a single 54.2 +/- acre parcel (OR 2249, PG 884). In 2006, this parcel was improperly subdivided into a 10.81 ac parcel (OR 3566, PG 1512, Lot 202), a 32.47 ac parcel (OR 3566, PG 1514, Lot 209), and a 10.91 ac parcel (Lot 208). This minor modification to the original site and development plan legally creates five (5) lots and clears up the aforementioned improper subdivision.
2. The Minor Modification to the Type "A" Site and Development Plan has been determined to be consistent with the Tallahassee-Leon County Comprehensive Plan.
3. A 30 foot access and utility easement (OR BK 5155, PG 2131) has been created over the existing roadway known as Carrie Carr Lane to serve Lots 2, 3, and 4. A 225 foot access and utility easement (OR BK 5115, PG 1557) has been established from Oak Grove Road to serve Lot 5. Lot 1 will retain existing driveway access from Meridian Road.

*Jacob Jaks, PE  
Minor Modification Approval for Burton-Mitchell Subdivision  
Type A Site and Development Plan (LSP120012)  
February 2, 2018*

4. The development is subject to the City/County Water and Sewer Agreement as it is inside the Urban Services Area. Lots 4 and 5 will be provided central potable water and sanitary sewer by the City of Tallahassee. The existing residences on Lots 1-3 shall continue utilizing a private, shared well and individual septic systems. As noted on the site plan, should the septic systems require modification and/or fail, then connection to central water and sewer would be required.
5. Conservation Easements [OR BK 5155, PG 462 (Mitchell); BK 5122, PG 512 (Burton)], along with respective management plans, have been established for areas containing significant environmental features including areas within the Canopy Road Protection Zone.
6. The site and development plan has an approved Natural Features Inventory (LEA120016). An Environmental Management Permit was not required to rectify the improper subdivision of this parcel; however, prior to any site and development plan approvals of any development within Lot 5, a separate Leon County Environmental Management Permit Application which demonstrates compliance with the requirements of the Environmental Management Act of the Leon County Land Development Code will be required.
7. Pursuant to Sec. 10-7.601 of the LDC, no building permits shall be issued until a plat has been accepted, approved and recorded in the plat books of the County.

This site and development plan approval shall remain in effect until full development build-out (and until transfer of ownership of all created lots, if applicable). However, this approval shall expire if: substantial and observable development has not begun within three years of the date of approval; or, substantial and observable development ceases for a period of three years before the project is complete and certificates of occupancy have been issued. Extensions may be considered prior to expiration of the development order, provided they are filed in accordance with Section 10-7.410 of the Leon County Land Development Code. Requests for extension will be considered upon demonstration of good faith effort by the applicant and hardship that is not self-created.

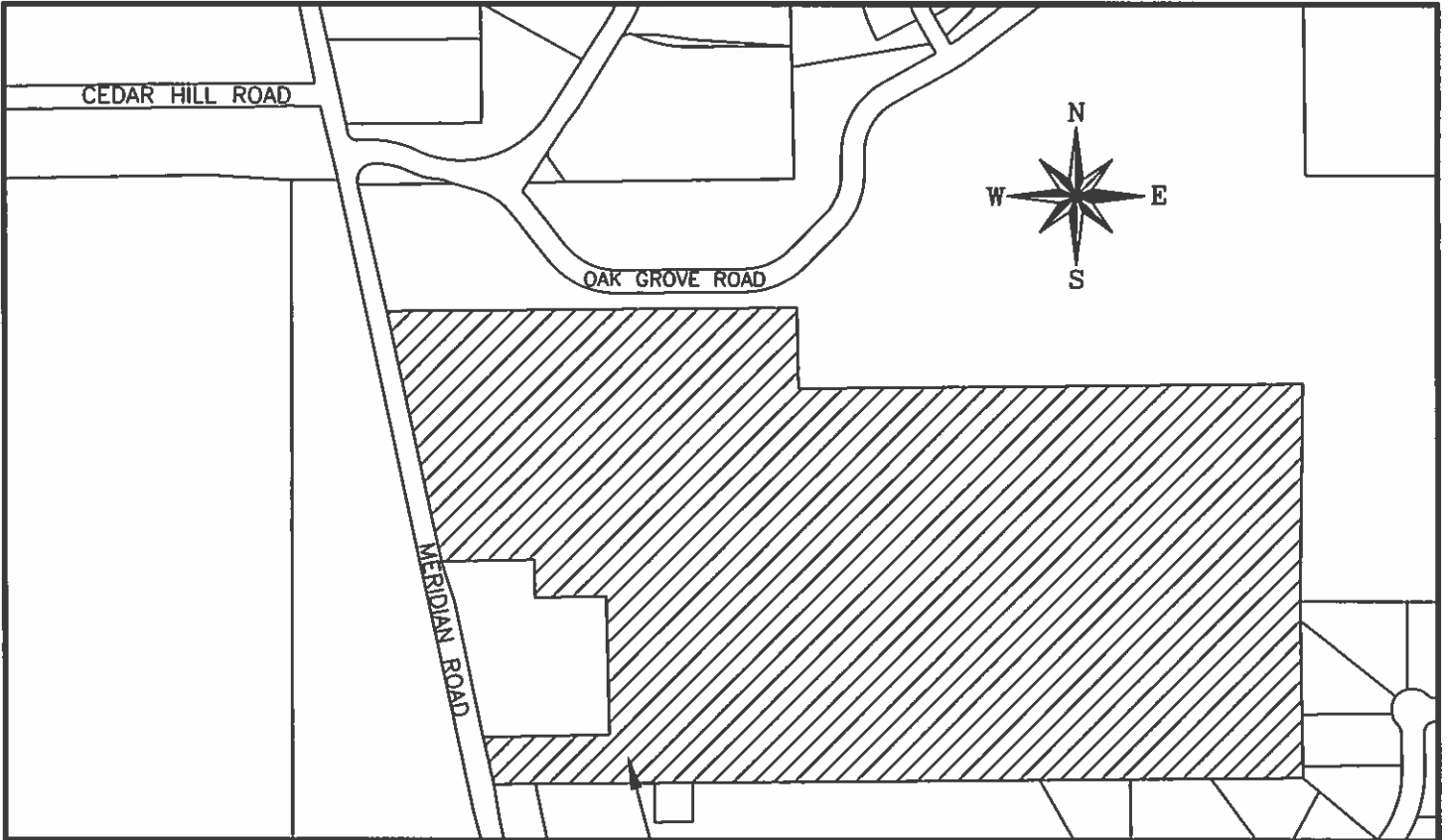
Please contact Shawna Martin with the Development Services Division at (850) 606-1385 if you have any questions regarding this approval.

Sincerely,



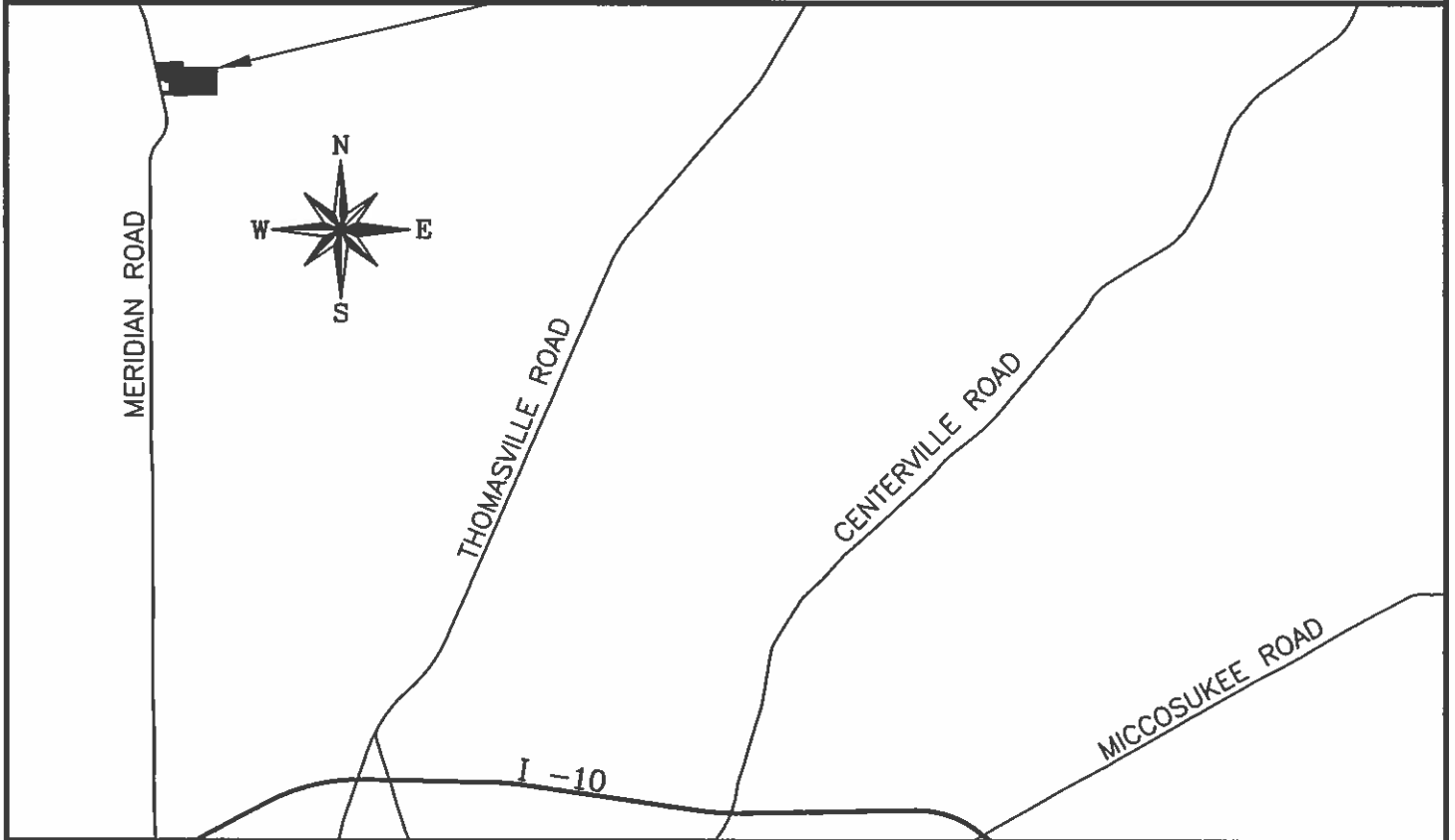
Shawna Martin, Principal Planner  
Development Services Division

cc: ProjectDox file: LSP120012  
Mrs. Carla Mitchell, 7995 N. Meridian Road, Tallahassee, FL 32312  
Mr. Robert Burton, 6076 Heartland Circle, Tallahassee, FL 32312



**SITE MAP**  
SCALE 1" = 500'

**BURTON - MITCHELL**



**LOCATION MAP**  
SCALE 1" = 7500'

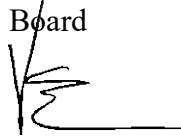
**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #8**

# Leon County Board of County Commissioners

## Agenda Item #8

March 12, 2019

**To:** Honorable Chairman and Members of the Board  
**From:** Vincent S. Long, County Administrator   
**Title:** Interlocal Agreement with the City of Tallahassee for Street Sweeping Services

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Brent Pell, P.E., Director, Public Works Maggie Theriot, Director, Resource Stewardship
<b>Lead Staff/ Project Team:</b>	Roshaunda Bradley, Administrative Services Manager Andrew Riley, CPM, Operations Director

### **Statement of Issue:**

This agenda item seeks Board approval to renew the Street Sweeping Agreement with the City of Tallahassee. Per the agreement, the City of Tallahassee provides street sweeping services on the County's curbed street sections within the City limits and at the Leon County Transfer Station. By approving the Agreement, the County will continue to enhance the appearance of infrastructure and reduce the potential for pollution of lakes and other receiving water bodies from stormwater runoff.

### **Fiscal Impact:**

This item has a fiscal impact. Funding for street sweeping services is included in the Operations and Transfer Station Divisions' annual operating budgets.

### **Staff Recommendation:**

Option #1: Approve the Agreement with the City of Tallahassee to provide street sweeping services (Attachment #1), and authorize the County Administrator to execute.

## **Report and Discussion**

### **Background:**

This agenda item seeks the Board's approval of the Street Sweeping Agreement with the City of Tallahassee (Attachment #1). The City of Tallahassee has been providing street sweeping services on the County's curbed street sections within the City limits since 1999, and at the Leon County Transfer Station since 2004. As required by the Florida Departmental Protection (FDEP), the street sweeping of the Transfer Station was added to mitigate leachate being tracked from the Transfer Station onto Gum Road. The current agreement expired on February 28, 2019.

### **Analysis:**

The City has a proactive street sweeping program that routinely sweeps curbed street sections as a major component of the operation and maintenance of the City's streets. Street sweeping enhances the appearance of infrastructure and reduces the potential for pollution of lakes and other receiving water bodies from stormwater runoff.

The County has a limited inventory of curbed street sections, and consequently, does not have an in-house street sweeping program. During the development of the proposed Agreement, staff evaluated the option of creating an in-house Street Sweeping program. After taking into consideration the limited number of curb miles and annual costs associated with personnel and equipment, the analysis indicates that contracting with the City of Tallahassee continues to be the more cost-effective option to provide these services. To ensure the benefits of enhanced appearance and reduction of pollution, staff recommends continuing the partnership with the City to provide street sweeping services to 73.004 miles of infrastructure.

Under the Agreement, the City will sweep all curbed streets (73.004 miles) under the County's administrative jurisdiction within the City limits once a month. Additionally, sweeping of the parking lot and roadway at the Transfer Station will be provided once a week. The County will pay \$85 per curb-mile swept, and an additional \$5,168 annually for the sweeping of the Transfer Station for an annual cost of \$79,632. The per curb-mile rate will adjust annually on October 1<sup>st</sup> based on the percentage change in the previous year's Consumer Price Index (CPI), not to exceed 4%. The Agreement is for a period of two years and may be renewed after the initial two years, for an additional two-year period.

### **Options:**

1. Approve the Agreement with the City of Tallahassee to provide street sweeping services (Attachment #1) and authorize the County Administrator to execute.
2. Do not approve the Agreement with the City of Tallahassee to provide street sweeping services.
3. Board direction.

### **Recommendation:**

Option #1

Attachment:

1. Proposed Street Sweeping Agreement

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF TALLAHASSEE AND LEON COUNTY  
STREET SWEEPING**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the City of Tallahassee, a Florida municipal corporation, hereinafter referred to as the CITY, and Leon County, a political subdivision of the State of Florida and Charter County, hereinafter referred to as the COUNTY.

WITNESSETH

WHEREAS, the CITY has a proactive street sweeping program that routinely sweeps curbed street sections as a major component of the operation and maintenance of the CITY's streets to enhance their appearance and to reduce the potential for pollution of lakes and other receiving water bodies from stormwater runoff, and;

WHEREAS, the COUNTY desires to have its curbed street sections within the City limits routinely swept, and;

WHEREAS, it is in the best interest of the public that both the CITY and the COUNTY provide the same level of street sweeping service within the City limits;

NOW THEREFORE, in consideration of these premises and the covenants contained herein, the parties agree to the following:

1. The CITY shall routinely sweep, with mechanical street sweepers, all curbed street sections under the COUNTY's administrative jurisdiction within the City limits. These curbed street sections, including medians, shall be swept once monthly (twelve (12) times annually). Additionally, sweeping of the parking lot and roadway at the Transfer Station on Gum Road will be provided one time per week.



2. The work performed by the CITY shall be subject to periodic routine inspections by the COUNTY.
3. Exhibit "A" is the initial listing of curbed street sections, including medians, under the COUNTY's administrative jurisdiction covered by this Street Sweeping Agreement. It is understood between the parties hereto that any street covered by this Street Sweeping Agreement may be removed or adjusted at any time in the future as determined to be necessary by the COUNTY in order that the County road can be widened, altered or otherwise changed. The COUNTY may remove a street(s) from the street sweeping scheduled by providing the CITY at least a sixty (60) calendar day notice to remove said street(s) from the street sweeping schedule. Upon expiration of the above referenced sixty (60) calendar day notice, Exhibit "A" will be revised to remove said street(s) from the street sweeping schedule. Further, the COUNTY may modify the streets covered by this Agreement during its term by adding additional street sections upon sixty (60) days written notice to the CITY and the CITY's written acceptance thereof.
4. The COUNTY, as compensation to the CITY for performance of these street sweeping services, shall pay the CITY at the rate of \$85 per curb-mile swept (\$74,464.08 annually initially) and \$5,167.76 annually for the additional sweeping of the Transfer Station, for a total cost of \$79,631.84 per year. Such compensation shall be payable quarterly in accordance with Paragraph 6 of the Agreement. In accord with Paragraph 3 above, the number of curb miles swept may be adjusted by the parties hereto during the duration of this Agreement by mutual written consent, in which case the total annual amount due at \$85.00 per curb mile shall be adjusted downward or upward accordingly on a pro-rata basis.
5. Economic Price Index adjustment (CPI): On October 1 following the first full year of the initial term, and on October 1 of each subsequent year during the Initial Term, and each Renewal Term, the per curb-mile swept rate will be adjusted based on the

percentage change in the Consumer Price Index for all Urban Consumers (CPI-U): US City Average, All Items (unadjusted) over the most recent twelve-month period for which such index is available on the effective date of adjustment; provided, however, that the percentage adjustment shall not exceed four percent (4%).

6. Invoices shall be submitted by the CITY for services rendered after each quarter ending in September, December, March, and June of each year. Lump sum payments by the COUNTY shall be made to the CITY on a quarterly basis within thirty (30) days after receipt of invoice.
7. This Street Sweeping Agreement may be terminated under any one of the following conditions:
  - a. By the COUNTY, if the CITY fails to perform its duties under the terms of this Street Sweeping Agreement. If at any time it shall come to the attention of the COUNTY's Public Works Director that the limits of Exhibit "A" or a part thereof is not properly maintained pursuant to the terms of this Street Sweeping Agreement, the COUNTY's Public Works Director may at his option issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter in the care of the CITY's, General Manager, Community Beautification & Waste Management, 300 South Adams Street, Tallahassee, FL 32301-1731, to place said CITY on Notice thereof. Thereafter, the CITY shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the COUNTY may at its option terminate this Street Sweeping Agreement, either in whole or in part, following ten (10) days written notice.
  - b. By the CITY, if the COUNTY fails to perform its duties under this Street Sweeping Agreement and fails to make timely payments in accordance with Paragraph 6. The CITY's General Manager,

Community Beautification & Waste Management may issue a written notice of late or nonpayment by sending a certified letter in the care of the COUNTY's, Public Works Director, 2280 Miccosukee Road, Tallahassee, FL 32308, to place said COUNTY on Notice thereof. Thereafter, the COUNTY shall have a period of ten (10) calendar days to make payment. If payment is not made within this time period, the CITY may at its option terminate this Street Sweeping Agreement following ten (10) days written notice.

- c. By either party following at least a sixty (60) calendar days written notice.
  - d. By both parties, thirty (30) calendar days following the complete execution by both parties, of an agreement to terminate this agreement.
8. This Street Sweeping Agreement is for a period of two (2) years from the date of this agreement. This Street Sweeping Agreement may be renewed after the initial (2) year period, for an additional two (2) year period. Any renewal must be agreed upon by both parties in writing **thirty** (30) days prior to the expiration of the existing agreement.
9. To the extent permitted by Section 768.28, Florida Statutes, and the Florida Constitution, the CITY agrees to indemnify and hold harmless the COUNTY from all claims, damages, liabilities, or suits of any nature whatsoever arising out of, because of, or due to the breach of this agreement by the CITY, its delegates, agents, employees, or due to any negligent act or omission or commission of the CITY, including but not limited to costs and a reasonable attorney's fee. The COUNTY, may at its sole option, defend itself or allow the CITY to provide the defense. The CITY acknowledges that ten dollars (\$10.00) of the amount paid to the CITY is sufficient consideration for the CITY's indemnification of the COUNTY. The

liability of the CITY, 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 the CITY beyond such limits, nor shall any such obligation be deemed or construed as a waiver of any defense of sovereign immunity to which the CITY may be entitled. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the COUNTY for its own negligence.

10. The performance of COUNTY of any of its obligations under this agreement shall be subject to and contingent upon the availability of funds budgeted by the COUNTY or otherwise lawfully expendable for the purposes of this agreement for the current and future periods.

11. Conflict Resolution

- 11.1 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, the date of occurrence (if known), and the proposed resolution, hereinafter referred to as the "Dispute Notice."

- 11.2 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 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.

11.3 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.

11.4 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.
12. The parties shall be bound to the requirements of Ch. 119, Florida Statutes, as it relates to public records.

**IF CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**Brent Pell, Director  
Leon County Public Works Department  
2280 Miccosukee Road  
Tallahassee, Florida 32308  
(850) 606-1500  
[PellB@leoncountyfl.gov](mailto:PellB@leoncountyfl.gov)**

IN WITNESS WHEREOF, the CITY and COUNTY have caused this Agreement to be executed by their duly authorized representatives effective the date first written above.

LEON COUNTY, FLORIDA

CITY OF TALLAHASSEE, FLORIDA

By: \_\_\_\_\_  
Vincent S. Long, County Administrator  
Leon County

By: \_\_\_\_\_  
John E. Dailey, Mayor  
City of Tallahassee

ATTEST:  
Gwendolyn Marshall  
Clerk of the Court & Comptroller  
Leon County, Florida

ATTEST:  
James O. Cooke, IV  
City Treasurer-Clerk  
City of Tallahassee

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

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

APPROVED AS TO FORM:  
Leon County Attorney's Office

APPROVED AS TO FORM:  
City of Tallahassee Attorney's Office

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

By: \_\_\_\_\_  
Cassandra Jackson, Esq.  
City Attorney

**EXHIBIT "A"**

**INTERLOCAL AGREEMENT BETWEEN CITY OF TALLAHASSEE AND LEON COUNTY - STREET SWEEPING  
SWEEPING MILES: 73.004**

<b>SITE</b>	<b>STREET NAME</b>	<b>FROM</b>	<b>TO</b>	<b>CURB MILES</b>
1	OLD BAINBRIDGE ROAD	BREVARD STREET	HIGH ROAD	2.020
2	THARPE STREET	DEAD END WEST	MONROE STREET	6.330
3	FRED GEORGE ROAD	MONROE STREET	OLD FRED GEORGE ROAD	2.544
4	FRED GEORGE ROAD	MISSION ROAD INT. WEST	MISSION ROAD INT. EAST	0.437
5	MERIDIAN ROAD	TIMBERLANE & MCCLAY RD.	CURB END	0.523
6	LENNOX MILL ROAD	THOMASVILLE HIGHWAY	MOORES MILL ROAD	0.224
7	PACES FERRY COURT	MOORES MILL ROAD	CUL DE SAC	0.085
8	CENTERVILLE ROAD	200' EAST OF BUFORD CT.	200' NORTH OF SHAMROCK	6.091
9	MICCOSUKEE ROAD	MERIDIAN STREET	CAPITAL CIRCLE N.E.	8.912
10	GADSDEN STREET	GAINES STREET	THOMASVILLE ROAD	3.281
11	CALHOUN STREET	GAINES STREET	THOMASVILLE ROAD	2.826
12	MERIDIAN STREET	GAINES STREET	SUWANNEE STREET	0.300
13	GAINES STREET	MONROE STREET	MERIDIAN STREET	0.432
14	FRANKLIN BLVD.	TENNESSEE STREET	LAFAYETTE STREET	1.350
15	LAFAYETTE STREET	MERIDIAN STREET	WINCHESTER DRIVE	2.630
16	MAGNOLIA DRIVE	APPALACHEE PARKWAY	MONROE STREET	1.875
17	OLD ST. AUGUSTINE ROAD	BLAIR STONE & PAUL RUSSEL	CURB END EAST OF CAPITAL CR	0.647
18	BLAIR STONE ROAD	APALACHEE PARKWAY	ORANGE AVENUE	5.152
19	SPRINGHILL ROAD	LAKE BRADFORD ROAD	SPRINGHILL ROAD	0.863
20	ORANGE AVENUE	MONROE STREET	BLAIR STONE ROAD	6.929
21	TRAM RD.	MONROE STREET	CURB END EAST OF CAPITAL CR	1.520
22	BUCKLAKE RD	MAHAN DR.	PEDRICK RD	5.490
23	PEDRICK RD	at BUCKLAKE RD	at MAHAN DR	0.398
24	ACADIAN BLVD.	WEEMS RD.	FALLSCHASE PARKWAY	1.669
25	OX BOTTOM RD	CURB END EAST OF KERRY FOREST	CURB END WEST OF KERRY FOREST	0.697
26	BRADFORDVILLE ROAD	THOMASVILLE HIGHWAY	CURB END EAST	1.654
27	BANNERMAN ROAD	THOMASVILLE HIGHWAY	CURB END WEST	1.729
28	BANNERMAN ROAD	at BULL HEADLEY		0.322
29	FALLSCHASE PARKWAY	ACADIAN BLVD.	BUCKLAKE RD	0.928
30	TIMBERLANE RD	GILCHRIST ELEMENTARY SCHOOL	MERIDIAN STREET	2.234
31	TIMBERLANE SCHOOL RD	TIMBERLANE RD	END OF CURB SOUTH	0.101
32	BEECH RIDGE TR EXT	BANNERMAN RD	KINHEGA DR	1.151
33	GUM ROAD	CAPITAL CIRCLE NW	CURB END WEST	0.110
34	JACKSON BLUFF ROAD	CAPITAL CIRCLE SW	CURB END WEST	1.295
35	BUSHLARK TRAIL	S.R. 20	JACKSON BLUFF ROAD	0.087
36	OLD BAINBRIDGE ROAD	at PULLEN ROAD		0.168
<b>TOTAL MILES:</b>				<b>73.004</b>



**Leon County  
Board of County Commissioners**

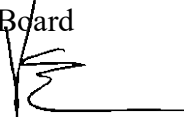
**Notes for Agenda Item #9**

# Leon County Board of County Commissioners

## Agenda Item #9

March 12, 2019

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

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

**Title:** Resolution in Support of the Florida Department of Transportation's County Incentive Grant Program Application to Construct the Realignment of Old Bainbridge Road at Capital Circle Northwest

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Brent Pell, P.E., Director, Public Works Charles Wu, P.E., Director, Engineering Services
<b>Lead Staff/ Project Team:</b>	Chris Muehlemann, P.E., Chief of Engineering Design

### **Statement of Issue:**

This item seeks Board approval of a Resolution in support of the Florida Department of Transportation's County Incentive Grant Program (CIGP) Application to design and construct the realignment of Old Bainbridge Road at Capital Circle Northwest Intersection.

### **Fiscal Impact:**

This item has a fiscal impact. The Florida Department of Transportation's County Incentive Grant in the amount of \$500,000, if awarded, requires a local match of \$500,000. Funding for the local match can be provided in the Intersection and Safety Improvement capital improvement budget at the time of grant award.

### **Staff Recommendation:**

Option #1: Adopt the Resolution in support of the Florida Department of Transportation's County Incentive Grant Application to design and construct the realignment of Old Bainbridge Road at Capital Circle Northwest Intersection (Attachment #1).

Title: Resolution in Support of a Florida Department of Transportation's County Incentive Grant Program Application to Construct the Realignment of Old Bainbridge Road at Capital Circle Northwest

March 12, 2019

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## Report and Discussion

### **Background:**

This item seeks Board approval of a Resolution in support of the Florida Department of Transportation (FDOT) County Incentive Grant Program (CIGP) Application to design and construct the realignment of Old Bainbridge Road at the Capital Circle Northwest intersection. Pursuant to County Policy 98-3, "Grant Review Process" requires Board approval to submit grant applications that require a County cash match.

To ensure the County maximizes grant leveraging opportunities, the Office of Management and Budget (OMB) coordinates with department liaisons and actively seeks grant funding opportunities throughout the fiscal year. These efforts include contacting and communicating with previous funders for any new or forthcoming grant opportunities. Through timely submittals of reporting and invoices as well as satisfactory compliance with grant closeouts as well as on-site and desk monitoring by the granting agencies, Leon County has proactively positioned itself as a responsive and accountable funding partner. Because of this accountability, agencies often contact Leon County when grant funds become available. In addition, the County's partnership with Patton Boggs also garners access to recently announced federal funding opportunities and OMB routinely monitors the federal Grants.gov portal for granting opportunities. The County aggressively seeks state and federal grant funding to support County projects and initiatives and has achieved considerable success in leveraging County dollars.

In working closely with the FDOT, in December 2018, a grant opportunity was identified for an upcoming CIGP Application Cycle for the FY 2021–FY 2025 Tentative Work Program. CIGP allows FDOT to make grants to counties for improvements to transportation facilities on the State Highway System. Grants may also be used for local transportation facilities that relieve congestion on the State Highway System. The deadline to apply for the grant is March 15, 2019. Currently, the Old Bainbridge Road and Capital Circle Northwest Intersection Improvement project is funded as part of the County's five-year capital improvement program commencing in FY 2022. If awarded, the grant allows the County to leverage \$500,000 of County funding with \$500,000 in state funding. If this grant is received, the total County grant leverage ratio would be \$3.40 to \$1; excluding the significant septic to sewer related grants which require a one-to-one dollar match, the leveraging ratio would be \$14.90 to \$1.

To be eligible for the grant, the project must provide a benefit to the state maintained road network and the County must provide the grant match. To determine projects which would be eligible for the grant, Public Works evaluated projects included in the adopted five-year capital improvement program (CIP) which have a direct benefit to the state road network. Given the grant funding will not be available until at the earliest FY 2021, the Old Bainbridge Road realignment was the only project that met the criteria.

Title: Resolution in Support of a Florida Department of Transportation's County Incentive Grant Program Application to Construct the Realignment of Old Bainbridge Road at Capital Circle Northwest

March 12, 2019

Page 3

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**Analysis:**

Old Bainbridge Road intersects Capital Circle Northwest at a severe angle (Attachment #2), which makes northbound traffic on Capital Circle Northwest difficult to turn onto Old Bainbridge Road. In addition, the drivers on Old Bainbridge Road going northbound have difficulty seeing the incoming traffic on Capital Circle NW because of the angle. The proposed improvement will realign Old Bainbridge Road 350 feet to the south connecting it with Gateway Drive to the west. This realignment will provide a safe intersecting angle of Old Bainbridge Road to Capital Circle and provide additional turning movement storage.

The total state grant funding is approximately \$2.8 million per fiscal year. The funding amount is an estimated allocation and is subject to change depending upon funding availability. The estimated costs for the Old Bainbridge Road Intersection project, including land acquisition is \$1,000,000. The grant application is for \$500,000 which will require a County match of \$500,000. If the grant is awarded, funding for the local match is available in the Intersection and Safety Improvement capital budget.

Staff recommends approval of this grant application to leverage the State funds in support of this project. The adopted Resolution will be included with the application. A grant agreement to accept funds will come back to the Board for approval if the County is awarded the CIGP grant.

**Options:**

1. Adopt the Resolution in support of the Florida Department of Transportation's County Incentive Grant Application to design and construct the realignment of Old Bainbridge Road at Capital Circle Northwest Intersection (Attachment #1).
2. Do not adopt a Resolution in support of the Florida Department of Transportation's County Incentive Grant Application to design and construct the realignment of Old Bainbridge Road at Capital Circle Northwest Intersection.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Proposed Resolution
2. Location Map of Old Bainbridge Road and Capital Circle Northwest Intersection Improvement Project

**RESOLUTION: R19-\_\_\_\_\_**

**A RESOLUTION BY LEON COUNTY, FLORIDA IN SUPPORT OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF THE RE-ALIGNMENT OF OLD BAINBRIDGE ROAD AT CAPITAL CIRCLE NORTHWEST**

**WHEREAS**, the Leon County Board of County Commissioners seeks to improve the functionality and safety of intersections; and

**WHEREAS**, the proposed intersection improvement project for Old Bainbridge Road and Capital Circle Northwest is consistent with the Capital Regional Transportation Planning Agency (CRTPA) and Florida Department of Transportation policies; and

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

1. The Board of County Commissioners hereby authorizes the County to submit an application for a Florida Department of Transportation County Incentive Grant Application and expresses a willingness to enter into a Memorandum of Agreement between Leon County, Florida and the Florida Department of Transportation if said grant is awarded.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the 12th day of March 2019.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTESTED BY:  
Gwendolyn Marshall, Clerk of Court  
and Comptroller, Leon County, Florida

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

APPROVED AS TO FORM:  
Leon County Attorney's Office

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



# Location Map

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #10**




# Leon County Board of County Commissioners

## Agenda Item #10

March 12, 2019

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

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

**Title:** Proposed Revised Policy, "Leon County Volunteer Services Policy"

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Shington Lamy, Director, Office of Human Services and Community Partnerships
<b>Lead Staff/ Project Team:</b>	Jeri Bush, Volunteer Services Director

### **Statement of Issue:**

This agenda item seeks the Board's adoption of a proposed revised "Leon County Volunteer Services Policy" that updates the County's policy and procedures to align with applicable state laws and reorganizes the policy for clarification.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option # 1: Adopt the proposed revised Policy No. 19-X "Leon County Volunteer Services Policy" (Attachment #1), thereby repealing the current Policy No. 08-1.

## **Report and Discussion**

### **Background:**

On April 8, 2008, the Board adopted Policy No. 08-1 to define the structure of the County’s volunteer program and to build an effective process for managing volunteers placed in departments throughout the County. The current policy provides a procedural description of the duties and responsibilities of staff and volunteers.

This agenda item seeks the Board’s adoption of a proposed revised “Leon County Volunteer Services Policy” that updates the County’s “Volunteer Center Policy and Procedures” to align with applicable state laws. The proposed new Volunteer Services Policy is a comprehensive revision of the current policy that reorganizes the Policy for clarification.

Staff regularly reviews the County’s policies and procedures to ensure they are consistent with current and best practices and has identified an opportunity to streamline and enhance the County’s existing Volunteer Center Policy and Procedures by distinguishing the administrative procedural elements and incorporating state law governing the policy.

### **Analysis:**

For nearly 30 years, the County has recognized that volunteers are essential to the productivity, efficiency, and cost effectiveness of County government operations. In 2018, more than 400 diverse, talented and committed citizens volunteered and contributed more than 48,000 hours in various County work areas and special events.

The proposed revised “Leon County Volunteer Services Policy” provides the governing standards for the Division of Volunteer Services in accordance with state law and best practices as follows:

- Enhances protocols in compliance with Chapter 125, Part VI, Florida Statutes
- Clarifies the governing principles for the Division of Volunteer Services
- Clarifies the minimum age requirement for those who wish to volunteer
- Removes the Division’s administrative operational procedures
- Updates to the name from the “Volunteer Center” to the “Division of Volunteer Services”

### **Options:**

1. Adopt the proposed revised Policy No. 19-X “Leon County Volunteer Services Policy” (Attachment #1), thereby repealing the current Policy No. 08-1.
2. Do not adopt the proposed revised Policy No. 19-X “Leon County Volunteer Services Policy” and maintain the current Policy No. 08-1.
3. Board direction.

### **Recommendation:**

Option #1

Title: Proposed Revised Policy, “Leon County Volunteer Services Policy”

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Attachments:

1. Proposed Revised Policy No. 19-X “Leon County Volunteer Services Policy”
2. Current Policy No. 08-1 “Leon County Volunteer Center Policy and Procedures”

# Board of County Commissioners Leon County, Florida

## Policy No. 19-\_\_\_\_\_

Title: Leon County Volunteer Services Policy

Date Adopted: March 12, 2019

Effective Date: March 12, 2019

Reference: Section 125.9501, *et seq.*, Florida Statutes

Policy Superseded: Policy No. 08-1, “Leon County Volunteer Center Policy and Procedures”, adopted April 8, 2008

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It shall be the Policy of the Board of County Commissioners of Leon County, Florida, that Policy No. 08-1, “Leon County Volunteer Center Policy and Procedures”, adopted by the Board on April 8, 2008, is hereby repealed and superseded, and a new policy to be entitled “Leon County Volunteer Services Policy” is hereby adopted in its place, to wit:

### **I. Purpose**

Leon County Government recognizes and commends the efforts and contributions of volunteers who assist the County in providing services and programs to the community. The effective utilization of volunteers requires a planned and organized effort. The purpose of this policy is to provide a framework for the recruitment, screening, training, responsibility, use, and supervision of volunteers by County departments and divisions. This policy is intended for internal management guidance only and does not constitute, either implicitly or explicitly, a binding contractual or personnel agreement. This policy is adopted pursuant to the authority provided in Section 125.9501, *et seq.*, Florida Statutes.

### **II. Definitions**

*Volunteer* means a person who, of his or her own free will, provides goods or services to the County without receiving monetary or material compensation. The following is a classification of volunteers who may provide volunteer services to the County:

*Regular-service volunteer* means a person who is engaged in specific volunteer activities on an ongoing or continual basis.

*Occasional-service volunteer* means a person who offers to provide a one-time or occasional voluntary service.

*Material donor* means a person who provides funds, materials, employment, or opportunities without receiving monetary or material compensation from the County.

*Intern* means a person who volunteers for the purposes of educational or professional interest as part of a formal or informal educational program.

*Community service volunteer* means:

1. A person who is court-ordered to complete a required number of volunteer hours as a condition of his or her sentence in a criminally charged matter; or
2. A person who needs volunteer hours to meet a scholarship or class requirement for middle school, high school, or college.

*Employee volunteer* means a Leon County employee who has requested to participate in the Leon County Employee Volunteer Services Program, as defined in the Leon County Human Resources Policies and Procedures manual, or who volunteers to provide volunteer services outside the scope of his or her normal staff duties, his or her work areas, and outside his or her usual work hours.

### **III. County Responsibilities**

- A. *Recruitment* - Volunteers shall be recruited proactively by the County with the intent of broadening and enhancing volunteer involvement in the community.
- B. *Equal Opportunity* - In the recruitment, placement, and retention of volunteers, the County shall comply with all federal, state and other applicable laws prohibiting discrimination, as more particularly described in the Leon County Human Resources Policies and Procedures manual.
- C. *Division of Volunteer Services* - Responsibilities of the Division of Volunteer Services shall include, but not be limited to, the following:
  1. Administering the County's volunteer program;
  2. Developing meaningful opportunities for volunteers;
  3. Ensuring that the County's volunteer program complies with all laws and regulations pertaining to the recruitment, placement, and use of volunteers;
  4. Maintaining and enhancing liaisons with other community partners and programs that utilize volunteers; and
  5. Assisting in community-wide efforts to recognize and promote volunteering.
- D. *Volunteer Services Director* - Responsibilities of the Volunteer Services Director shall include, but not be limited to, the following:
  1. Planning for effective volunteer utilization;
  2. Assisting staff in identifying productive and creative volunteer roles;
  3. Recruiting suitable volunteers; and
  4. Tracking and evaluating the contributions of volunteers to the County.

#### **IV. Volunteer Placement**

- A. *Position Description* - Each volunteer assignment, project, or event shall have a written position description. The position description shall set forth the qualifications, duties, and responsibilities of the volunteer position.
- B. *Qualifications*
1. All volunteers shall meet the minimum qualifications for the volunteer position, including the ability and suitability to perform the assigned duties.
  2. *Age* - The minimum age of a volunteer shall be 12 years old, unless otherwise specified in federal or state law.
  3. *Background check investigation* - Volunteers, as required by federal, state, and/or local law, shall be subject to background checks and/or reference checks, the costs of which shall be borne by the County.
- C. *Assignment*
1. When placing a volunteer into a position, attention shall be given to matching the interests and capabilities of the volunteer with the needs and requirements of the volunteer position. A volunteer shall not be placed into a volunteer position unless the requirements of both the volunteer and supervising staff can be met.
  2. A volunteer shall not be assigned a position with the intent to displace a County employee from a paid position. A volunteer position may not replace an employee-held position that is vacant due to leave of absence, retirement, resignation, or termination.
  3. Any requests for a special accommodation pertaining to a volunteer position or assignment should be referred to the Volunteer Services Director.
  4. The duration of the volunteer assignment may be:
    - a. To be completed within a defined period; or
    - b. Ongoing, without a defined end date.
  5. A volunteer assignment, project, or event may be performed by an individual volunteer or by a group of volunteers.

#### **V. Training and Supervision of Volunteers**

- A. *Training* - Each volunteer shall be provided sufficient training and instruction to ensure that each volunteer understands his or her role with the County. As appropriate, training shall include, but not be limited to, a review of duties, responsibilities, and expectations of the volunteer position; hours and terms of service; safety procedures; confidentiality; and any other applicable County administrative guidelines. All supervisors must attend a Volunteer Supervisor training class. Training shall be provided annually by Volunteer Services staff.
1. *Identification badge* - The volunteer shall receive training and instruction on wearing and prominently displaying his or her County-issued identification badge while on

assignment. The County-issued identification badge shall not be worn when the volunteer is not on assignment.

2. *Confidentiality* - A volunteer shall receive training and instruction on maintaining the confidentiality of all proprietary or privileged information to which he or she has access to while serving in a volunteer position, up to and including confidential information concerning personnel matters, members of the community, or County business.

B. *Supervision*

1. Each volunteer shall have a clearly identified supervisor.
2. The volunteer supervisor shall ensure that the volunteer receives the orientation, training, and supervision necessary to enable the volunteer to successfully complete the assigned duties.
3. The volunteer supervisor shall comply with the policies and procedures provided in the County's Volunteer Supervisor Handbook.
4. The volunteer supervisor is encouraged to provide recognition to those volunteers who have provided outstanding service to County programs.

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

### **Policy No. 08-1**

Title: Leon County Volunteer Center Policy and Procedures

Date Adopted: April 8, 2008

Effective Date: April 8, 2008

Reference: N/A

Policy Superseded: None

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It shall be the Policy of the Board of County Commissioners of Leon County, Florida, that a policy entitled "Leon County Volunteer Center Policies and Procedures" is hereby adopted, to wit:

#### **Purpose**

The purpose of this policy is to define the structure of the Leon County Volunteer Center and build effective volunteer management throughout the County. This policy ensures consistent and effective supervision for County volunteers, fair and professional treatment of volunteers, and the balanced use of County resources available for volunteer activities.

#### **Authority**

The Volunteer Center office will be responsible for the direction of the volunteer program and its compliance with all laws pertaining to volunteers, including the recruitment of volunteers, and the evaluation of the volunteer program. Specific Authority is provided in Section 125.9501-06, *Florida Statutes*.

#### **Definition**

"Volunteer" is a person who, of his/her free will, provides goods or services to the Board of County Commissioners (Board) without receiving monetary or material compensation. However, a member of a Board-appointed advisory committee, as that term is defined in the Board's Policy 03-15, shall not be included.



**Classes of Volunteers:**

- (a) "Regular-service volunteer" means a person who is engaged in specific voluntary service activities on an ongoing or continual basis.
- (b) "Occasional-service volunteer" means a person who offers to provide a one-time or an occasional voluntary service.
- (c) "Material donor" means a person who may be unable to give the time required for volunteer service, but chooses to express his/her contribution by providing funds or materials.
- (d) "Community Service Volunteer" means
  - 1. A person who is court-ordered to complete a required number of volunteer hours as part of his/her probation a/k/a court-ordered volunteer; and
  - 2. A person who needs a number of volunteer hours to meet a scholarship or class requirement for middle school, high school, or college.

**Section 1: Overall County Philosophy**

The primary purpose of the Leon County Volunteer Center is to augment and enhance community engagement and the delivery of County services in Leon County. Additionally, Leon County administrators recognize that volunteers are essential to the productivity, efficiency, and cost-effectiveness of government. Leon County encourages and welcomes individuals and groups who have the skill, talent, ability, and time to volunteer in County departments, divisions, and facilities.

Benefits to the County include:

- Extending the County's ability to provide services effectively and efficiently and by conserving resources;
- Building understanding of and participation in County government; and
- Strengthening community ties through collaboration and partnership.

Benefits to volunteers include:

- Developing skills and gaining experience;
- Understanding County government and positively influencing its effectiveness; and
- Helping the community.

## Section 2: Volunteer Recruitment

The Volunteer Center coordinates countywide volunteer recruitment activities and materials. Recruitment targets the broadest possible community involvement representing the diverse population of Leon County.

### A. Volunteer Assignments

1. Every assignment or activity for which volunteers are utilized must have a written volunteer position description. The description provides both staff and volunteers with a clear explanation of responsibilities, qualifications needed, and benefits to the volunteer.
2. Volunteer positions may include assignments or projects that are:
  - Short-term or long-term to be completed within a defined period
  - Ongoing without an identified end date
  - To be completed by an individual, or
  - Shared among a group.

### B. Volunteer Qualifications

All volunteers must meet minimum qualifications for placement into any County-related assignment. The primary qualification for volunteer placement is the ability and suitability to perform a task on behalf of the County.

1. Age - The minimum age of a County volunteer is 12 years old (or entering 6<sup>th</sup> grade), unless otherwise specified in federal and state laws or in the volunteer description.
2. Background Investigations - Depending on the nature of the volunteer assignment and in accordance with federal, state, and local requirements, volunteers may be subject to criminal background checks and/or reference checks. Any volunteer who has direct contact with minors or who has supervisory or disciplinary authority of minors must obtain clearance in advance of the assignment. The County absorbs expenses for the background check.
3. Equal Opportunity Policy - For all activities related to the recruitment and retention of volunteers, Leon County will comply with all federal, state, and other applicable laws prohibiting discrimination in employment based on race, color, religion, sex, sexual orientation, national origin, age or disabled status in accordance with County policy 11.01 section 2.01. Individuals requesting accommodation or accessibility information should contact the Volunteer Center regarding a specific request.

**Section 3:     **Placing Volunteers****

- A. To the extent possible, volunteers are offered opportunities that match the volunteer's skills and interests and serve operational needs. Volunteers will not be assigned to displace any County employee from a paid position. A volunteer position may not replace an employee position that is vacant due to retirement, resignation, or termination.
- B. As a service to departments, the Volunteer Center conducts screening interviews for volunteers to determine the qualifications, ability, and suitability to volunteer in Leon County. The Volunteer Center then refers such volunteers to the department volunteer supervisor for interview and placement. During the screening interview, the Volunteer Center presents an orientation and overview of the County. When the volunteer supervisor in the department conducts the screening interview, this interview should also include such an overview.
- C. All volunteer placements begin on a trial basis for a period of 30 days. At the end of the trial period, the volunteer and supervisor may meet to evaluate the extent to which the objectives of both the County and the volunteer are being satisfied.
- D. Volunteers will wear the County-issued identification name badge while on assignment as a volunteer with the County. The name badge will be used only when volunteering for the County and at no other time.
- E. Volunteers are responsible for maintaining the confidentiality of all proprietary or privileged information to which they have access while serving as a volunteer including confidential information concerning personnel matters, members of the community, or related to County business.

**Section 4:     **Supervising Volunteers****

Each volunteer must be assigned a clearly identified supervisor in the department that is responsible for day-to-day consultation, support, and direction.

- A. The volunteer supervisor should make every attempt to contact the prospective volunteer the day the referral is received from the Volunteer Center, and no later than the following business day to arrange a placement interview. During the interview, the volunteer supervisor should inform the prospective volunteer of all requirements of the job. The volunteer supervisor is responsible for arranging any clearance or background that must be completed before placement. The volunteer supervisor makes the final decision regarding placement of a volunteer and is under no obligation to place a volunteer.

- B. The Volunteer Center will provide each new volunteer with a copy of the “Volunteer Orientation Handbook” and obtains a signed “Agreement to Serve” acknowledging receipt of the Handbook. Volunteers under the age of 18 must have the “Agreement to Serve” signed by a parent or legal guardian.
- C. The volunteer supervisors will provide volunteers the orientation, training, and supervision necessary to complete the assigned tasks successfully.
- D. Volunteer supervisors within departments are responsible for ensuring that department volunteers understand and comply with County policies and procedures.
- E. Volunteer supervisors must comply with policies and procedures identified in the Volunteer Supervisor Handbook.
- F. All volunteer supervisors must attend the Volunteer Supervisor Training class provided by the Volunteer Center. This training should be renewed every three years.

**Section 5: Risk Management and Insurance**

County volunteers are covered under the County’s Workers’ Compensation Program in accordance with Chapter 440, *Florida Statutes*. In the event that a volunteer reports an injury, staff should follow the same procedures that apply when an employee reports an injury. Upon learning of an injury or accident, the Volunteer Supervisor or responsible staff must notify the Volunteer Center Director and the County’s Risk Management Office.

- A. Risk Management
  - 1. Volunteers must be trained for the jobs they will perform, including safety aspects.
  - 2. When personal protection equipment is required for the position, the volunteer must either provide his/her own or be properly equipped by the department, as well as trained in the use of the equipment prior to engaging in any such work.
  - 3. Volunteers must not be knowingly exposed to any unnecessary danger or hazards in the workplace and must not perform any functions requiring a license or certification, unless they have a current license or certification to do so.
  - 4. Volunteers will be permitted to drive County vehicles, and operate County equipment, in accordance with guidelines and regulations as applied to County staff.

**Policy No. 08-1**  
**Leon County Volunteer Center Policy and Procedures**

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5. In accordance with the County's Personnel Policies and Procedures, Section II, 2.02, "Workplace Harassment", any harassment will not be tolerated in the workplace or outside the workplace. Workplace harassment is defined as "offensive or retaliatory behavior based on race, sex, color, national origin, religion, age, disability, ancestry, marital status, pregnancy, sexual orientation or an employee's exercise of their constitutional or statutory rights."
6. It is the policy of Leon County to provide a work environment that is safe, secure, and free from threats, intimidation, abusive behavior, and physical violence. Acts of physical violence, direct or indirect verbal threats, stalking, aggressive or intimidating behavior, or provocation, which could lead to violence, will not be tolerated.

**B. Insurance**

1. The volunteer must be placed in a regular volunteer position and have a completed application on file in the Volunteer Center's database or the volunteer must be volunteering at a special event.
2. The accident, injury, or occupational illness must have occurred in the course of the duties of the volunteer's position description.
3. The volunteer must have signed in on a valid time sheet documenting that he/she was volunteering during the time in question.

**Section 6: Reimbursement**

When directed by the Volunteer Supervisor to make a program-related purchase, the volunteer may be reimbursed for expenses. Approval for any specific purchase must be obtained in advance and all County and department purchasing policies apply. Volunteers may claim mileage reimbursement when required to use personal vehicles for County-related business and must use the standard County form. Mileage will not be paid to or from the site of volunteer service and home, but only for travel during authorized service periods.

**Section 7: Recognizing Volunteers and Staff**

Effective recognition is an extremely important element of volunteer management.

- A. Recognition by Staff. Volunteer supervisors, and other County staff who work directly with volunteers, are encouraged to offer appreciation and recognition to volunteers on an on-going basis. All opportunities for informal recognition should be taken.

- B. Recognition by Departments. Departments are encouraged to plan volunteer recognition celebrations for volunteers and/or invite volunteers to staff parties or get-togethers as a form of recognition for participation on the team.
- C. County-wide Recognition. The Volunteer Center may sponsor a countywide celebration for volunteers in conjunction with Florida Volunteer Month.
- D. Awards. The Volunteer Center presents Countywide Volunteer Service Awards based on hours of service or other outstanding accomplishments.
- E. Recognizing Staff. Volunteer management requires special skills and expertise. Departments should recognize and reward volunteer supervisors who demonstrate excellence in volunteer management.

**Section 8: Evaluating Volunteers**

- A. To enhance performance and express appreciation for volunteer contributions, the Volunteer Supervisor may evaluate the work of a volunteer. Evaluation procedures should be useful and constructive, motivating the volunteer to aim for high standards. Unsatisfactory performance should be reported to the Volunteer Center Director.
- B. Volunteer Supervisors should provide an exit survey for a departing volunteer. Exit interviews enable departments to track volunteers' satisfaction with the volunteer experience. Completed forms should be sent to the Volunteer Center.
- C. If requested, the Volunteer Supervisor or Volunteer Center staff may prepare a letter confirming the position held by the volunteer and the number of hours served. The data source will be the Volunteer Center's database.

**Section 9: Ending the Volunteer Assignment**

- A. A volunteer assignment may end when the project is complete, when the volunteer has completed the specific time commitment, or when the volunteer, for any reason, must end his/her service.
- B. Volunteers will work within the rules set by the responsible department supervisor. Volunteers who do not adhere to the rules and procedures of the department or who fail to satisfactorily perform the volunteer assignment are subject to dismissal. However, no volunteer will be dismissed until the volunteer has had an opportunity to discuss the reasons for possible dismissal with the supervisory staff. Prior to the dismissal of a volunteer, staff should seek the consultation and assistance of the Volunteer Director.

**Section 10: Roles and Responsibilities**

A. The Volunteer Center

- Ensures a uniform, consistent, and efficient approach to volunteer coordination and management
- Provides training, support, and consultation to staff and departments regarding the use of volunteers
- Helps to recruit a skilled and committed corps of volunteers for County departments
- Pre-screens candidates for availability, position preferences, and relevant experience
- Refers prospective volunteers to the department for interview and possible placement. The staff volunteer supervisor makes final placement decisions and should conduct an interview to assure appropriate placement
- Advertises volunteer opportunities available within and outside of the County to the public
- Supports staff in developing volunteer recognition plans and activities
- Develops and maintains connections with outside non-profit agencies, businesses and service groups that serve the community in order to promote volunteerism, leadership development, and civic engagement

B. The Department Director

The Director provides leadership and demonstrates by example the County's commitment to volunteerism. The Director

- Incorporates Volunteer Supervisor responsibilities in the Department in job descriptions as appropriate;
- Includes resources for recognizing volunteers in the Department budget as appropriate; and
- Builds excellence in volunteer supervision into the performance evaluation of Department Volunteer Supervisors as appropriate.

C. The Volunteer Supervisor

Each department using volunteers appoints one or more Volunteer Supervisors as appropriate. The Volunteer Supervisor

- Oversees and is responsible for department volunteer activities and data
- Acts as the communication link between the Volunteer Center and the individual department;
- Maintains accurate and up to date department records including monthly volunteer hours, position descriptions, and volunteer supervisor lists;

- Coordinates volunteer recognition in cooperation with the Volunteer Center;
- Nominates volunteers for local, state, and national awards as appropriate;
- Attends the volunteer supervisor training class provided by the Volunteer Center;
- Develops the volunteer position descriptions;
- Conducts volunteer placement interviews;
- Provides orientation, training, and on-going supervision to the volunteer; and
- Ensures that volunteers comply with County policy and procedures.

D. The Volunteer

Volunteers will work within the rules set by the responsible department supervisor. Volunteers who do not adhere to the rules and procedures of the department or who fail to satisfactorily perform the volunteer assignment(s) are subject to dismissal. However, no volunteer will be dismissed until the volunteer has an opportunity to discuss the reasons for possible dismissal with supervisory staff. Prior to dismissal of a volunteer, staff should seek the consultation and assistance of the Volunteer Director.

The Volunteer

- May perform any task adhering to prior assessment of risk and liability issues assigned by the supervisor and approved by the responsible administrators;
- Will maintain strict confidentiality of any information to which they may have access within the volunteer jobs;
- Are prohibited from using information or materials not generally available to the public and obtained by reason of the volunteer position for the personal benefit of his/her self or others. Volunteers will follow the County's Code of Ethics policy in regard to conflict of interest in accordance with regulations specified in Section 112.311-43, *Florida Statutes*;
- Will sign in and out in the Volunteer Log. A Volunteer Log will be maintained by all departments or facilities and will contain volunteer names, dates, hours of service, and tasks assigned. Volunteers will use only the space, equipment, and materials authorized during the volunteer's assignment.
- Will receive a name badge following 10 days of regular service and must wear it while volunteering; and,
- Volunteers who are public officers/employees will not be permitted to voluntarily perform services which are the same as or are similar to duties for which the volunteer is paid to perform by the same public agency.



**Leon County  
Board of County Commissioners**

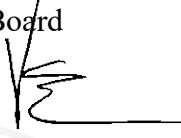
**Notes for Agenda Item #11**

# Leon County Board of County Commissioners

## Agenda Item #11

March 12, 2019

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

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

**Title:** Request to Schedule the First and Only Public Hearing to Consider a Third Amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director of Development Support and Environmental Management
<b>Lead Staff/ Project Team:</b>	Ryan Culpepper, Director, Development Services Ryan Guffey, Concurrency Mgt. Planner, Development Services

### **Statement of Issue:**

This agenda item seeks approval to schedule the first and only Public Hearing to consider a third proposed amendment to the Southwood Integrated Development Order to include four master plan revisions. The four revisions allow an expansion to Creative Day Care, an increase in fifteen (15) Assisted Living Facility beds, an update to the transportation conversion table and revisions to the trail system within Southwood. The proposed third amendment to the Integrated Development Order requires the approval of both the City and County Commissions.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Schedule the first and only Public Hearing to consider a third amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.

Title: Request to Schedule the First and Only Public Hearing to Consider a Third Amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.

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## **Report and Discussion**

### **Background:**

On February 8, 2019, Carlton Fields Jordan Burt P.A., on behalf of the St. Joe Company, submitted an application to amend the Southwood Development of Regional Impact (Attachment #1). County and City approval is required to amend the Southwood integrated Development Order as requested by the applicant.

Southwood is a 3,222-acre mixed-use development located in the southeast area of the City of Tallahassee and Leon County. Due to the size and scope of the Southwood development, it is a Development of Regional Impact (DRI), pursuant to Florida Statutes Chapter 380. The DRI Development Order (DO) for Southwood was adopted by the City and County in 1999. The DO defines the plan of development of the Southwood DRI and requires the developer to fund a number of associated infrastructure improvements. The entirety of the site is zoned Planned Unit Development (PUD). The adopted PUD zoning district implements the specific requirements of the DRI DO and establishes the development standards for the project.

In 2018, Chapter 380.06, Florida Statutes, was amended to eliminate the DRI review process. Amendments to DRI's are no longer reviewed by the State of Florida or the Apalachee Regional Planning Council. Amendments to DRI's are strictly within the purview of the local governments in which a DRI is located.

This is the third amendment to the Southwood DRI DO. The first amendment was for the Independence Landing Project to serve adults with cognitive and developmental disabilities and was approved by the Board on October 23, 2018. The second amendment, if approved, would allow a proposed 82,000 square foot addition to the Florida State University School (FSUS). The Public Hearing for the FSUS amendment is scheduled for March 12, 2019.

### **Analysis:**

The St. Joe Company is seeking four master plan changes as part of this third amendment to the Southwood DRI DO as follows:

- As part of this amendment, Creative Day Care is proposing a 9,000 square foot expansion. The allocated square footage for all day care uses within the DRI has reached maximum capacity under the existing DO. According to the Leon County Property Appraiser, the current Creative Day Care facility is 9,807 square feet. To address the additional traffic impact associated with the increased day care use, the applicant plans on reducing the entitlement of 19,272 square feet of commercial use within the DRI to 480,728 square feet. Staff has determined the day care expansion is equivalent to the same amount of traffic that would be generated by the amount of commercial square footage reduction being proposed.
- The second master plan change consists of an additional fifteen (15) beds for Pruitt Health Center, which serves as an Assisted Living Facility (ALF). Staff has determined the increased number of beds is equivalent in trip generation to eight hotel rooms. Therefore,

Title: Request to Schedule the First and Only Public Hearing to Consider a Third Amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.

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the number of hotel rooms allowed within the DO is proposed to be reduced accordingly. Creative Day Care and Pruitt Health Center are located entirely within the City of Tallahassee.

- The third master plan change includes an updated transportation conversion table that would allow the conversion of project trips between land uses in Southwood with a neutral trip generation impact while providing greater flexibility in the future as market conditions change. Kimley-Horn has included an analysis to convert the effective trip rate for the FSUS expansion (2<sup>nd</sup> Amendment to the DO). The current conversion table does not adequately address all the land uses in the proposed master plan change. An updated transportation conversion table is necessary to ensure a proper analysis of any transportation impacts from the proposed land use changes. Part of the analysis converts the aforementioned day care and ALF trips to a reduction in retail/commercial uses and hotel beds, respectively.
- The fourth and final master plan revision in the proposed amendment consists of a revised trail system map, to better reflect the location of trails already constructed, and future improvements along trail corridors within and adjacent to the Southwood development. The Tallahassee-Leon County Planning Department will review this proposed amendment for consistency with the Trails Master Plan and the Comprehensive Plan.

The third amendment to the Southwood Integrated Development Order is tentatively scheduled for consistency review by the Planning Commission at their April 2, 2019 Public Hearing. The outcome of the Planning Commission's Public Hearing will be included in the agenda item for the Board's Public Hearing on May 14, 2019. In addition, the City of Tallahassee will also hold a Public Hearing on the proposed Amendment, which is tentatively scheduled for May 15, 2019.

**Options:**

1. Schedule the first and only Public Hearing to consider a third amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.
2. Do not schedule the first and only Public Hearing to consider a third amendment to the Southwood Integrated Development Order for May 14, 2019 at 6:00 p.m.
3. Board direction.

**Recommendation:**

Option #1

**Attachment:**

1. Application for the Third Amendment to the Southwood Integrated Development Order

Darrin Taylor  
(850) 425-3398 – Direct  
dtaylor@carltonfields.com

Atlanta  
Hartford  
Los Angeles  
Miami  
New York  
Orlando  
Short Hills, NJ  
Tallahassee  
Tampa  
Washington, DC  
West Palm Beach

February 8, 2019

Dave McDevitt, Director  
Development Support and Environmental Management  
Renaissance Center  
435 North Macomb, Second Floor  
Tallahassee, Florida 32301

Dave:

On behalf of the St. Joe Company, we are submitting an application to amend the Southwood Development of Regional Impact (DRI). The purpose of the amendment is to do the following:

1. **Adopt a conversion table** – The current DRI Development Order includes development order language authorizing limited conversions to institutional uses and assisted living facilities. The proposed amendment would replace those provisions with a general conversion table allowing for all uses to be converted up to 25% of the approved use in the DRI development order. This type of conversion table is very common in many projects within the State. This amendment also adds language allowing for all of the remaining industrial and hotel entitlements to be converted to other uses as long as the 25% threshold is not exceeded for the newly created use. This would give the developer more flexibility to respond to market demands without creating new impacts;
2. **Expand existing day care center** – The Creative Day Care located at 4390 Grove Park Drive in Southwood is proposing to expand by 9,000 square feet (Parcel ID # 312211 A0010). It is located in MDR-9. The additional entitlements for the day care center would be created through the conversion of 19,272 square feet of commercial to create the 9,000 square feet of day care center;
3. **Expand Pruitt Health Center** – The Pruitt Health Center is a skilled nursing facility located in MDR-14 (Parcel ID #3109050000010) The Pruitt Center needs 15 additional assisted living facility (ALF) beds. The additional 15 beds would be created through the conversion of 8 hotel rooms;
4. **Amend the DRI Development Order to reflect the proposed conversions; and**

Carlton Fields Jordan Burt, P.A.

**5. Amend the DRI Master Plan to amend the trail corridors within Southwood.**

A location map of the impacted DRI parcels is included as **Exhibit 1**. An analysis to support the proposed changes is attached. The analysis includes the following:

- Detailed analysis for each change;
- Transportation analysis to support the proposed conversions;
- Revised DRI Development Order Tables; and
- Required applications and fees.

An application is also being submitted to the City of Tallahassee since both jurisdictions must approve this amendment.

If you have any questions please contact me at (850) 425-3398 or via email at [dtaylor@carltonfields.com](mailto:dtaylor@carltonfields.com).

Sincerely,



Darrin F. Taylor

**REQUEST FOR DEVELOPMENT ORDER AMENDMENT TO  
THE SOUTHWOOD DRI**

(3<sup>rd</sup> Amendment to the Integrated Development Order)

*Prepared for:*

**THE ST. JOE COMPANY  
133 SOUTH WATERSOUND PARKWAY  
WATERSOUND, FLORIDA 32413**

*Prepared by:*

**CARLTON FIELDS, P.A.  
215 SOUTH MONROE, SUITE 500  
TALLAHASSEE, FLORIDA 32302**

**FEBRUARY 2019**

## **PROPOSED 3<sup>rd</sup> AMENDMENT TO THE INTEGRATED SOUTHWOOD DRI DEVELOPMENT ORDER**

The St. Joe Company is the master developer of the Southwood DRI. Southwood is a 3,322 acre development of regional impact (DRI) located in both the City of Tallahassee and unincorporated Leon County along Capital Circle Southeast. A location map for the Southwood DRI is included as **Exhibit 1**. The Developer is proposing the 3<sup>rd</sup> Amendment to the Integrated Southwood DRI Development Order. The amendments are for the following:

1. **Add Conversion Table** - The current DRI Development Order permits a limited amount of land uses that can use the conversion matrix. The amendment would add a conversion table within the DRI. This would give the developer more flexibility to respond to market demands without creating more impacts;
2. **Expand Existing Day Care Center** – The Creative Child Care Learning Center is proposing a 9,000 square foot expansion of its existing facilities. The additional 9,000 square feet would be created through the conversion of 19,272 square feet of commercial entitlements;
3. **Expand Pruitt Health Center** – The Pruitt Health Center needs to expand by 15 ALF beds. These beds would be created through the conversion of 8 hotel rooms;
4. **Amend the DRI Development Order to reflect the proposed conversions; and**
5. **Amend the DRI Master Plan to amend the trail corridors within Southwood.**

Included as **Exhibit 1** is a location map identifying the location of each of the proposed DRI amendments.



**Applicant (name, address, phone).**

John M. Curtis, Jr., Community Manager  
The St. Joe Company  
3196 Merchants Row Boulevard  
Suite 140  
Tallahassee, Florida 32311  
(850) 402-5148

**Authorized Agent (name, address, phone).**

Darrin Taylor, AICP  
Carlton Fields, P.A.  
215 South Monroe, Suite 500  
P.O. Drawer 190  
Tallahassee, Florida 32302  
(850) 224-1585  
[dtaylor@carltonfields.com](mailto:dtaylor@carltonfields.com)

**Location of approved DRI and proposed change.**

See attached Location Map

**Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval. Indicate such changes on the project master site plan, supplementing with other detailed maps, appropriate.**

Each of the proposed amendments is analyzed in detail below:

**A. Amend the Existing Conversion Matrix**

The Developer is proposing to add a conversion table to the Southwood DRI DO. Conversion tables are a very commonly used tool for projects around the state to allow for conversion of land uses without creating a wholesale change of the project. The conversions are based on the transportation impacts of each use with a matrix establishing how much of a use must be increased or decreased to create an equivalent impact when converting to a new use.

Kimley Horn has created a proposed conversion table for the Southwood PUD. Kimley's analysis is attached as **Exhibit 2**.

In addition to the conversion table, the Developer is proposing to amend the existing DRI DO to remove the existing limited conversion language and replace with the following implementing language to the Southwood DRI to authorize the conversion of land uses without the requirement of filing for a PUD amendment as long the requirements for the conversion are met. The proposed edits are identified below:

~~The Developer may convert up to 31,000 GSF of Commercial to up to 63,000 GSF Institutional at a rate of 203 GSF Institutional for 100 GSF Commercial with no more than 23,000 GSF of total Institutional for day care and the remaining square footage for church, synagogue or mosque. Any conversion must be reported in the next required Annual Report.~~

~~The Developer may convert various uses to up to 500 beds of Assisted Living/Continuing Care Facilities. Multifamily Residential to Assisted Living may be converted at a rate of 1 DU Multifamily for 2.7 beds Assisted Living. Commercial to Assisted Living may be converted at a rate of 1,000 SF Commercial for 23.6 beds Assisted Living. Office to Assisted Living may be converted at a rate of 1,000 SF Office for 7.3 beds Assisted Living. Any conversion must be reported in the next required Annual Report.~~

The Developer may increase or decrease the amount of a particular land use within the approved development program without amending the DRI DO by using the Conversion Table attached here to. Use of the Conversion Table may not exceed a maximum of 25% of the total amount of each land use set forth in Exhibit B, unless the DRI DO is amended to accommodate such a change. However, the Developer may convert 100% of the undeveloped industrial and hotel land use to another use as long the new use does not exceed the 25% threshold. In addition, use of the Conversion Table shall not provide the ability to exceed the Development impacts analyzed in the DRI Application for Development Approval (ADA). Any time the Conversion Table is used, the City of Tallahassee and Leon County must be provided notice at least 30 days in advance of use of the Conversion Table. Use of the Conversion Table will be reported and development impacts documented in the Annual Report. Changes shall be reflected in the next amendment to the DRI DO.

## **B. Expand Existing Day Care Center**

The Creative Day Care located at 4390 Grove Park Drive is proposing to expand by 9,000 square feet (Parcel ID # 312211 A0010). The day care is located in MDR-9. The additional 9,000 square feet of entitlements would be created through the conversion of 19,272 square feet of commercial. Kimley Horn has conducted an analysis to support the conversion which is attached as **Exhibit 3**. The Exhibit B of the DRI DO is also amended to reflect the decrease in commercial square footage and increase in institutional use. The revised DRI DO Exhibit B is attached (see **Exhibit 4**). No amendment to the DRI master plan map is required for this change;

## **C. Expand Pruitt Health Center**

The Pruitt Health Center located at MDR-14 is seeking an expansion of 15 ALF beds. The additional beds will be created through the conversion of 8 hotel rooms. Kimley Horn has conducted an analysis to support the conversion which is attached as **Exhibit 3**. The Exhibit B of the DRI DO is also amended to reflect the decrease in commercial square footage and increase in institutional use. The revised DRI DO Exhibit B is attached (see **Exhibit 4**). No amendment to the DRI master plan map is required for this change;

#### **D. Amend the Location of Trails in Southwood**

The Southwood DRI trails map is being amended to address the following:

- Revised to indicate where trails have been completed and which are still planned;
- Add secondary trails to connect LDR-1 and show internal looping of secondary trails in LDR 1, 2 and 3;
- Adjust Heritage Trail alignment in the vicinity of Orange Avenue; and
- Show completed trails in actual location of where they were completed.

The current and proposed trail maps are included as **Exhibit 5**.

6. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government.**

The City of Tallahassee and Leon County have both adopted the development order for the Southwood DRI. The City adopted the DRI development order on April 28, 1999 and Leon County adopted the development order on April 27, 1999. There have been eight amendments (7 Notification of Proposed Change and 1 administrative amendment) which were all incorporated into the Integrated Development Order adopted by the City of Tallahassee on October 25, 2017 and Leon County on November 14, 2017.

The First Amendment to the Integrated Development Order was adopted on October 17, 2018 by the City of Tallahassee and by Leon County on October 23, 2018. This amendment added the Independence Landing project to Southwood.

The St. Joe Company in conjunction with the Florida State University School submitted the 2<sup>nd</sup> amendment to the Integrated Development Order on December 11, 2018. This amendment is currently under review and is scheduled for adoption hearings in March, 2019 by the City and County Commissions.

There have also been numerous permit extension notification notices filed by St. Joe extending the DRI phase, buildout and termination dates as well as required mitigation. These extensions were Legislature authorized extensions.

7. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No change in dates proposed.

8. **Will the proposed change require an amendment to the local government comprehensive plan?**

No.

9. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

See **Exhibit 4** for the updated master plan.

10. **Include the precise language that is being proposed to be deleted or added as an amendment to the development order.**

Language changes related to this proposed DO amendment are found in the proposed ordinance adopting this amendment to the Southwood DRI Development Order attached as **Exhibit 4**.

**EXHIBITS**

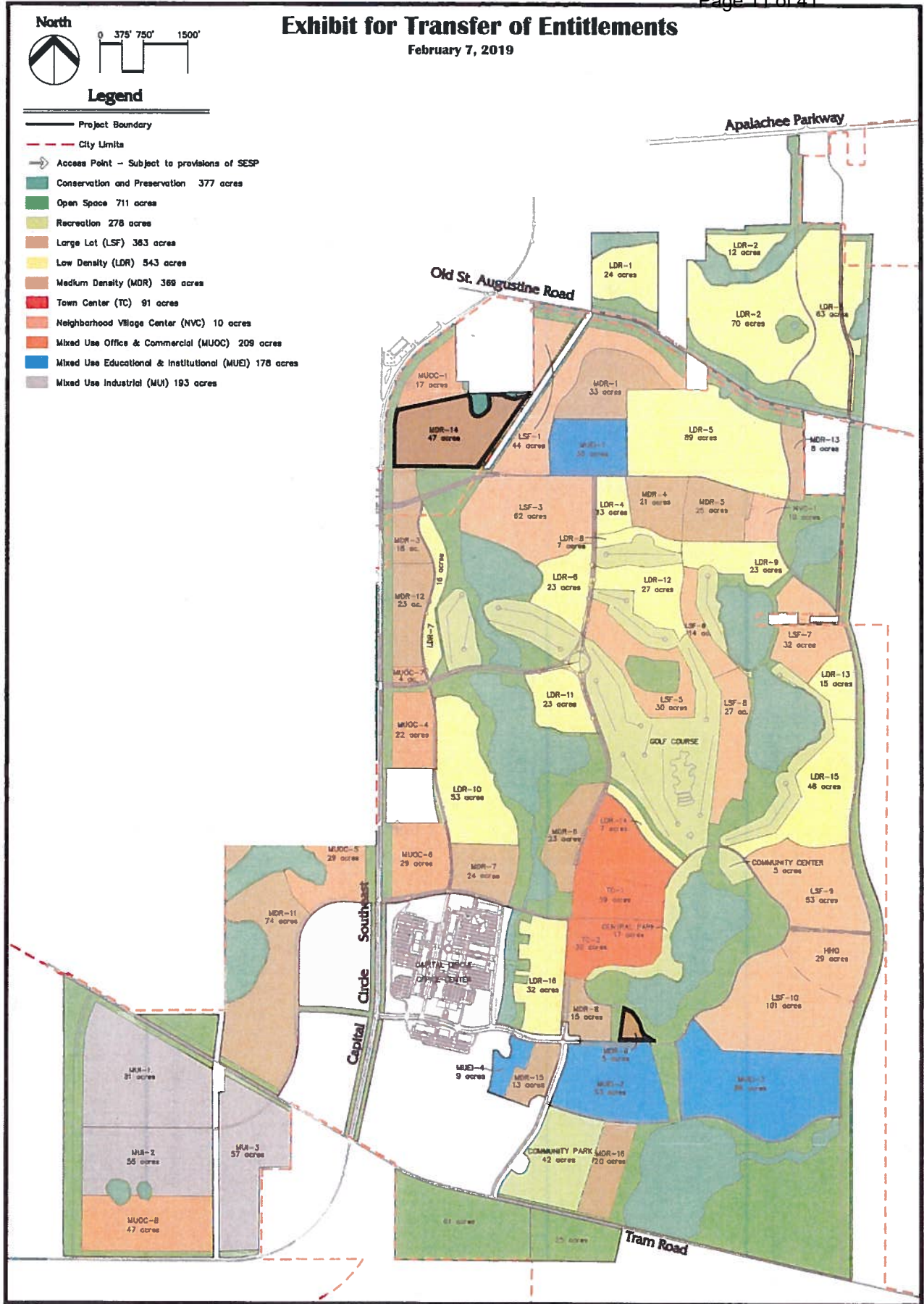
- EXHIBIT 1** LOCATION MAP OF SOUTHWOOD DRI
- EXHIBIT 2** KIMLEY HORN ANALYSIS SUPPORTING CONVERSION TABLE
- EXHIBIT 3** KIMLEY HORN ANALYSIS SUPPORTING CONVERSION FOR DAY CARE AND ALF
- EXHIBIT 4** PROPOSED DRI DO AMENDMENT INCLUDING REVISED EXHIBIT B
- EXHIBIT 5** CURRENT AND PROPOSED TRAIL CORRIDOR

## **EXHIBIT 1**

### **LOCATION MAP OF SOUTHWOOD DRI**

# Exhibit for Transfer of Entitlements

February 7, 2019



## **EXHIBIT 2**

### **KIMLEY HORN ANALYSIS SUPPORTING CONVERSION TABLE**





February 6, 2019

Mr. John Curtis  
Director of Development  
The St. Joe Company  
3251 Hemingway Blvd  
Tallahassee, FL 32311

**RE: *Southwood DRI – Updated Land Use Conversion Table***

Dear Mr. Curtis:

Enclosed with this letter is a land use conversion (LUC) table for future use to allow conversion between land uses in the Southwood Development with neutral trip impact. The LUC table reflects trip generation rates from the Approved DRI and the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*. The latest version of the DRI's Exhibit F- Southwood Phase 2A, Cumulative Trip Generation Summary was used to calculate effective trip rates for uses in this development of the LUC table. The effective trip rate for the FSU School was developed using the ITE Trip Generation Manual, 10<sup>th</sup> Edition for a Middle School as used in the report. As explained in that submittal, an effective trip rate is not available for a Private K-12 School for 1,000 square feet during the PM peak hour and it was determined that the K-12 Private School traffic will have similar trip characteristics in the PM (4-6) peak hour like that of a Middle School. The January 21, 2019 memorandum discusses the effective trip rate for the FSU school in more detail.

This proposed LUC table is consistent with other LUC tables for developments across the State and within the Southwood DRI to allow flexibility in the future as market conditions change.

Below is an example calculation using the LUC table to help understand its application.

*If the developer would like to develop an additional 10,000 square feet of retail space, for example, the developer would need to reduce the Research and Development by 15,974 to remain trip neutral (using the calculation of 1 ksf of retail is equal to 0.626 ksf of industrial park,  $10 / 0.626 = 15.974$  ksf, or 15,974 square feet). The conversion would result in equivalent trip impacts based on the most recent analysis for the Southwood Development.*

If you have any questions regarding this table or additional calculations, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Richard R. Barr".

Richard R. Barr, AICP  
Senior Vice President

Attachment: Land Use Conversion Table, February 2019

Southwood Updated Land Use Conversion Table																								
Land Use Conversion		TO:																	PM Peak Hour Trip Generation					
		Single-Family Housing	Multi-Family Housing	Office	Retail / Commercial	Assisted Living Facility	Southwood House	Catholic School	Public K-8 School	Day Care Center	Research & Development	Hotel	Community Center	Central Park	Community Park	Golf Course	FSU School	Land use				ITE Code	Effective Trip Generation Rate	
FROM:	Land Uses	Units	DU	DU	KSF	KSF	Beds	KSF	KSF	KSF	KSF	KSF	Rooms	KSF	Acres	Acres	Holes	KSF						
		Single-Family Housing	DU	1.000	1.723	0.666	0.206	4.113	0.727	0.567	1.337	0.096	1.065	2.020	0.611	26.734	17.823	0.390	0.899	Single-Family Housing	210	T=	1.07	*(X), X is # of Dwelling Units
		Multi-Family Housing	DU	0.580	1.000	0.387	0.120	2.387	0.422	0.329	0.776	0.056	0.618	1.172	0.355	15.516	10.344	0.227	0.522	Multi-Family Housing	221	T=	0.62	*(X), X is # of Dwelling Units
		Office	KSF	1.501	2.585	1.000	0.309	6.172	1.091	0.851	2.006	0.144	1.598	3.031	0.917	40.115	26.744	0.586	1.348	Office	710	T=	1.60	*(X), X is 1,000 Square Feet
		Retail / Commercial	KSF	4.857	8.368	3.237	1.000	19.975	3.532	2.754	6.492	0.467	5.173	9.810	2.968	129.838	86.558	1.895	4.364	Retail / Commercial	820	T=	5.19	*(X), X is 1,000 Square Feet
		Assisted Living Facility	Beds	0.243	0.419	0.162	0.050	1.000	0.177	0.138	0.325	0.023	0.259	0.491	0.149	6.500	4.333	0.095	0.218	Assisted Living Facility	254	T=	0.26	*(X), X is # of Beds
		Southwood House	KSF	1.375	2.369	0.916	0.283	5.656	1.000	0.780	1.838	0.132	1.465	2.778	0.840	36.765	24.510	0.537	1.236	Southwood House	N/A	T=	1.47	*(X), X is 1,000 Square Feet
		Catholic School	KSF	1.764	3.039	1.175	0.363	7.254	1.283	1.000	2.358	0.170	1.879	3.563	1.078	47.152	31.435	0.688	1.585	Catholic School	N/A	T=	1.89	*(X), X is 1,000 Square Feet
		Public K-8 School	KSF	0.748	1.289	0.499	0.154	3.077	0.544	0.424	1.000	0.072	0.797	1.511	0.457	20.000	13.333	0.292	0.672	Public K-8 School	N/A	T=	0.80	*(X), X is 1,000 Square Feet
		Day Care Center	KSF	10.399	17.917	6.930	2.141	42.769	7.562	5.896	13.900	1.000	11.076	21.004	6.354	278.000	185.333	4.058	9.345	Day Care Center	565	T=	11.12	*(X), X is 1,000 Square Feet
		Research & Development	KSF	0.939	1.618	0.626	0.193	3.862	0.683	0.532	1.255	0.090	1.000	1.896	0.574	25.100	16.733	0.366	0.844	Research & Development	760	T=	1.00	*(X), X is 1,000 Square Feet
		Hotel	Rooms	0.495	0.853	0.330	0.102	2.036	0.360	0.281	0.662	0.048	0.527	1.000	0.303	13.235	8.824	0.193	0.445	Hotel	310	T=	0.53	*(X), X is # of Rooms
		Community Center	KSF	1.636	2.820	1.091	0.337	6.731	1.190	0.928	2.188	0.157	1.743	3.306	1.000	43.750	29.167	0.639	1.471	Community Center	N/A	T=	1.75	*(X), X is 1,000 Square Feet
		Central Park	Acres	0.037	0.064	0.025	0.008	0.154	0.027	0.021	0.050	0.004	0.040	0.076	0.023	1.000	0.667	0.015	0.034	Central Park	N/A	T=	0.04	*(X), X is Acres
		Community Park	Acres	0.056	0.097	0.037	0.012	0.231	0.041	0.032	0.075	0.005	0.060	0.113	0.034	1.500	1.000	0.022	0.050	Community Park	N/A	T=	0.06	*(X), X is Acres
		Golf Course	Holes	2.562	4.415	1.708	0.528	10.538	1.863	1.453	3.425	0.246	2.729	5.176	1.566	68.500	45.667	1.000	2.303	Golf Course	430	T=	2.74	*(X), X is # of Holes
	FSU School	KSF	1.113	1.917	0.742	0.229	4.577	0.809	0.631	1.488	0.107	1.185	2.248	0.680	29.750	19.833	0.434	1.00	FSU School	522	T	1.19	*(X), X is 1,000 Square Feet	

\*Updated February 2019

### **EXHIBIT 3**

## **KIMLEY HORN ANALYSIS SUPPORTING CONVERSION FOR ALF AND DAY CARE**



February 7, 2019

Mr. John Curtis  
Director of Development  
The St. Joe Company  
3251 Hemingway Blvd  
Tallahassee, FL 32311

**RE: *Southwood DRI — Proposed Day Care and Assisted Living Facility Land Use Conversion***

Dear Mr. Curtis:

At this time, two land use changes/expansions are being proposed within the Southwood DRI. One is the expansion of the Creative Day Care located at 4390 Grove Park Drive in Southwood within MDR-9 land use designation. This is proposed as an expansion of 9,000 square feet adding to the approximately 9,800 square feet that has been built today. The other proposed change at this time is the expansion of the Assisted Living facility (Pruitt Health) in parcel MDR-14. This is an expansion of 15 beds.

A Land Use Conversion (LUC) table is being proposed and explained under separate cover. This table provides flexibility to the development to be able to convert from one land use to another and remain trip neutral. As explained, this LUC table is based on the effective trip generations rates from the approved DRI as well as trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*.

Using the proposed LUC table, the requested expansion of the Day Care Center by 9,000 square feet will require the conversion of 19,272 square feet of Retail/Commercial and Development land use to remain trip neutral. The additional 9,000 square feet of the Day Care Center land use would be expected to generate 100 PM peak hour trips, based on the effective trip generation rate from the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*.

Using the proposed LUC table, the requested expansion of the Assisted Living Facility by approximately 15 beds will require the conversion of approximately 8 rooms of Hotel land use to remain trip neutral. The additional 15 beds land use would be expected to generate approximately 4 PM peak hour trips, based on the trip generation rate from the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*. The DRI effective trip generation rate for the Hotel land use is 0.54 trips per room. The Assisted Living land use has a trip generation rate of 0.26 trips per bed from ITE.

The conversion methodology is consistent with other Land Use Conversion tables utilized for comparable developments to allow flexibility in the future as market conditions change.

If you have any questions regarding these conversion calculations, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Richard R. Barr".

Richard R. Barr, AICP  
Senior Vice President

## **EXHIBIT 4**

# **PROPOSED DRI DO AMENDMENT INCLUDING REVISED EXHIBIT B**

**AMENDMENT TO THE DEVELOPMENT ORDER  
FOR THE SOUTHWOOD DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, the Southwood Development of Regional Impact (DRI) is a mixed use development on approximately 3,322 acres located in the City of Tallahassee and in unincorporated Leon County, Florida; and

WHEREAS, the original development order for the Southwood DRI was issued in 1999; and

WHEREAS, the development order was amended by the Integrated Development Order, 1999-2017 (the "Integrated Development Order"), approved by the Tallahassee City Commission on October 25, 2017 and the Leon County Board of County Commissioners on November 14, 2017; and

WHEREAS, the first amendment to the Integrated Development Order was approved by the Tallahassee City Commission on October 17, 2018 and the Leon County Board of County Commissioners on October 23, 2018 which approved the Independence Landing project; and

WHEREAS, the second amendment to the Integrated Development Order was approved by the Tallahassee City Commission on March x, 2019 and the Leon County Board of County Commissioners on March x, 2019 which approved the FSUS school expansion; and

WHEREAS, the St. Joe Company on February 8, 2019 submitted an application to amend the Integrated Development Order (the "Amendment") to convert 19,272 square feet of commercial development to 9,000 square feet of day care, convert 8 hotel rooms to 15 ALF beds, add a conversion table to the DRI DO and delete existing language, and to amend the DRI trails map; and

WHEREAS, the Tallahassee City Commission held a public hearing on **DATE**, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and land development regulations; and

WHEREAS, the Leon County Board of County Commissioners held a public hearing on **DATE**, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and the land development regulations.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA AND THE LEON COUNTY, BOARD OF COUNTY COMMISSIONERS:

Section 1. The Southwood DRI is described on Exhibit A, attached hereto.

Section 2. Exhibit B-1 to the Integrated Development Order is deleted and replaced with Amended Exhibit B-1, attached hereto.

Section 3. The Existing Trails Map to the Integrated Development Order is deleted and replaced with the Proposed Trails Map, attached hereto.

Section 4. The DRI Development Order is amended to remove and add the following provisions below and to add a conversion table, attached here to.

~~The Developer may convert up to 31,000 GSF of Commercial to up to 63,000 GSF Institutional at a rate of 203 GSF Institutional for 100 GSF Commercial with no more than 23,000 GSF of total Institutional for day care and the remaining square footage for church, synagogue or mosque. Any conversion must be reported in the next required Annual Report.~~

~~The Developer may convert various uses to up to 500 beds of Assisted Living/Continuing Care Facilities. Multifamily Residential to Assisted Living may be converted at a rate of 1 DU Multifamily for 2.7 beds Assisted Living. Commercial to Assisted Living may be converted at a rate of 1,000 SF Commercial for 23.6 beds Assisted Living. Office to Assisted Living may be converted at a rate of 1,000 SF Office for 7.3 beds Assisted Living. Any conversion must be reported in the next required Annual Report.~~

The Developer may increase or decrease the amount of a particular land use within the approved development program without amending the DRI DO by using the Conversion Table attached here to. Use of the Conversion Table may not exceed a maximum of 25% of the total amount of each land use set forth in Exhibit B, unless the DRI DO is amended to accommodate such a change. However, the Developer may convert 100% of the undeveloped industrial and hotel land use to another use as long the new use does not exceed the 25% threshold. In addition, use of the Conversion Table shall not provide the ability to exceed the Development impacts analyzed in the DRI Application for Development Approval (ADA). Any time the Conversion Table is used, the City of Tallahassee and Leon County must be provided notice at least 30 days in advance of use of the Conversion Table. Use of the Conversion Table will be reported and development impacts documented in the Annual Report. Changes shall be reflected in the next amendment to the DRI DO.

Section 5. Except as amended herein, the terms and provisions of the Integrated Development Order shall remain in full force and effect.

Section 6. This Amendment shall take effect upon approval by the Tallahassee City Commission and the Leon County Board of County Commissioners.

Passed and Approved by the City of Tallahassee City Commission on **DATE**, 2019.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John Dailey  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Cassandra K. Jackson  
City Attorney



DULY PASSED AND APPROVED by the Leon County, Florida, Board of County Commissioners this **DATE** day of **Month**, 2019.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTESTED BY:  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida

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

APPROVED AS TO FORM:  
Leon County Attorney's Office

By: \_\_\_\_\_  
Herb W.A. Thiele, Esq.  
County Attorney

EXHIBIT "A-1"

LEGAL DESCRIPTION  
SOUTHWOOD DRI BOUNDARY

PARCEL "A"

A 38.37 Acre Parcel in Section 3 and 10, Township 1 South, range 1 East, Leon County Florida, more particularly described as follows:

Commence at a found  $\frac{1}{4}$ " iron pipe marking the Southwest corner of Section 3, Township 1 South, Range 1 East, Leon County, Florida; thence along the Westerly boundary of Section 3 run North  $00^{\circ}27'17''$  West, a distance of 177.44 feet to the approximate centerline of Old St. Augustine Road (a Leon County, Florida maintained right of way); thence along said centerline run South  $79^{\circ}50'29''$  East, a distance of 994.58 feet, thence leaving said centerline run North  $00^{\circ}12'53''$  West, a distance of 17.95 feet to a point on the maintained right of way of said Old St Augustine Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the easterly boundary of a 100 foot City of Tallahassee Utility Right of Way run North  $00^{\circ}12'53''$  West, a distance of 1,316.49 feet to a point on the southerly boundary of Paradise Village East, Unit 2 (a subdivision as per map or plat recorded in Plat Book 6, Page 1 of the Public Records of Leon County, Florida); thence along said southerly boundary run North  $89^{\circ}14'24''$  East, a distance of 821.87 feet to a found 4"x 4" concrete monument, flat top; thence North  $89^{\circ}26'38''$  East, a distance of 200.27 feet to a found iron pipe; thence North  $89^{\circ}21'13''$  East, a distance of 131.76 feet to a found  $\frac{1}{4}$ " iron pipe and SJPC guard monument; thence along the westerly boundary of that property recorded in Official Records Book 1528, page 1751 run South  $00^{\circ}13'43''$  West, a distance of 1,687.99 feet to a point on the northerly right of way boundary of said Old St Augustine Road; thence along said maintained right of way run North  $58^{\circ}29'23''$  West, a distance of 193.63 feet; thence North  $60^{\circ}47'12''$  West, a distance of 103.39 feet; thence North  $67^{\circ}03'52''$  West, a distance of 103.19 feet; thence North  $72^{\circ}58'14''$  West, a distance of 99.98 feet; thence North  $77^{\circ}44'32''$  West, a distance of 111.58 feet; thence North  $79^{\circ}39'27''$  West, a distance of 217.22 feet; thence North  $78^{\circ}24'57''$  West, a distance of 213.86 feet; thence North  $81^{\circ}19'22''$  West, a distance of 98.63 feet; thence North  $76^{\circ}55'43''$  West, a distance of 68.24 feet to the POINT OF BEGINNING. The above described parcel contains 1,671,449.70 square feet or 38.37 acres, more or less.

AND ALSO

PARCEL "B"

A 176.80 Acre Parcel in Sections 3, 10 and 11, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found pinched iron pipe marking the Southwest corner of the Southeast Quarter of Section 3, Township 1 South, Range 1 East, Leon County, Florida, thence along the easterly boundary of that property recorded in Official Records Book 1528, Page 1751 run North  $00^{\circ}11'54''$  East, a distance of 864.83 feet to a found iron pipe and SJPC guard monument; thence along the southerly boundary of that property recorded in Official Records Book 845, Page 729 run South  $39^{\circ}20'40''$  East, a

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distance of 323.66 feet to a found pinched iron pipe; thence along the easterly boundary of said property run North 00°14'32" East, a distance of 537.65 feet to a found 1" iron pipe; thence South 89°29'00" East, a distance of 322.81 feet to a found 6"x 6" SJPC concrete monument; thence South 00°48'39" West, a distance of 13.55 feet to a found 6"x 6" SJPC concrete monument; thence South 89°20'53" East, a distance of 167.41 feet to a found iron rod and cap, LB#6745; thence along the southerly boundary of the Wal-Mart SuperCenter (a subdivision as per map or plat recorded in Plat Book 12, Page 8 of the Public Records of Leon County, Florida) run South 89°28'59" East, a distance of 168.17 feet to a found iron rod and cap, LB#6246; thence North 00°38'19" East, a distance of 71.43 feet to a found iron rod and cap, LB#6246; thence North 87°50'52" East, a distance of 778.25 feet to a found iron rod and cap, LB#6246; thence along the easterly boundary of said Wal-Mart SuperCenter run North 00°31'30" East, a distance of 1,171.19 feet to a found iron and cap, LB# 6745; thence North 32°56'29" West, a distance of 121.96 feet to a found iron rod and cap, LB#6745; thence North 00°45'41" East, a distance of 218.75 feet to the southerly right of way boundary of Appalachee Parkway (State Road 20); thence along said southerly right of way boundary run North 85°34'35" East, a distance of 200.77 feet; thence leaving said southerly right of way boundary along the westerly boundary of that property recorded in Official Records Book 2317, Page 788 run South 00°36'45" West, a distance of 322.86 feet; thence along the southerly boundary of said property run South 89°41'02" East, a distance of 66.54 feet to a found pinched iron pipe; thence along the westerly boundary of those properties recorded in Official Records Book 1623, Page 739 and Official Records Book 133, Page 389 run South 00°33'01" West, a distance of 1,157.48 feet to a found 1-1/4" iron rod; thence along the southerly boundary of said property recorded in Official Records Book 133, Page 389 run South 89°25'54" East, a distance of 646.13 feet to a point on the westerly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said westerly maintained right of way run South 00°16'14" West, a distance of 5.39 feet; thence South 01°14'59" West, a distance of 377.99 feet; thence South 00°17'47" West, a distance of 485.66 feet; thence South 01°05'15" West, a distance of 307.47 feet; thence South 00°08'19" East, a distance of 105.02 feet; thence South 00°41'21" East, a distance of 67.66 feet; thence South 03°46'52" East, a distance of 72.89 feet; thence South 01°56'57" East, a distance of 62.01 feet; thence South 04°25'57" East, a distance of 63.83 feet; thence South 04°10'13" East, a distance of 61.89 feet; thence South 07°47'37" East, a distance of 62.60 feet; thence South 10°47'55" East, a distance of 61.46 feet; thence South 17°02'15" East, a distance of 64.74 feet; thence South 16°47'27" East, a distance of 59.13 feet; thence South 21°33'22" East, a distance of 62.50 feet; thence South 19°35'59" East, a distance of 108.30 feet; thence South 15°31'45" East, a distance of 66.10 feet; thence South 14°48'33" East, a distance of 61.60 feet; thence South 12°18'18" East, a distance of 58.84 feet; thence South 05°59'07" East, a distance of 58.06 feet; thence South 03°04'19" East, a distance of 60.47 feet; thence South 03°09'07" West, a distance of 60.44 feet; thence South 03°32'44" West, a distance of 68.32 feet; thence South 01°17'33" West, a distance of 151.12 feet; thence South 04°16'10" West, a distance of 153.69 feet; thence South 02°47'24" West, a distance of 220.92 feet; thence South 03°07'53" West, a distance of 305.65 feet; thence South 42°22'36" West, a distance of 36.68 feet to a point on the northerly maintained right of way boundary of Old St Augustine Road (a

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Leon County, Florida, maintained right of way); thence along said northerly maintained right of way boundary run North 87°25'23" West, a distance of 101.08 feet; thence North 77°26'22" West, a distance of 151.23 feet; thence North 78°16'36" West, a distance of 137.90 feet; thence North 78°31'10" West, a distance of 325.77 feet; thence North 77°40'43" West, a distance of 151.37 feet; thence North 78°04'42" West, a distance of 130.55 feet; thence North 78°22'42" West, a distance of 264.02 feet; thence North 74°13'57" West, a distance of 135.72 feet; thence North 68°20'13" West, a distance of 172.86 feet; thence North 58°57'37" West, a distance of 51.13 feet; thence North 57°18'14" West, a distance of 298.31 feet; thence North 55°53'57" West, a distance of 149.20 feet; thence North 56°56'17" West, a distance of 150.16 feet; thence North 57°34'22" West, a distance of 305.49 feet; thence North 57°11'09" West, a distance of 254.03 feet; thence North 56°33'32" West, a distance of 195.77 feet; thence leaving said northerly maintained right of way boundary run North 00°03'21" West along the easterly boundary of said property recorded in Official Records Book 1528, Page 1751, a distance of 688.72 feet to the POINT OF BEGINNING. The above described parcel contains 7,701,214.91 square feet or 176.80 acres, more or less.

The above described parcel being subject to a City of Tallahassee Utility Easement as recorded in Official Records Book 1511, Page 109 and also a City of Tallahassee Utility Easement as recorded in Official Records Book 1951, Page 801 of the Public Records of Leon County, Florida.

AND ALSO

PARCEL "C"

A 26.59 Acre Parcel in Sections 2 and 11, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a concrete monument, LB#3293 marking the Southwest corner of Section 2, Township 1 South, Range 1 East, Leon County, Florida, thence along the South boundary of said Section 2 run South 89°33'23" East, a distance of 401.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 03°00'57" West, a distance of 1,884.82 feet to a point on the northerly maintained right of way boundary of Old St Augustine Road (a Leon County, Florida maintained right of way); thence along said northerly maintained right of way run North 77°20'37" West, a distance of 23.36 feet; thence North 78°59'50" West, a distance of 97.61 feet; thence North 75°10'21" West, a distance of 40.67 feet; thence North 75°09'17" West, a distance of 76.34 feet to a point on the easterly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said easterly maintained right of way boundary run North 02°19'12" East, a distance of 46.74 feet; thence North 03°36'00" East, a distance of 305.64 feet; thence North 03°39'29" East, a distance of 220.91 feet; thence North 03°57'13" East, a distance of 153.68 feet; thence North 03°14'09" East, a distance of 151.00 feet; thence North 03°27'10" East, a distance of 68.32 feet; thence North 01°43'15" East, a distance of 63.49 feet; thence North 00°47'36" West, a distance of 64.38 feet; thence North 06°56'30" West, a distance of 61.87 feet; thence North 10°08'20" West, a distance of 62.73 feet; thence North 15°03'48" West, a distance of 65.77 feet; thence North 17°45'08" West, a distance of 68.93 feet; thence North 23°33'56" West, a distance of 108.43 feet;

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thence North 14°02'16" West, a distance of 60.34 feet; thence North 20°47'22" West, a distance of 57.40 feet; thence North 14°23'40" West, a distance of 62.12 feet; thence North 11°45'14" West, a distance of 59.01 feet; thence North 08°42'24" West, a distance of 60.96 feet; thence North 06°00'01" West, a distance of 60.08 feet; thence North 03°57'56" West, a distance of 62.18 feet; thence North 04°17'08" West, a distance of 60.83 feet; thence North 00°13'34" West, a distance of 71.97 feet; thence North 00°15'43" West, a distance of 66.90 feet; thence North 00°08'23" West, a distance of 104.57 feet; thence North 00°26'07" East, a distance of 307.44 feet; thence North 00°03'26" East, a distance of 485.08 feet; thence North 01°12'53" East, a distance of 198.13 feet; thence leaving said easterly maintained right of way run North 89°50'19" East along the southerly boundary of that property recorded in Official Records Book 1890, Page 1175, a distance of 520.78 feet; thence South 03°00'57" West, a distance of 1,305.69 feet to the POINT OF BEGINNING. The above described parcel contains 1,158,279.37 square feet or 26.59 acres, more or less.

AND ALSO

PARCEL "D"

A 2,394.74 Acre parcel in Sections 3,9,10,11,14,15,16,21,22,23,26, and 27, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found  $\frac{3}{4}$ " iron pipe marking the Southwest corner of Section 3, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 3 run North 00°27'17" West, a distance of 154.44 feet to a point on the southerly maintained right of way of Old St. Augustine Road; thence along said southerly maintained right of way run South 80°30'42" East, a distance of 105.57 feet; thence South 81°09'37" East, a distance of 199.64 feet; thence South 79°56'18" East, a distance of 188.58 feet; thence South 78°33'10" East, a distance of 73.47 feet; thence South 79°57'32" East, a distance of 147.21 feet; thence South 78°22'23" East, a distance of 100.71 feet; thence South 79°09'51" East, a distance of 77.52 feet to a point on the westerly boundary of a 100 foot City of Tallahassee utility right of way as recorded in Official Records Book 152, Page 128 of the Public records of Leon County, Florida; thence along said right of way run South 00°12'53" East, a distance of 46.15 feet; thence run South 33°37'19" West, a distance of 3144.51 feet; thence run South 89°06'28" East, a distance of 118.87 feet to a point on the easterly boundary of said 100 foot utility right of way; thence along said easterly right of way boundary run North 33° 37'19" East, a distance of 3110.66 feet; thence run North 00°12'53" West, a distance of 58.04 feet to a point on the southerly maintained right of way of said Old St. Augustine Road; thence along said southerly maintained right of way run South 81°34'29" East, a distance of 61.55 feet; thence South 79°29'20" East, a distance of 527.69 feet; thence South 76°49'05" East, a distance of 108.23 feet; thence South 73°20'10" East, a distance of 97.35 feet; thence South 66°37'08" East, a distance of 101.55 feet; thence South 61°33'30" East, a distance of 104.58 feet; thence South 56°53'17" East, a distance of 232.32 feet; thence South 57°14'20" East, a distance of 202.97 feet; thence South 57°03'35" East, a distance of 227.63 feet; thence South 56°14'10" East, a distance of 99.46 feet; thence South 57°41'48" East, a distance of 48.03 feet; thence leaving said southerly maintained right of way boundary run South 00°45'50"

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West, a distance of 591.82 feet to a found 1" iron pipe; thence South 88°44'41" East, a distance of 361.06 feet to a found 1" iron pipe; thence North 00°50'42" East, a distance of 372.43 feet to a point on the southerly maintained right of way boundary of said Old St Augustine Road; thence along said southerly maintained right of way run South 56°45'39" East, a distance of 161.73 feet; thence South 57°45'47" East, a distance of 148.31 feet; thence South 56°43'39" East, a distance of 154.67 feet; thence South 58°02'32" East, a distance of 167.40 feet; thence South 56°36'42" East, a distance of 228.78 feet; thence South 58°11'05" East, a distance of 101.62 feet; thence South 64°07'41" East, a distance of 181.67 feet; thence South 76°10'54" East, a distance of 137.29 feet; thence South 78°18'21" East, a distance of 134.58 feet; thence South 77°17'09" East, a distance of 133.90 feet; thence South 78°18'16" East, a distance of 124.13 feet; thence South 77°28'58" East, a distance of 145.86 feet; thence leaving said southerly maintained right of way boundary run South 00°40'55" East, a distance of 1,396.29 feet to a found 6" round terra-cotta monument; thence South 89°21'19" East, a distance of 650.26 feet to the westerly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said westerly maintained right of way run South 03°27'00" West, a distance of 2,055.74 feet; thence leaving said westerly maintained right of way boundary run South 89°53'09" West, a distance of 433.91 feet to a found SJPC concrete monument; thence South 02°53'38" West, a distance of 99.81 feet to a found SJPC concrete monument; thence North 89°53'09" East, a distance of 433.49 feet to a point on the westerly maintained right of way boundary of said Southwood Plantation Road; thence along said westerly maintained right of way boundary run South 00°44'23" East, a distance of 25.46 feet; thence leaving said westerly maintained right of way boundary run South 89°39'35" West, a distance of 630.68 feet; thence North 00°20'25" West, a distance of 185.00 feet; thence South 89°39'35" West, a distance of 500.00 feet; thence South 00°20'25" East, a distance of 200.00 feet to a found 6" round terra-cotta monument; thence North 89°39'35" East, a distance of 1,131.40 feet to a found SJPC concrete monument; thence continue easterly along said line North 89°39'35" East, a distance of 38.08 feet to a point on the easterly maintained right of way boundary of said Southwood Plantation Road; thence along said easterly maintained right of way boundary run North 07°04'29" East, a distance of 61.33 feet; thence North 05°43'01" East, a distance of 75.84 feet; thence North 03°33'16" East, a distance of 123.04 feet; thence North 03°33'11" East, a distance of 414.42 feet; thence North 00°58'27" East, a distance of 71.59 feet; thence North 08°20'06" West, a distance of 29.91 feet; thence North 03°26'50" East, a distance of 53.09 feet; thence North 03°29'10" East, a distance of 271.66 feet; thence North 03°27'09" East, a distance of 554.25 feet; thence North 03°26'40" East, a distance of 538.52 feet; thence North 02°33'12" East, a distance of 128.63 feet; thence North 04°25'53" East, a distance of 58.06 feet; thence North 03°33'19" East, a distance of 172.58 feet; thence North 03°29'20" East, a distance of 146.13 feet; thence North 03°23'09" East, a distance of 292.88 feet; thence North 03°41'47" East, a distance of 250.34 feet; thence North 03°00'17" East, a distance of 112.07 feet; thence North 03°18'24" East, a distance of 73.28 feet; thence North 55°51'48" East, a distance of 15.18 feet to a point on the southerly maintained right of way boundary of said Old St Augustine Road; thence along said southerly maintained right of way boundary run South 83°43'49" East, a distance of 56.95 feet; thence South 80°39'06" East, a distance of 54.68 feet; thence South 77°29'03"

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East, a distance of 98.39 feet; thence South 77°34'21" East, a distance of 15.69 feet; thence leaving said southerly maintained right of way boundary run South 03°00'57" West, a distance of 2,197.60 feet to a point of curve to the right; thence run southerly along said curve with a radius of 2,700.39 feet through a central angle of 03°50'50" for an arc distance of 181.32 feet (chord of 181.29 feet bears South 04°56'22" West); thence South 06°51'48" West, a distance of 945.08 feet to a point on a non tangent curve concave west; thence run southerly along said curve with a radius of 3,342.64 feet through a central angle of 08°34'15" for an arc distance of 500.02 feet (chord of 499.56 feet bears South 16°40'37" East); thence South 12°23'29" East, a distance of 425.28 feet to a point on a non tangent curve concave west; thence run southerly along said curve with a radius of 10,852.98 feet through a central angle of 04°30'46" for an arc distance of 854.81 feet (chord of 854.59 feet bears South 01°29'56" East); thence South 00°09'48" West, a distance of 556.82 feet to a point on a non tangent curve concave east; thence run southerly along said curve with a radius of 4,983.90 feet through a central angle of 12°57'37" for an arc distance of 1,127.36 feet (chord of 1,124.95 feet bears South 04°27'45" West) to a point of compound curve to the left; thence run southerly along said curve with a radius of 3,144.08 feet through a central angle of 21°38'15" for an arc distance of 1,187.35 feet (chord of 1,180.30 feet bears South 12°50'11" East) to a point of reverse curve to the right; thence run southerly along said curve with a radius of 1,956.02 feet through a central angle of 43°41'55" for an arc distance of 1,491.83 feet (chord of 1,455.93 feet bears South 01°48'21" East); thence South 20°02'36" West, a distance of 635.00 feet to a point on a non tangent curve concave east; thence run southerly along said curve with a radius of 3,444.00 feet through a central angle of 20°02'36" for an arc distance of 1,204.78 feet (chord of 1,198.65 feet bears South 11°31'27" West); thence South, a distance of 2,866.91 feet; thence South, a distance of 507.73 feet to a point on the northerly right of way boundary of Tram Road (County Road 259, a 66 foot right of way); thence along said northerly right of way boundary run North 76°58'41" West, a distance of 6,176.72 feet to a point on the easterly right of way boundary of Four Oaks Boulevard a 120 foot right of way); thence along said easterly right of way boundary run North 13°01'22" East, a distance of 53.22 feet to a point of curve to the right; thence run northeasterly along said right of way curve with a radius of 690.00 feet through a central angle of 23°16'48" for an arc distance of 280.36 feet (chord of 278.43 feet bears North 24°39'46" East); thence North 36°18'10" East, a distance of 182.52 feet; thence leaving said easterly right of way boundary run South 53°41'50" East, a distance of 82.27 feet to a point of curve to the left; thence run easterly along said curve with a radius of 125.00 feet through a central angle of 103°42'45" for an arc distance of 226.27 feet (chord of 196.62 feet bears North 74°26'47" East); thence North 22°35'25" East, a distance of 140.69 feet; thence North 24°35'19" West, a distance of 102.95 feet; thence North 53°41'50" West, a distance of 80.41 feet to a point on said easterly right of way boundary of said Tram Road Connector; thence North 36°18'10" East, a distance of 349.31 feet to a point of curve to the left; thence run northeasterly along said curve with a radius of 810.00 feet through a central angle of 16°01'06" for an arc distance of 226.45 feet (chord of 225.72 feet bears North 23°17'37" East); thence North 20°17'04" East, a distance of 1,027.50 feet to a point of curve to the left; thence run northerly along said curve with a radius of 1,288.00 feet through a central angle of 17°33'58" for an arc distance of 394.88 feet (chord of

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393.34 feet bears North 11°30'05" East) to a point of reverse curve to the right; thence run northeasterly along said curve with a radius of 30.00 feet through a central angle of 89°12'47" for an arc distance of 46.71 feet (chord of 42.13 feet bears North 47°19'29" East) to a point on the southerly right of way boundary of Shumard Oak Boulevard (a 140 foot right of way) ; thence along said southerly right of way boundary run South 88°04'07" East, a distance of 170.11 feet; thence North 01°55'53" East, a distance of 140.00 feet to a point on the Northerly right of way boundary of said Shumard Oak Boulevard; thence along said northerly right of way boundary run North 88°04'07" West, a distance of 170.01 feet to a point of curve to the right; thence run northwesterly along said curve with a radius of 30.00 feet through a central angle of 89°59'30" for an arc distance of 47.12 feet (chord of 42.42 feet bears North 43°04'22" West) to a point on the easterly right of way boundary of said Four Oaks Boulevard; thence along said easterly right of way boundary run North 01°55'23" East, a distance of 200.02 feet; thence North 88°04'37" West, a distance of 120.00 feet to a point on the westerly right of way boundary of said Four Oaks Boulevard; thence along said westerly right of way boundary run South 01°55'23" West, a distance of 199.99 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 30.00 feet through a central angle of 90°00'30" for an arc distance of 47.13 feet (chord of 42.43 feet bears South 46°55'38" West) to a point on the northerly right of way boundary of said Shumard Oak Boulevard; thence along said northerly right of way boundary run North 88°04'07" West, a distance of 297.19 feet to a point of curve to the right; thence run northwesterly along said right of way curve with a radius of 1153.00 feet through a central angle of 23°25'16" for an arc distance of 471.32 feet (chord of 468.04 feet bears North 76°21'29" West) to a point of reverse curve to the left; thence run northwesterly along said right of way curve with a radius of 806.68 feet through a central angle of 21°29'44" for an arc distance of 302.64 feet (chord of 300.87 feet bears North 75°23'43" West); thence run North 45°02'49" West, a distance of 16.88 feet; thence along the easterly boundary of that property recorded in Official Records Book 1432, Page 1260 run North 12°57'04" East, a distance of 425.57 feet to a found concrete monument; thence run North 06°56'31" East, a distance of 313.58 feet to a found concrete monument; thence run North 00°03'25" West, a distance of 403.16 feet to a found concrete monument; thence run North 03°44'41" East, a distance of 288.47 feet; thence run North 11°09'38" East 286.37 feet to a found concrete monument; thence run North 16°57'18" East, a distance of 242.82 feet to a point on the Southerly right of way boundary of Merchants Row Boulevard (right of way varies); thence along said southerly right of way boundary run North 73°00'38" West, a distance of 648.97 feet to a point of curve to the left; thence run westerly along said curve with a radius of 1,495.50 feet through a central angle of 28°41'51" for an arc distance of 749.04 feet (chord of 741.24 feet bears North 87°21'33" West); thence South 78°17'32" West, a distance of 534.04 feet to a point of curve to the right; thence run westerly along said curve with a radius of 1,145.90 feet through a central angle of 13°38'10" for an arc distance of 272.72 feet (chord of 272.08 feet bears South 85°06'37" West) to a point on the westerly boundary of said property recorded in Official Records Book 1432, Page 1260; thence along said westerly boundary run South 00°18'28" West, a distance of 1,438.81 feet to a point of curve to the right; thence run southerly along said curve with a radius of 3,944.69 feet through a central angle of 06°05'13" for an arc distance of 419.08 feet (chord of 418.88 feet bears South



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03°21'05" West) to a point on a curve concave northeasterly and the Northerly right of way boundary of Shumard Oak Boulevard (a 120 foot right of way); thence run northwesterly along said right of way curve with a radius of 1577.00 feet through a central angle of 0°10'36" for an arc distance of 4.86 feet (chord of 4.86 feet bears North 81°49'31" West), thence North 81°44'13" West, a distance of 70.18 feet to a point on a non tangent curve concave west and the easterly right of way boundary of Capital Circle SE (State Road 261); thence run northerly along said right of way curve with a radius of 3,869.69 feet through a central angle of 06°03'03" for an arc distance of 408.66 feet (chord of 408.47 feet bears North 03°19'59" East); thence North 00°18'28" East, a distance of 1,113.72 feet; thence South 89°41'32" East, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 2,449.91 feet; thence North 89°41'32" West, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 799.97 feet; thence South 89°41'32" East, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 382.89 feet; thence North 00°01'41" East, a distance of 417.36 feet; thence North 89°58'19" West, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 1,699.95 feet; thence South 89°58'19" East, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 749.98 feet; thence North 89°58'19" West, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 854.62 feet; thence North 00°53'29" East, a distance of 444.58 feet; thence South 89°06'31" East, a distance of 15.00 feet; thence North 00°53'29" East, a distance of 533.70 feet to a point of curve to the right; thence run northerly along said curve with a radius of 1,844.78 feet through a central angle of 26°00'07" for an arc distance of 837.19 feet (chord of 830.03 feet bears North 13°53'32" East); thence North 63°06'25" West, a distance of 15.00 feet to a point on a non tangent curve concave southeast; thence run northeasterly along said curve with a radius of 1,859.78 feet through a central angle of 26°57'30" for an arc distance of 875.05 feet (chord of 867.00 feet bears North 40°22'20" East); thence North 53°51'06" East, a distance of 577.38 feet; thence leaving said easterly right of way boundary run South 00°09'17" West along the westerly boundary of the Plat of Alice Hill Property (unrecorded), a distance of 992.07 feet a found 1" iron pipe; thence North 87°42'40" East, a distance of 209.98 feet to a found iron rod and cap, LB#3732, and SJPC guard monument; thence South 00°20'38" West, a distance of 209.74 feet to a found 1" pinched iron pipe and SJPC guard monument; thence along the southerly boundary of said Plat of Alice Hill Property run North 87°47'14" East, a distance of 1,111.11 feet a SJPC concrete monument; thence along the easterly boundary of said Plat of Alice Hill Property run North 00°01'12" East, a distance of 1,356.16 feet to the POINT OF BEGINNING. The above described parcel contains 105,047,993.29 square feet or 2,411.57 acres, more or less.

The above described parcel being subject to an Easement for Access and Utilities as recorded in Official Records Book 1432, Page 1260, a City of Tallahassee Utility right of way recorded in Official Records Book 2350, Page 1159 and Official Records Book 2529, Page 1656, a Subsurface Utility Easement as recorded in Official Records Book 2486, Page 529, an Alternative Vehicular Access Easement as recorded in Official Records Book 2245, Page 53, and a Sewer Easement as recorded in Official Records Book 2529, Page 1661 of the Public Records of Leon County, Florida.

LESS AND EXCEPT

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PARCEL "D1"

A 16.92 Acre parcel in Section 16, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 040 of the Public records of Leon County, Florida and being more particularly described as follows:

Commence at found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary of said Section 16 run South 89 degrees 56 minutes 26 seconds East, a distance of 2751.34 feet to a point on the easterly right of way boundary of Capital Circle SE (State Road 261); thence along said easterly right of way boundary run South 00 degrees 01 minutes 41 seconds West, a distance of 1003.03; thence South 89 degrees 58 minutes 19 seconds East, a distance of 5.00 feet; thence South 00 degrees 01 minutes 41 seconds West, a distance of 417.36 feet; thence South 00 degrees 18 minutes 28 seconds West, a distance of 382.89 feet; thence North 89 degrees 41 minutes 32 seconds West, a distance of 5.00 feet, thence South 00 degrees 18 minutes 28 seconds West, a distance of 647.46 feet, thence leaving said easterly right of way boundary run South 89 degrees 41 minutes 32 seconds East, a distance of 75.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 89 degrees 41 minutes 32 seconds East, a distance of 778.83 feet; thence South, a distance of 176.05 feet to a point of curve to the left; thence run southerly along said curve with a radius of 2,550.00 feet through a central angle of 13 degrees 38 minutes 58 seconds for an arc distance of 607.48 feet (chord of 606.04 feet bears South 06 degrees 49 minutes 29 seconds East); thence South 13 degrees 38 minutes 58 seconds East, a distance of 31.63 feet; thence continue southerly along said line, a distance of 102.93 feet; thence North 89 degrees 57 minutes 06 seconds West, a distance of 887.48 feet; thence North 00 degrees 18 minutes 28 seconds East, a distance of 100.00 feet; thence North 00 degrees 18 minutes 27 seconds East, a distance of 812.00 feet to the POINT OF BEGINNING. The above described parcel contains 736,985.40 square feet or 16.92 acres, more or less.

AND ALSO

PARCEL "E"

A 21.16 Acre Parcel in Sections 21 and 22, Township 1 South, Range 1 East, Leon County, Florida being more particularly describes as follows:

Commence at a concrete monument marking the Southeast Corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida and run thence North 00°13'37" East along the East line of said Section 21 a distance of 937.73 feet to a point at the intersection of said East line with the centerline of Tram Road (66' Right of Way), thence departing said East line of Section 21 run North 76°58'41" West along said centerline of Tram Road a distance of 642.68 feet to a point marking the intersection of Tram Road and the centerline of Four Oaks Boulevard, thence departing said centerline of Tram Road run North 13°01'22" East along said centerline of Four Oaks Boulevard a distance of 85.22 feet to a point on a curve concave southeasterly, thence along said curve with a radius of 750.00 feet through a central angle of 23°16'48" for an arc length of 304.74 feet (chord bears North 24°39'46" East 302.64 feet), thence leaving said curve run North 36°18'10" East a distance of

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873.23 feet to a point on a curve concave northwesterly, thence along said curve with a radius of 750.00 feet through a central angle of 16°01'06" for an arc length of 209.68 feet (chord bears North 28°17'37" East 209.00 feet), thence leaving said curve run North 20°17'04" East a distance of 459.89 feet, thence leaving said centerline run North 69°42'56" West 60.00 feet to a point on the westerly right of way boundary of said Four Oaks Boulevard and the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 69°42'56" West 113.74 feet, thence run South 58°25'35" West 108.90 feet to a point of curve to the left, thence run southwesterly along said curve with a radius of 150.00 feet through a central angle of 65°22'28" for an arc distance of 171.15 feet (chord of 162.02 feet bears South 25°44'21" West), thence run South 06°30'28" East 2.15 feet, thence along the northerly boundary of that property recorded in Official Records Book 2245, Page 40 run North 69°42'56" West 739.36 feet, thence along easterly boundary of that property recorded in Official Records Book 1432, Page 1260 run North 21°57'48" East 95.89 feet to a found concrete monument, thence run North 10°53'34" East 219.79 feet to a found concrete monument, thence run North 02°57'51" East 403.14 feet, thence leaving said easterly boundary run South 87°02'09" East 71.22 feet to a point on a curve concave northeasterly, thence run southeasterly along said curve with a radius of 320.00 feet through a central angle of 33°52'30" for an arc distance of 189.19 feet (chord of 186.45 feet bears South 43°49'36" East), thence run North 76°05'38" East 73.52 feet, thence run North 13°42'13" East 101.60 feet to a point of curve to the left, thence run northwesterly along said curve with a radius of 140.00 feet through a central angle of 42°21'33" for an arc distance 103.50 feet (chord of 101.16 feet bears North 07°28'34" West) to a point of reverse curve to the right, thence run northwesterly along said curve with a radius of 140.00 feet through a central angle of 52°35'40" for an arc distance of 128.51 feet (chord of 124.05 feet bears North 02°21'30" West), thence run North 23°56'20" East 48.26 feet to a point on a curve concave northeasterly and the southerly right of way boundary of Shumard Oak Boulevard, thence run southeasterly along said right of way curve with a radius of 1293.00 feet through a central angle of 23°25'16" for an arc distance of 528.55 feet (chord of 524.87 feet bears South 76°21'29" East), thence run South 88°04'07" East 297.07 feet to a point on a curve to the right, thence run southeasterly along said right of way curve with a radius of 30.00 feet through a central angle of 90°54'41" for an arc distance of 47.60 feet (chord of 42.76 feet bears South 42°36'47" East) to a point on a compound curve to the right and the westerly right of way boundary of said Four Oaks Boulevard, thence run southwesterly along said right of way curve with a radius of 1168.00 feet through a central angle of 17°26'30" for an arc distance of 355.56 feet (chord of 354.19 feet bears South 11°33'49" West), thence run South 20°17'04" West 567.062 feet to the POINT OF BEGINNING. The above described parcel contains 965,102.13 square feet or 22.16 acres more or less.

AND ALSO

PARCEL "F"

A 3.62 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly describes as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida,

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thence run North  $00^{\circ}13'37''$  East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North  $76^{\circ}58'41''$  West along said centerline, a distance of 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet through a central angle of  $17^{\circ}06'44''$  for an arc length of 957.24 feet (chord of 953.69 feet bears North  $68^{\circ}25'19''$  West), thence North  $59^{\circ}51'57''$  West, a distance of 725.66 feet, thence leaving said centerline run North  $30^{\circ}08'03''$  East 33.00 feet to a point on the northerly right of way boundary of said Tram Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the northerly right of way boundary of said Tram Road run North  $59^{\circ}51'57''$  West, a distance of 78.92 feet to a point on the easterly right of way boundary of Capital Circle SE (State Road 261); thence along the easterly right of way boundary of said Capital Circle Se run North  $12^{\circ}00'27''$  East, a distance of 1,828.42 feet to a point of curve to the left; thence run northerly along said curve with a radius of 3,869.69 feet through a central angle of  $03^{\circ}52'18''$  for an arc distance of 261.49 feet (chord of 261.44 feet bears North  $10^{\circ}04'18''$  East) to a point on the southerly right of way boundary of Shumard Oak Boulevard (a 120 foot right of way); thence along said southerly right of way boundary run South  $81^{\circ}44'13''$  East, a distance of 68.05 feet to a point of curve to the left; thence run easterly along said curve with a radius of 1,697.00 feet through a central angle of  $00^{\circ}14'05''$  for an arc distance of 6.95 feet (chord of 6.95 feet bears South  $81^{\circ}51'15''$  East) to a point on a non tangent curve concave west; thence leaving said southerly right of way boundary run southerly along the westerly boundary of that property recorded in Official Records Book 1432, Page 1260 and said curve with a radius of 3,944.69 feet through a central angle of  $03^{\circ}52'10''$  for an arc distance of 266.41 feet (chord of 266.36 feet bears South  $10^{\circ}04'21''$  West); thence South  $12^{\circ}00'27''$  West, a distance of 1,852.97 feet to the POINT OF BEGINNING. The above described parcel contains 157,851.57 square feet or 3.62 acres, more or less.

AND ALSO

PARCEL "G"

A 39.74 Acre Parcel in Sections 9 and 16, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary line of said Section 16 run South  $89^{\circ}56'26''$  East 1326.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South  $89^{\circ}56'26''$  East 664.44 feet, thence run North  $00^{\circ}02'33''$  West 649.06 feet to a found concrete monument marking the southerly boundary line of Debko Subdivision as per Plat Book 8, Page 53 of the public records of Leon County, Florida, thence along said southerly boundary run South  $89^{\circ}55'43''$  East 661.54 feet to a point on the westerly right of way boundary of Capital Circle (State Road 261), thence along said westerly right of way boundary run South  $00^{\circ}01'41''$  West 649.92 feet to a point of intersection with the northerly boundary line of said Section 16, thence continue along said westerly right of way South  $00^{\circ}01'41''$  West 970.45 feet to a point of intersection with the northerly right of way boundary of Blair Stone Road Extension, thence along said northerly right run North  $89^{\circ}54'00''$  West 36.00 feet to a point of curve to the left, thence run southwesterly along said right of way curve with a radius of 2930.00

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feet through a central angle of  $03^{\circ}23'59''$  for an arc distance of 173.86 feet (chord of 173.83 feet bears South  $88^{\circ}24'00''$  West) to a point of reverse curve, thence run southwesterly along said curve with a radius of 2800.00 feet through a central angle of  $03^{\circ}23'59''$  for an arc distance of 166.14 feet (chord of 166.12 feet bears South  $88^{\circ}24'00''$  West); thence run North  $89^{\circ}54'00''$  West 960.49 feet, thence run North  $00^{\circ}40'40''$  East 979.55 feet to the POINT OF BEGINNING. The above-described parcel contains 1,731,197.74 square feet or 39.74 acres more or less.

The above described parcel being subject to a City of Tallahassee Utility right of way recorded in Official Records Book 2529, Page 1656 of the Public Records of Leon County, Florida.

AND ALSO

ORB 2529, PAGE 1656

PARCEL "H"

A 34.16 Acre Parcel in Section 16, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at a found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary line of said Section 16 run South  $89^{\circ}56'26''$  East, a distance of 1044.65 feet to a point on the centerline of Blair Stone Road (right of way varies); thence along said centerline run South  $89^{\circ}54'00''$  East, a distance of 93.91 feet, thence leaving said centerline run South  $00^{\circ}38'35''$  West, a distance of 65.00 feet to a point on the southerly right of way boundary of said Blair Stone Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the southerly right of way boundary of said Blair Stone Road run South  $89^{\circ}54'00''$  East, a distance of 1,243.82 feet to a point on the westerly right of way boundary of Capital Circle SE (State Road 261); thence along said westerly right of way boundary run South  $00^{\circ}01'41''$  West, a distance of 309.78 feet; thence South  $00^{\circ}18'28''$  West, a distance of 879.59 feet; thence leaving said westerly right of way boundary run South  $89^{\circ}52'19''$  West along the northerly boundary of that property recorded in Official Records Book 654, Page 621, a distance of 1,252.35 feet to a point on the easterly right of way boundary of a City of Tallahassee 100 foot Utility Right of Way; thence along said easterly right of way boundary run North  $00^{\circ}38'35''$  East, a distance of 1,194.41 feet to the POINT OF BEGINNING. The above described parcel contains 1,488,179.85 square feet or 34.16 acres, more or less.

AND ALSO

PARCEL "I"

A 192.97 Acre Parcel in Sections 16 and 21, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North  $00^{\circ}13'37''$  East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North  $76^{\circ}58'41''$  West along said centerline 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet

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through a central angle of  $17^{\circ}06'44''$  for an arc length of 957.24 feet (chord of 953.69 feet bears North  $68^{\circ}25'19''$  West), thence North  $59^{\circ}51'57''$  West 846.38 feet to the intersection of the centerline of Tram Road with the centerline of Capital Circle SE ( State Road No. 261); thence along said centerline of Capital Circle SE run South  $12^{\circ}00'01''$  West, a distance of 1.03 feet to the centerline of said Tram Road; thence along said centerline run North  $59^{\circ}57'12''$  West, a distance of 52.58 feet; thence leaving said centerline run North  $12^{\circ}00'27''$  East, a distance of 34.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the northerly right of way boundary of said Tram Road run North  $59^{\circ}57'12''$  West, a distance of 2,531.91 feet to a point on the easterly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said easterly right of way boundary run North  $06^{\circ}43'29''$  East, a distance of 789.11 feet; thence North  $00^{\circ}06'20''$  East, a distance of 1,270.65 feet; thence North  $00^{\circ}05'50''$  East, a distance of 2,692.10 feet to a point on the southerly right of way said City of Tallahassee 100 foot Utility Right of Way; thence along said southerly right of way boundary run North  $89^{\circ}58'58''$  East, a distance of 1,205.92 feet; thence along the westerly boundary of that property recorded in Official Records Book 654, Page 621 run South  $00^{\circ}18'28''$  West, a distance of 838.75 feet; thence along the southerly boundary of said property run North  $89^{\circ}52'19''$  East, a distance of 1,361.45 feet to a point on the westerly right of way boundary of Capital Circle SE (State Road 261); thence along said westerly right of way boundary run South  $00^{\circ}18'28''$  West, a distance of 2,657.37 feet to a point of curve to the right; thence run southerly along said curve with a radius of 3,769.69 feet through a central angle of  $11^{\circ}41'59''$  for an arc distance of 769.76 feet (chord of 768.42 feet bears South  $06^{\circ}09'27''$  West); thence South  $12^{\circ}00'27''$  West, a distance of 1,796.82 feet to the POINT OF BEGINNING. The above described parcel contains 12,518,245.93 square feet or 287.38 acres, more or less.

The above described parcel being subject to a Federal Aviation Administration lease parcel, recording information not provided.

LESS AND EXCEPT

PARCEL "I1"

A 47.84 Acre Parcel in Sections 16 and 21, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 40 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North  $00^{\circ}13'37''$  East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North  $76^{\circ}58'41''$  West along said centerline 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet through a central angle of  $17^{\circ}06'44''$  for an arc length of 957.24 feet (chord of 953.69 feet bears North  $68^{\circ}25'19''$  West), thence North  $59^{\circ}51'57''$  West 846.38 feet to the intersection of the centerline of Tram Road with the centerline of Capital Circle Southeast ( State Road No. 261), thence North  $12^{\circ}00'01''$  East along said centerline 1.97 feet, thence North  $12^{\circ}00'27''$  East along said centerline 1844.79 feet to a

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point of curve to the left, thence along said curve with a radius of 3819.66 feet through a central angle of 05°31'26" for an arc length of 368.25 feet (chord of 368.10 feet bears North 09°14'44" East), thence leaving said centerline run North 82°45'59" West 125.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 82°45'59" West along the northerly right of way of a proposed road (100 foot right of way) a distance of 407.94 feet to set iron rebar and cap marking a point of curve to the left, thence along said curve with a radius of 4425.00 feet through a central angle of 06°47'31" for an arc length of 524.55 feet (chord of 524.25 feet bears North 86°09'44" West) to a set iron rebar and cap, thence North 89°33'30" West 254.27 feet to a set iron rebar and cap marking a point of curve to the right, thence along said curve with a radius of 30.00 feet through a central angle of 90°00'00" for an arc length of 47.12 feet (chord of 42.43 feet bears North 44°33'30" West) to a set iron rebar and cap on the easterly right of way of a proposed roadway (100 foot right of way), thence North 00°26'30" East along said right of way 992.45 feet to a set iron rebar and cap marking a point of curve to the right, thence along said right of way curve with a radius of 750.00 feet through a central angle of 92°45'19" for an arc length of 1214.16 feet ( chord of 1085.85 feet bears North 46°49'10" East) to a set iron rebar and cap thence South 86°48'11" East along said right of way 444.13 feet to a set iron rebar and cap, thence leaving said right of way run South 00°18'28" West 1433.65 feet to a set iron rebar and cap marking a point of curve to the right, thence along said curve with a radius of 3694.66 feet through a central angle of 06°09'02" for an arc length of 396.61 feet (chord of 396.42 feet bears South 03°22'59" West) to the POINT OF BEGINNING, containing 47.84 acres more or less.

ALSO LESS AND EXCEPT

PARCEL "I2"

A 46.57 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 40 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North 00 degrees 13 minutes 37 seconds East 937.73 feet to a nail and cap marking the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North 76 degrees 58 minutes 41 seconds West along said centerline 1101.78 feet to a nail and cap marking a point of curve to the right having a radius of 3205.07 feet; thence continue along said centerline curve 957.24 feet (chord bears North 68 degrees 25 minutes 19 seconds West 953.69 feet) to a nail and cap; thence run North 59 degrees 51 minutes 57 seconds West along said centerline 1469.04 feet to the centerline of Capital Circle (State Road No. 261); thence continue along the centerline of said Tram Road, North 59 degrees 59 minutes 41 seconds West 131.43 feet; thence leaving said centerline run North 12 degrees 00 minutes 27 seconds East 34.47 feet to a concrete monument on the northerly right-of-way of said Tram Road marking the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 59 degrees 59 minutes 41 seconds West along the right of-way boundary of Tram Road 1302.84 feet to a concrete monument marking the easterly right-of-way boundary of a proposed 120 foot roadway; thence run North 30 degrees 00 minutes 19 seconds East along

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said easterly right-of-way 253.21 feet to a point of curve to the left having a radius of 1575.00 feet; thence run northeasterly along said right-of-way curve 812.67 feet (chord bears North 15 degrees 13 minutes 25 seconds East 803.69 feet); thence run North 00 degrees 26 minutes 30 seconds East 396.20 feet to a point of curve to the right having a radius of 30.00 feet; thence run northeasterly along said curve 47.12 feet (chord bears North 58 degrees 20 minutes 27 seconds East 68.51 feet) to the southerly right-of-way boundary of Shumard Oak Blvd.; thence run South 89 degrees 33 minutes 30 seconds East along said south right-of-way 254.27 feet to a point of curve to the right having a radius of 4325.00 feet; thence run southeasterly along said curve 512.70 feet (chord bears South 86 degrees 09 minutes 44 seconds East 512.40 feet); thence run South 82 degrees 45 minutes 59 seconds East 407.94 feet to a point lying 150 feet west of the centerline of said Capital Circle; thence run southerly along a line lying 150 feet west of and parallel to the centerline of said Capital Circle along a curve to the right having a radius of 3694.66 feet for an arc distance of 257.83 feet (chord bears South 10 degrees 00 minutes 30 seconds West 257.78 feet); thence run South 12 degrees 00 minutes 27 seconds West along said parallel line 1769.49 feet to the POINT OF BEGINNING; containing 46.57 acres, more or less.

AND ALSO

PARCEL "J"

An 11.54 Acre Parcel in Section 20, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 2691.63 feet; thence North 00°05'26" East 565.83 feet to point on the southerly right of way boundary of Tram Road (a 66 foot right of way); thence continue North 00°05'26" East 76.17 feet to a point on the northerly right of way boundary of said Tram Road; thence along said northerly right of way run North 59°57'12" West, a distance of 99.08 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along said northerly right of way of said Tram Road run North 59°57'12" West, a distance of 1,479.48 feet; thence leaving said northerly right of way run South 89°45'46" East along the southerly boundary of that property recorded in Official Records Book 2519, Page 1091, a distance of 1,367.35 feet to a found 1" iron pipe and the westerly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said westerly right of way boundary run South 06°43'29" West, a distance of 740.21 feet to the POINT OF BEGINNING. The above described parcel contains 502,823.93 square feet or 11.54 acres, more or less.

AND ALSO

PARCEL "K"

A 234.78 Acre Parcel in Section 20, Township 1 South, Range 1 South, Leon County, Florida, more particularly described as follows:



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Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 0.62 feet to the northerly right of way boundary of Capital Circle SE (State Road 263); thence along said northerly right of way boundary run North 89°40'47" West, a distance of 100.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along said northerly right of way boundary of said Capital Circle SE run North 89°40'47" West, a distance of 2,542.61 feet; thence leaving said northerly right of way boundary run North 00°02'23" West, a distance of 4,762.80 feet to a point on the southerly right of way boundary of Tram Road; thence along the southerly right of way boundary of said Tram Road run South 59°57'12" East, a distance of 2,928.63 feet to a point on the westerly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said westerly right of way run South 06°43'29" West, a distance of 50.63 feet; thence South 00°05'26" West, a distance of 570.21 feet; thence South 00°22'32" East, a distance of 2,690.20 feet to the POINT OF BEGINNING. The above described property contains 10,226,967.87 square feet or 234.78 acres, more or less.

AND ALSO

PARCEL "L"

A 60.44 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida; thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 0.62 feet to a point on the northerly right of way boundary of Capital Circle SE (State Road 263); thence leaving said northerly right of way boundary along the easterly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida, run North 00°22'32" West, a distance of 2,691.01 feet; thence North 00°05'26" East, a distance of 130.42 feet to a found pinched iron pipe; thence along the southerly boundary of that property recorded in Deed Book 151, Page 143 run South 89°52'45" East, a distance of 100.06 feet to a found pinched iron pipe; thence along the easterly boundary of said property run North 00°07'00" East, a distance of 377.70 feet to a point on the southerly right of way boundary of Tram Road; thence along said southerly right of way boundary run South 59°57'12" East, a distance of 1,291.69 feet; thence leaving said southerly right of way boundary run South 00°01'40" West, a distance of 1,010.97 feet to a found 1" iron pipe; thence South 89°52'21" West, a distance of 540.47 feet to found 6"x 6" concrete monument; thence South 00°01'05" West, a distance of 1,476.83 feet to a point on a non tangent curve concave north and the northerly right of way boundary of Capital Circle SE; thence run westerly along said right of way curve with a radius of 1,956.71 feet through a central angle of 15°19'34" for an arc distance of 523.41 feet (chord of 521.85 feet bears South 82°54'03" West); thence North 89°26'10" West, a distance of 142.25 feet to the POINT OF BEGINNING. The above described parcel contains 2,632,770.78 square feet or 60.44 acres, more or less.

AND ALSO

PARCEL "M"

A 61.62 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the southerly boundary of said Section 21 and the northerly boundary of that property recorded in Official Records Book 1111, Page 850 run North 89°34'16" West, a distance of 2,279.65 feet to a found concrete monument; thence along the easterly boundary of said property run North 00°07'13" West, a distance of 1,546.64 feet to found concrete monument on a non tangent curve concave north and the southerly right of way boundary of Tram Road (County Road 259) a 66 foot right of way; thence run easterly along said right of way curve with a radius of 3,238.07 feet through a central angle of 16°07'57" for an arc distance of 911.72 feet (chord of 908.71 feet bears South 68°54'44" East); thence South 76°58'41" East, a distance of 1,476.69 feet; thence leaving said southerly right of way boundary run South 00°14'14" West, a distance of 904.01 feet to the POINT OF BEGINNING. The above described parcel contains 2,684,023.55 square feet or 61.62 acres, more or less.

The above described parcel being subject to a utility easements recorded in Official Records Book 2393, Page 206 and Official Records Book 2598, Page 1083 of the Public Records of Leon County, Florida.

AND ALSO

PARCEL "N"

A 25.26 Acre Parcel in Section 22, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

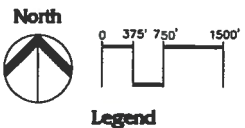
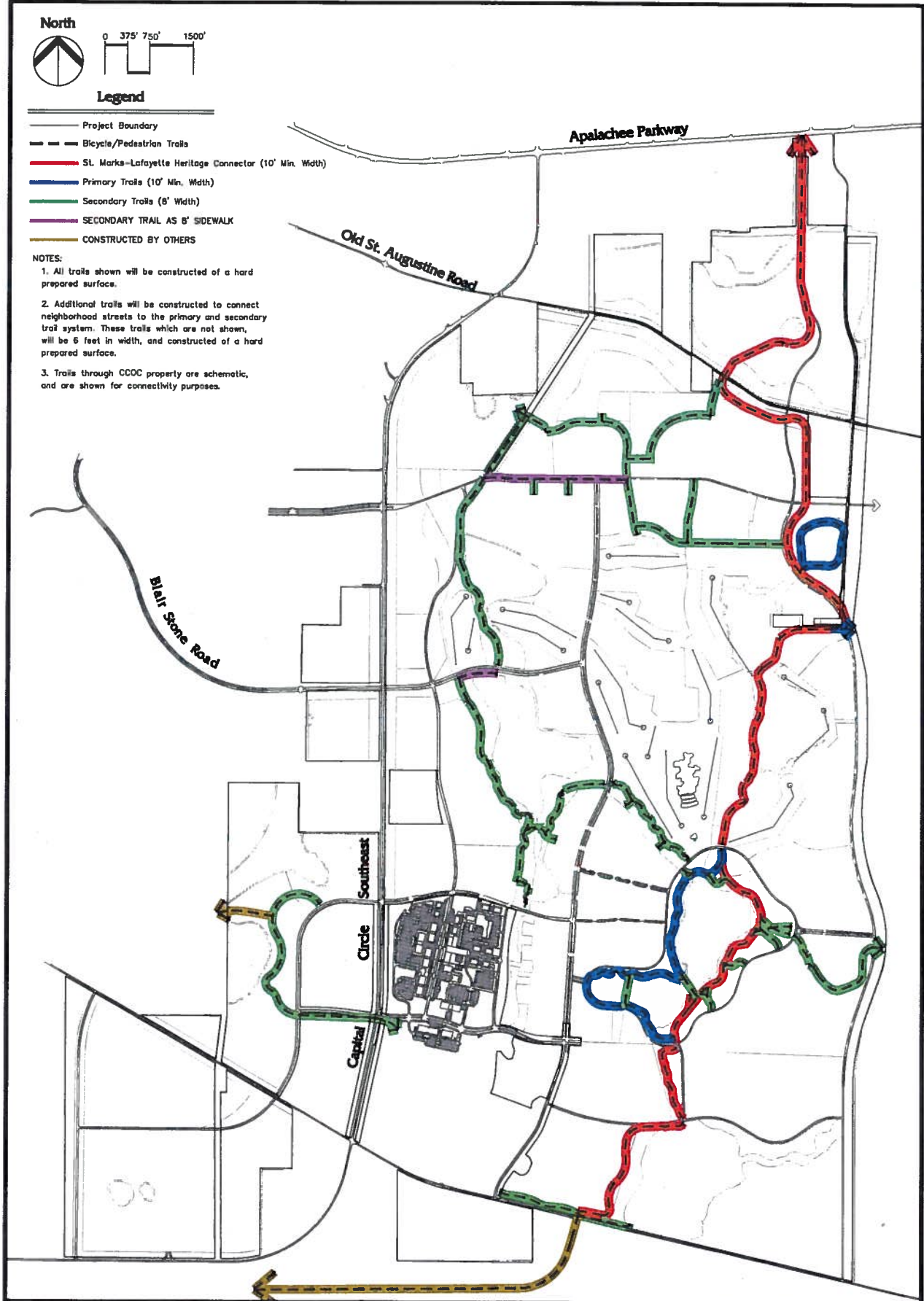
BEGIN at a found concrete monument marking the Southwest corner of Section 22, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 22 run North 00°14'14" East, a distance of 904.01 feet to a point on the southerly right of way boundary of Tram Road (County Road 259); thence along said southerly right of way boundary run South 76°58'41" East, a distance of 1594.81 feet; thence leaving said southerly right of way boundary run South 13°01'12" West, a distance of 570.01 feet; thence run North 89°34'16" West, a distance of 1429.16 feet to the POINT OF BEGINNING. The above described parcel contains 25.26 acres more or less.

The above described parcel being subject to a utility easements recorded in Official Records Book 2393, Page 206 and Official Records Book 2598, Page 1083 of the Public Records of Leon County, Florida.

The above described parcels containing an aggregate area of 3,322.77 acres more or less.

## **EXHIBIT 5**

### **CURRENT AND PROPOSED TRAIL CORRIDOR**



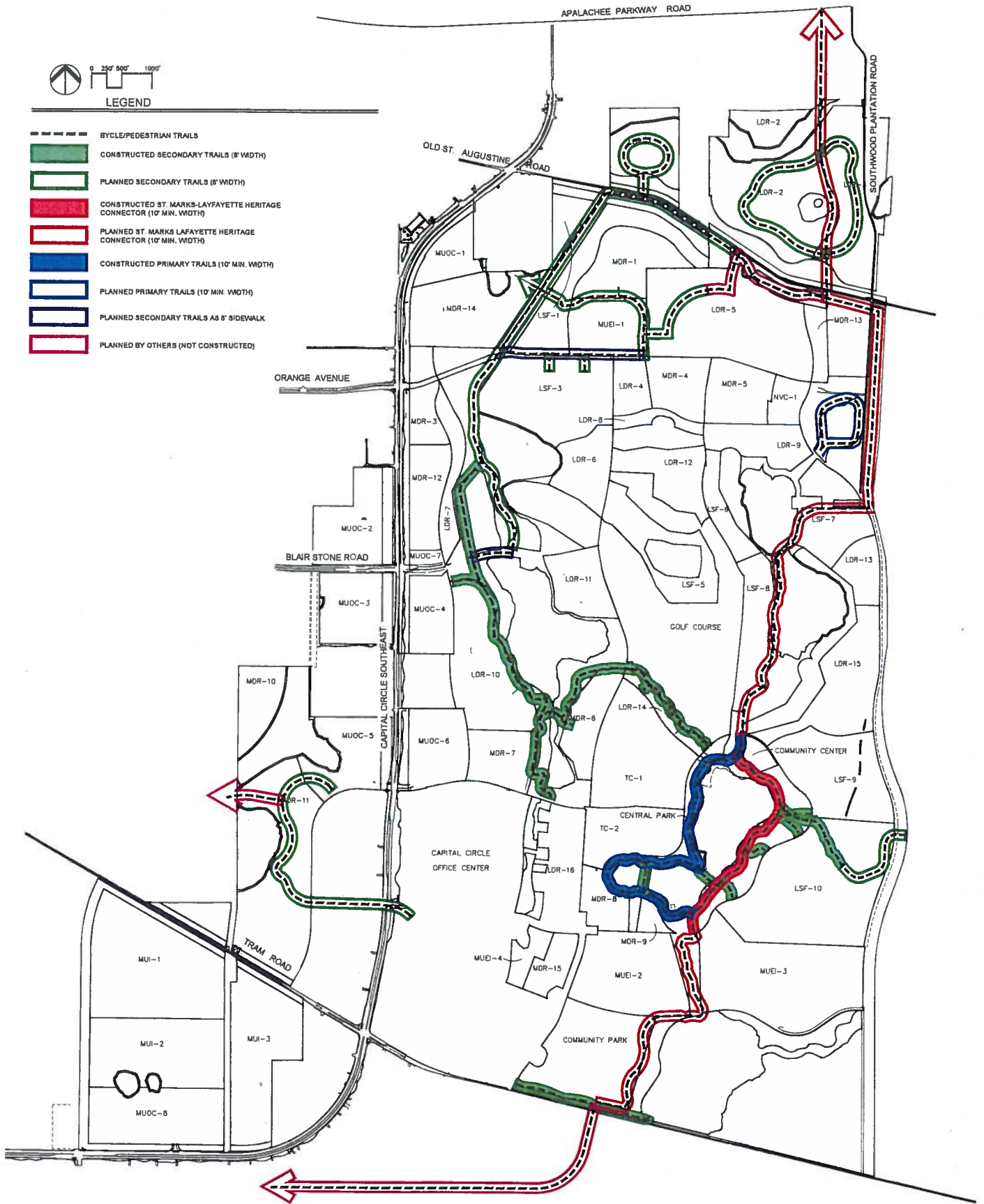
- Legend**
- Project Boundary
  - - - Bicycle/Pedestrian Trails
  - St. Marks-Lafayette Heritage Connector (10' Min. Width)
  - Primary Trails (10' Min. Width)
  - Secondary Trails (8' Width)
  - SECONDARY TRAIL AS 6' SIDEWALK
  - CONSTRUCTED BY OTHERS

- NOTES:**
1. All trails shown will be constructed of a hard prepared surface.
  2. Additional trails will be constructed to connect neighborhood streets to the primary and secondary trail system. These trails which are not shown, will be 6 feet in width, and constructed of a hard prepared surface.
  3. Trails through CCOC property are schematic, and are shown for connectivity purposes.

# PROPOSED TRAIL MAP



- LEGEND**
- BICYCLE/PEDESTRIAN TRAILS
  - CONSTRUCTED SECONDARY TRAILS (8' WIDTH)
  - PLANNED SECONDARY TRAILS (8' WIDTH)
  - CONSTRUCTED ST. MARKS-LAFAYETTE HERITAGE CONNECTOR (10' MIN. WIDTH)
  - PLANNED ST. MARKS LAFAYETTE HERITAGE CONNECTOR (10' MIN. WIDTH)
  - CONSTRUCTED PRIMARY TRAILS (10' MIN. WIDTH)
  - PLANNED PRIMARY TRAILS (10' MIN. WIDTH)
  - PLANNED SECONDARY TRAILS AS 6' SIDEWALK
  - PLANNED BY OTHERS (NOT CONSTRUCTED)



## PROPOSED TRAIL SYSTEM NETWORK



© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
2815 CENTENNIAL BOULEVARD, SUITE 102  
TALLAHASSEE, FLORIDA 32308  
PHONE: 904-561-2000

Author: JAMES W. HORN, P.E., Director of Engineering, Kimley-Horn and Associates, Inc. Review: Eric P. Pritchard, P.E., Director of Engineering, Kimley-Horn and Associates, Inc. Date: 03/04/2019

**Leon County  
Board of County Commissioners**

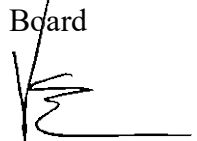
**Notes for Agenda Item #12**

# Leon County Board of County Commissioners

## Agenda Item #12

March 12, 2019

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

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

**Title:** Support the Strategic Initiative to be Designated a “SolSmart” Community by Developing an Ordinance that Provides Standards for Solar Energy Systems

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support and Environmental Management
<b>Lead Staff/ Project Team:</b>	Ryan Culpepper, Director, Development Services Andy Johnson, Assistant to the County Administrator for Legislative and Strategic Initiatives

### **Statement of Issue:**

In support of the strategic initiative to be designated a “SolSmart” Community, this item seeks the Board’s authorization to proceed with the development of an Ordinance to provide specific standards within the Leon County Land Development Code (LDC) for proposed solar energy systems. The proposed Ordinance would encourage the use of solar energy systems as an alternative and sustainable source of renewable energy, consolidate guidelines for installation of solar energy systems within a single section of the LDC, and provide a simple and expedited permitting process for prospective applicants.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Authorize staff to proceed with the development of an Ordinance amending the Land Development Code to provide standards for solar energy systems.

## **Report and Discussion**

### **Background:**

This request for authorization to proceed with the drafting of a Solar Energy Systems Ordinance is essential to the following FY2017-FY2021 Strategic Initiative:

- Pursue NACo’s SolSmart designation. (2018-4)

This particular Strategic Initiative aligns with the Board’s Environment Strategic Priorities:

- (EN3) Promote orderly growth and sustainable practices
- (EN4) Reduce our carbon footprint

This item seeks the Board’s authorization to proceed with the development of an Ordinance to encourage and provide specific standards within the Leon County Land Development Code (LDC) for proposed solar energy systems. The Board has consistently demonstrated a commitment to supporting renewable and sustainable energy sources by investing in solar alternatives, including establishing the Strategic Initiative to pursue the SolSmart designation referenced above. Additionally, staff has noted a continued increase in permit activity for residential solar energy system installations and has received several recent inquiries regarding zoning districts that would allow large solar energy systems or “solar farms.”

The LDC currently allows for the installation of small, residential solar systems either as roof-mounted or ground-mounted systems. To demonstrate the County’s commitment to the development of alternative, renewable energy sources, in 2014 staff created a permitting brochure for solar energy systems, which provided guidance for property owners and contractors interested in installing solar energy systems. The brochure outlined the current permitting process, associated review fees, and noted recent permit routing enhancements (including the implementation of Project Dox and the Project Manager Model) which provided a more streamlined process for approval.

Beyond solar energy systems serving a single home or structure, the LDC is silent with regard to larger, neighborhood-scale solar systems or solar farms. As described in greater detail in the Analysis section below, these larger systems may be permitted under the current LDC, but the proposed Solar Energy Systems Ordinance is needed in order to establish specific standards for these systems and to provide a streamlined and expedited permitting process to encourage their development. Accordingly, the proposed Ordinance would encourage the use of solar energy systems as an alternative and sustainable source of renewable energy, consolidate guidelines for installation of solar energy systems within a single section of the LDC, and provide a simple and expedited permitting process for prospective applicants.

### **Analysis:**

In 2011, the Board approved a new methodology for building permit review and inspection fee assessments for solar-related installation to existing buildings which resulted in a substantial



Title: Support the Strategic Initiative to be Designated a “SolSmart” Community by Developing an Ordinance that Provides Standards for Solar Energy Systems

March 12, 2019

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reduction in total permit costs for applicants. Additionally, staff created a Solar Photovoltaic Permitting Guidelines brochure to outline the permit review process and the reduced permit review fees for solar energy system installation associated with a residential or non-residential building (Attachment #1). While this brochure provided an immediate response to the processing and permitting of solar energy systems for single structures, it did not address the potential for medium-to large-scale solar energy systems (solar farms) capable of connecting to the local utility power grid for distribution to multiple consumers in the electricity market. In addition, these large-scale solar energy systems can require significant acreage to accommodate the associated solar equipment. Therefore, without the appropriate regulatory provisions, there is currently no clear direction for staff or the public regarding where these larger systems may be permitted, or what the applicable development standards would be.

Leon County has historically received permit requests for solar energy systems that are limited to a single structure. Most applications have been for rooftop solar systems, and some have involved installation of equipment on the ground as an accessory to the principal structure. Leon County has not yet received any formal permit applications for larger-scale solar energy systems, but as indicated earlier in this item, staff has received several recent inquiries regarding zoning districts that would allow large solar energy systems or “solar farms.”. The closest land use outlined in the LDC for larger-scale solar energy systems is “light infrastructure” or “heavy infrastructure”; however, these two land uses do not adequately address larger solar energy systems, nor do they provide any incentive or process enhancement to encourage solar energy systems. Accordingly, staff is proposing to develop a Solar Energy Systems Ordinance that will provide a clear regulatory framework and a minimal, expedited permitting process for these types of development activities.

At the 2018 Annual Retreat, the Board adopted a Strategic Initiative to pursue designation as a SolSmart Community. The SolSmart initiative is a partnership among several national organizations (including the National Association of Counties, National League of Cities, the International City/County Management Association, and others) to assist local governments to reduce barriers to solar energy development within their communities. SolSmart awards Gold, Silver, and Bronze designations to cities and counties recognizing their achievement in removing obstacles to solar energy development, such as implementing best practices in permitting, land development regulations, and community engagement regarding solar energy. The adoption of an ordinance specifically addressing solar development is a key requisite to achieving designation as a SolSmart community.

The overwhelming majority of jurisdictions in Florida either do not address solar energy systems and defer to the building code, or they identify solar energy systems as accessory structures or uses that must meet the attendant development standards. Many do not address large solar farms at all. To implement the Board’s adopted Strategic Initiative, staff conducted a review of Florida jurisdictions as well as SolSmart-designated communities to identify best practices regarding the regulation of solar energy systems. To achieve the SolSmart designation, a community must meet program prerequisites in two foundational categories: 1) Permitting and 2) Planning, Zoning and Development Regulations. These prerequisites require communities to create and post a permit checklist online and conduct a review of existing barriers to solar in the zoning code. Communities must also demonstrate implementation of other best practices across “special focus categories”

Title: Support the Strategic Initiative to be Designated a “SolSmart” Community by Developing an Ordinance that Provides Standards for Solar Energy Systems

March 12, 2019

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which include Inspection; Construction Codes; Solar Rights; Utility Engagement; Community Engagement; and Market Development and Finance.

Staff has had initial discussions with the Office of Sustainability and with representatives of SolSmart to identify process improvements needed to achieve the SolSmart designation. Many of the SolSmart criteria can be addressed in an Ordinance which would specifically define and outline the various types of solar energy systems along with the associated development standards. Staff is seeking authorization to draft an Ordinance that would support the County’s application for designation as a SolSmart community by addressing the following issues:

1. Reduce barriers for solar energy systems;
2. Provide the appropriate updates to the LDC regarding the various terms for solar energy systems to ensure consistent application of terminology used in the industry;
3. Define three different types of solar energy systems: single-structure supportive (building mounted or accessory structure), neighborhood-scale, and utility-scale;
4. Provide a minimal and expedited site plan review process for neighborhood-scale and utility-scale systems to ensure the continued protection of adjacent property owners and environmentally sensitive areas; and
5. Ensure the proper coordination with the appropriate local utilities.

The proposed Ordinance will incorporate many, if not all, of the guidelines outlined in the Solar Photovoltaic Permitting Guidelines brochure. Furthermore, with the Board’s authorization to proceed, staff will gather input from citizen groups including DSEM’s Advisory Committee on Quality Growth prior to submitting the proposed Ordinance to the Planning Commission for a consistency review. The proposed Ordinance will require final consideration by the Board at a regularly scheduled Public Hearing.

**Options:**

1. Authorize staff to proceed with the development of an Ordinance amending the Land Development Code to provide standards for solar energy systems.
2. Do not authorize staff to proceed with the development of an Ordinance amending the Land Development Code to provide standards for solar energy systems.
3. Board direction.

**Recommendation:**

Option #1

**Attachment:**

1. Solar Photovoltaic Permitting Guidelines Brochure



# LEON COUNTY

## DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT

# SOLAR PHOTOVOLTAIC PERMITTING GUIDELINES



PEOPLE FOCUSED. PERFORMANCE DRIVEN.



## Is solar PV right for your building?

Prior to the installation of a solar photovoltaic (PV) system in your home, there are some conservation measures that should be taken to reduce your current energy use. These measures will not only reduce energy investments and greenhouse gas emissions, but may also allow for the possibility of installing a smaller PV system. Some examples of such conservation measures include:

- A preliminary FREE energy and water audit from Tallahassee City Utilities at **891-4Y0U** or Talquin Electric at **627-7651**.
- LED light replacements and retrofits
- Additional insulation in your attic
- Weather stripping
- Heating and air vent sealants
- HVAC cleaning and maintenance
- Upgraded HVAC units with higher energy efficiencies
- Appliances with higher energy efficiencies

## Installation:

The 2014 Edition of the Florida Building Code (FBC) and the 2011 National Electrical Code (NEC) require permits and inspections for solar PV and thermal water heater installations. The FBC requirements include a wind analysis of the host structure prepared by a Florida Register Engineer. This document is required to ensure that the panels have been attached properly and can withstand hurricane force winds up to 120 mph. Additional requirements include field inspections to verify the proper installation of the panels to the roof system, or foundation if the system is ground mounted.

The NEC outlines the proper installation of all electrical components of the PV system. Obtaining a solar permit may require review approvals within Development Support and Environmental Management (DSEM), including Development Services and Environmental Services. To assist with timely review and permit issuance, please contact the Building Plans Review and Inspection Service Advisor at 606-1300 to get complete permit application and inspection information.

## Required Submittal Documents:

1. A building permit application will need to be completed for all solar installations. The application can be accessed online at [www.LeonCountyFL.gov/DSEM/Applications](http://www.LeonCountyFL.gov/DSEM/Applications).
2. The manufacturer's installation instructions of the solar panels.
3. An electrical diagram of the system and all electrical connections, including inverter placements and system disconnect locations. Electrical connections shall be completed by a Florida licensed electrical contractor.
4. A wind load analysis for 120 mph (3 second gust) hurricane-force winds.



5. If the system is to be ground mounted, additional information shall include a site plan to show location of the proposed structure in relation to existing improvements, property boundaries, trees and/or easements.

### Other Reviews and Approvals:

1. If trees are to be removed as a component of the solar installation, an environmental permit will be required as outlined in the County's Land Development Code (LDC).
2. Ground-mounted solar installations are considered to be accessory structures, and will require a Project Status Determination. As a result, the proposed improvement will be subject to the applicable accessory structure requirements noted in the County's LDC.
3. After review and approval of the building permit, the licensed contractor for the solar installation may wish to expedite the permitting process for future installations by requesting that the submitted information be placed in a "master solar permit file" for future reviews.

### Permit Fees:

In keeping with the County's commitment to sustainable practices within our community, DSEM recognizes the impact of utilizing solar power to reduce our carbon footprint, our reliance on fossil fuels, and property owner's utility costs. Solar installations including photovoltaic and thermal water heating equipment that are proposed as a component of a new building or structure will be covered under the building permit and no additional solar-related permit review fees will apply. Specific to retrofit or stand-alone solar systems, the Board of County Commissioners revised and reduced the fee structure for solar permits in 2011. The following fees are reflective of the Building Review and Inspection fees only.

Solar Photovoltaic (PV)	
Building permit review	\$91.38
Electrical permit review	\$78.32
<b>Total fee</b>	<b>\$169.70</b>

Solar Thermal (Water Heating)	
Building permit review	\$91.38
Plumbing permit review	\$91.38
<b>Total fee</b>	<b>\$182.76</b>

Ground mounted (accessory structure) solar permits for structures (PV or Solar Thermal) consisting of 300 or more square feet shall include the following additional fees:

Ground Mounted Solar Permit Fees	
Development Services review	\$120.00
Environmental Services review	\$180.00*
<b>Total fee</b>	<b>\$300.00</b>

\*Note: The Environmental Services review fee of \$180 will not be charged for parcels of five acres or larger.





## Permit Submission:

1. Solar PV and thermal permit applications may be submitted electronically through Leon County's web permitting program (Velocity Hall). This web-based permitting is available only for licensed contractors that have a master solar permit on file at DSEM.
2. Permits may be delivered to the offices of DSEM (435 N. Macomb, 2nd floor) during regular business hours.

## Solar Installation Inspection:

1. Inspections for roof-mounted solar PV systems include review of the connections between the solar panel brackets and the roof structure to ensure that proper connections have been made and that the roof penetrations have been properly sealed.
2. Ground-mounted PV systems will require a foundation inspection, which includes verification of the width and thickness of the foundation and the placement of reinforcing steel.
3. Electrical inspections for PV systems are required for both roof- and ground-mounted systems to ensure the wiring is properly installed, the system inverters are located in the proper locations and that the equipment disconnects are installed as per the NEC. Proper labeling of the breakers in the main distribution panel is also verified during the electrical inspection.
4. Thermal water heating systems will require inspections of the roof panel connection and piping, including a pressure test.
5. Additional requirements such as meter locations may be mandated by your electric utility provider. The applicant or homeowner will need to contact the utility provider directly to determine these requirements.

## Notification of Electric Utility Provider:

1. Upon receipt of a solar installation permit application at DSEM, the permit tracking system will automatically notify the electric utility provider of the submittal.
2. After final inspections of the solar PV system are completed and approved by DSEM, the permit tracking system will notify the electric utility provider that all inspections have been approved and that the system is released for service.

*Please note, however, that final approval of the Leon County permit does not qualify the owner for installation of a special metering system, as this is determined directly by the utility provider.*





**LEON COUNTY**  
**Development Support and Environmental Management**

435 North Macomb Street, Tallahassee, FL 32301

**(850) 606-1300**

**[www.LeonCountyFL.gov/DSEM](http://www.LeonCountyFL.gov/DSEM)**

PEOPLE FOCUSED. PERFORMANCE DRIVEN.

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #13**

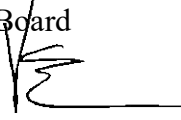


# Leon County Board of County Commissioners

## Agenda Item #13

March 12, 2019

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

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

**Title:** Tallahassee Fire Department Certificate of Public Convenience and Necessity Amendment

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Chad Abrams, Chief of Emergency Medical Services
<b>Lead Staff/ Project Team:</b>	Timothy Carlson, Emergency Medical Services

### **Statement of Issue:**

This agenda item seeks Board approval of an amendment to the Certificate of Public Convenience and Necessity (COPCN) issued to the Tallahassee Fire Department to provide advanced life support, first-response, non-transport services to fire stations that provide only basic life support. This amendment was requested by the City of Tallahassee.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option # 1: Approve the amendment to the Certificate of Public Convenience and Necessity for the Tallahassee Fire Department to provide advanced life support, first-responder, non-transport services (Attachment #1).

## **Report and Discussion**

### **Background:**

This agenda item seeks Board approval of an amended Certificate of Public Convenience and Necessity (COPCN) issued to the Tallahassee Fire Department (TFD) to provide advanced life support (ALS), first-response, non-transport services to fire stations that provide only basic life support (Attachment #1). Certificates of Public Necessity and Convenience are issued by counties under Section 401.25, Florida Statutes, to entities requesting to deliver emergency medical services within that county. A COPCN sets standards and regulations for the provision of emergency medical services in the jurisdiction and is established by local ordinance. Pursuant to County Ordinance No. 04-19, COPCNs require Board consideration for approval upon a recommendation of the Emergency Medical Services Advisory Council (EMSAC). The EMSAC recommends approval of the request.

Membership of the EMSAC consists of the County Administrator or designee, who shall act as chairman of the EMSAC, the assistant county administrator or designee, the City Manager of the City of Tallahassee or designee, the Leon County EMS Medical Director, and the administrator, or designee, and emergency department medical director of each hospital.

Through interlocal agreements between the County and the City of Tallahassee, the Tallahassee Fire Department has provided expanded ALS first-response, non-transport services at several fire stations since 2004. The current COPCN that authorizes TFD to provide ALS first-response was approved by the Board at the October 24, 2017 meeting (Attachment #2).

### **Analysis:**

In compliance with County Ordinance No. 04-19, which governs the Emergency Medical Transportation Services, on January 3, 2019, TFD submitted an application requesting an amendment to the current COPCN (Attachment #3). The EMSAC, which was also established by the Ordinance to review such applications, met on February 13, 2019 and voted to recommend for the Board's consideration approval of TFD's request (Attachment #4).

The proposed amended COPCN recommends approval of TFD's plan to immediately implement ALS first-response, non-transport services, at Station 8 on Hartsfield Road and Station 16 on Easterwood Drive and to add future ALS services to other fire stations upon notification by the City to the Chief of Emergency Medical Services. The EMSAC recommends that the Board approve the proposed amendment to the COPCN (Attachment #1).

**Options:**

1. Approve the amendment to the Certificate of Public Convenience and Necessity for the Tallahassee Fire Department to provide advanced life support, first-responder, non-transport services (Attachment #1).
2. Do not approve the amendment to the Certificate of Public Convenience and Necessity for the Tallahassee Fire Department to provide advanced life support, first-responder, non-transport services.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Proposed Certificate of Public Convenience and Necessity to Tallahassee Fire Department
2. Current Certificate of Public Convenience and Necessity Tallahassee Fire Department
3. Application for Amendment of COPCN
4. Minutes from the February 13, 2019 EMSAC meeting

# LEON COUNTY

## Certificate of Public Convenience and Necessity Emergency Medical Services

**Whereas**, the City of Tallahassee has made application for the grant of authority to provide advanced life support, first responder, non-transport services, twenty-four hours per day / seven days per week, from City of Tallahassee Fire apparatus located at identified fire stations..

**Whereas**, the above named service provider affirms that it will maintain compliance with the requirements of the Emergency Medical Services Act (Chapter 401, F.S.) and rules (Chapter 64J-1, F.A.C.); and

**Whereas**, the above named service provider affirms that it will comply with Article III of the Code of Laws of Leon County, Florida; and

**Whereas**, the governing body of Leon County has considered recommendations of the Emergency Medical Services Advisory Council.

**Now therefore**, The Board of County Commissioners of Leon County hereby issues a Certificate of Public Convenience and Necessity to the City of Tallahassee to provide the following services only: Advanced Life Support, first responder, non-transport services, twenty-four hours per day / seven days per week from City of Tallahassee fire apparatus located at identified fire stations with limitations as prescribed on the Certificate. Advanced Life Support, first responder, non-transport services may be expanded to additional fire apparatus and stations upon the coordination of such expansion with the County. The service shall be provided within the territorial limits of Leon County, Florida. The Certificate holder shall maintain the level of service as outlined in their application throughout the term of this Certificate, and shall conform and comply with all rights and duties granted by the Certificate.

Date Issued:            March 12, 2019  
Date of Expiration:    November 8, 2020  
(Unless Certificate is sooner revoked or suspended)

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTESTED BY:  
Gwendolyn Marshall, Clerk of the Court  
& Comptroller, Leon County, Florida

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

Approved as to Form:  
Leon County Attorney's Office

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

# LEON COUNTY

## Certificate of Public Convenience and Necessity

### Emergency Medical Services

Whereas, the City of Tallahassee has made application for the grant of authority to provide advanced life support, first responder, non-transport services, twenty-four hours per day / seven days per week, from six City of Tallahassee Fire apparatus and one supervisor vehicle, located at seven identified fire stations within the incorporated area of the City of Tallahassee.

Whereas, the above named service provider affirms that it will maintain compliance with the requirements of the Emergency Medical Services Act (Chapter 401, F.S.) and rules (Chapter 64J-1, F.A.C.); and

Whereas, the above named service provider affirms that it will comply with Article III of the Code of Laws of Leon County, Florida; and

Whereas, the governing body of Leon County has considered recommendations of the Emergency Medical Services Advisory Council.

Now therefore, The Board of County Commissioners of Leon County hereby issues a Certificate of Public Convenience and Necessity to the City of Tallahassee to provide the following services only: Advanced Life Support, first responder, non-transport services, twenty-four hours per day / seven days per week from six City of Tallahassee fire apparatus and one supervisor vehicle located at seven identified fire stations within the incorporated area of the City of Tallahassee with limitations as prescribed on the Certificate. The service shall be provided within the territorial limits of Leon County, Florida. The Certificate holder shall maintain the level of service as outlined in their application throughout the term of this Certificate, and shall conform and comply with all rights and duties granted by the Certificate.

Date Issued: November 8, 2017  
Date of Expiration: November 8, 2020  
(Unless Certificate is sooner revoked or suspended)

LEON COUNTY, FLORIDA

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

*John E. Dailey*  
John E. Dailey, Chairman  
Board of County Commissioners

ATTEST:

Gwendolyn Marshall, Clerk of the Court and  
Comptroller for Leon County, Florida

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

Approved as to Form:  
Leon County Attorney's Office

BY: \_\_\_\_\_  
Herbert W.A. Thele, Esq.  
County Attorney



An All-America City

RECEIVED

January 3, 2019

2019 JAN -3 AM 9: 43

LEON COUNTY  
EMS DIVISION

Chad Abrams, Chief  
Leon County Emergency Medical Services  
911 Easterwood Drive  
Tallahassee, FL 32311

Dear Chief Abrams,

The Tallahassee Fire Department (TFD) is submitting this letter for an amendment to our Certificate of Public Convenience and Necessity-Advanced Life Support Non-Transport to continue to provide an increased level of service to our community. As part of an incremental expansion of non-transport ALS, TFD would like to enhance the Emergency Medical Services capabilities of Fire Stations 8 & 16 to the ALS designation.

Fire Station 8, located at 2423 Hartsfield Rd., is responsible for an area of 10.6 square miles and a population of over 15,000 city and county residents. Fire Station 16, located at 913 Easterwood Dr., is responsible for an area of 15.8 square miles and serves a population of 21,000 city and county residents. Combined, these two fire stations are cover an area over 26 square miles and a population of over 36,000. By enhancing the EMS capabilities of these two stations to ALS, TFD could have an improved level of service to these two response areas.

Since 1988, TFD has provided Basic Life Support to the citizens of Tallahassee and Leon County. The *Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services* allows the City of Tallahassee and Leon County to continue to utilize an existing governmental resource to provide advance pre-hospital patient care to our community.

Beyond the changes to Section 4 of the COPCN that stipulates the number of ALS fire stations and Section 5 that lists their location, there are no other changes to any other section of the current COPCN that was issued in November of 2017 and is set to expire in November of 2020. This amendment only changes the current number of TFD ALS units from six to eight with one supervisor vehicle operating twenty-four hours per day/ seven days per week at nine identified fire stations within the incorporated area of the City of Tallahassee.

TFD looks forward to continuing working together with the Leon County Emergency Medical Services in a positive teamwork fashion that benefits our citizens.

Respectfully,

Jerome Gaines, Fire Chief  
Tallahassee Fire Department  
911 Easterwood Drive  
Tallahassee, FL 32311

**Attachment 1  
COPCN Amendment  
January 2019**

## **List of Tallahassee Fire Department ALS Fire Stations**

Fire Station 2  
2805 Sharer Rd.  
Tallahassee, FL 32312

Fire Station 3  
3005 South Monroe St.  
Tallahassee, FL 32303

Fire Station 4  
2899 West Pensacola St.  
Tallahassee, FL 32304

Fire Station 6  
2901 Apalachee Parkway  
Tallahassee, FL 32301

Fire Station 9  
3205 Thomasville Rd.  
Tallahassee, FL 32312

Fire Station 15  
1445 Bannerman Rd.  
Tallahassee, FL 32312

Fire Station 1  
327 North Adams St.  
Tallahassee, FL 32301

Fire Station 16 (Proposed)  
913 Easterwood Drive  
Tallahassee, FL 32311

Fire Station 8 (Proposed)  
2423 Hartsfield Rd.  
Tallahassee, FL 32303

**The locations above were mutually agreed upon as required in the interlocal *Agreement Providing for Advanced Life Support Services*. Any additional ALS units are also addressed in this agreement and require negotiation between the City and County.**



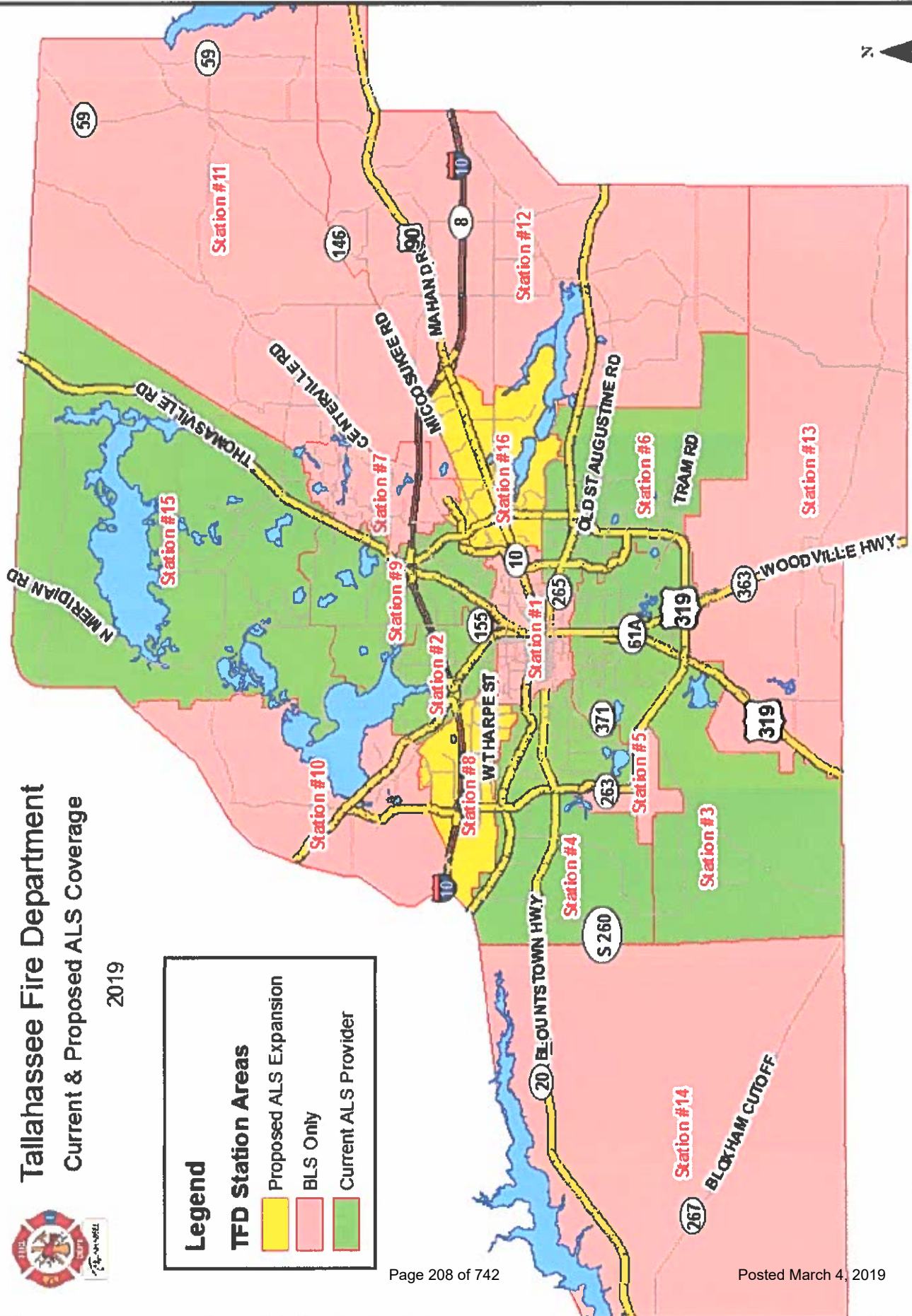
# Tallahassee Fire Department Current & Proposed ALS Coverage

2019

**Legend**

**TFD Station Areas**

- Proposed ALS Expansion
- BLS Only
- Current ALS Provider







# Leon County Government

## EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL

February 13, 2019  
Meeting Minutes

### EMSAC Members Present

Wanda Hunter, Assistant County Administrator  
Andy Johnson, County Administrator designee  
Dr. Kim Landry, Leon County EMS Medical Director  
Michael Hadden, City Manager designee  
Dr. Colby Redfield, Tallahassee Memorial Emergency Department Medical Director  
Gail Dunmyer, Capital Regional Medical Center administrator designee  
Dr. Chastity Skinner, Capital Regional Medical Center Emergency Department Medical Director  
Chad Abrams, EMS Chief, Staff to the EMSAC

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1. Call to Order – The meeting was called to order at 1:10 PM.
2. Public Comments – The public was provided an opportunity to provide comments to the EMSAC. No comments were presented.
3. Amendment of the Tallahassee Fire Department Certificate of Public Convenience and Necessity to provide Advanced Life Support first-response, non-transport services –

Chief Abrams provided an overview of the TFD application for amendment to their COPCN. The application was transmitted for comments in accordance with the County Ordinance and written comments regarding the matter were due to the County on February 11, 2019. The County received no written comments.

The City did however indicate to the County that TFD anticipates future additional expansion of ALS first-response, non-transport services to other stations that currently provide basic life support first-response services and requested that the EMSAC consider approving those future expansion as a part of this review process.

Division Chief Mike Hadden with the TFD provided an overview of the high-level plan for expansion of ALS first-response, non-transport services to the EMSAC. Chief Hadden indicated that TFD was seeking to expand services to Station 8 and Station 16 at this time;

an anticipated FY20 expansion to Station 1 and Station 7; and a future subsequent expansion to Station 10 and Station 11.

The EMSAC had a brief discussion regarding the information provided.

Gail Dunmyer made a motion to recommend approval of the amendment to the City of Tallahassee Certificate of Public Convenience and Necessity to provide ALS first-response, non-transport services to add services to Station 8 and Station 16; and, to recommend the approval of any future expansion of ALS first-response, non-transport services to other stations upon coordination of such expansion with the County.

Andy Johnson seconded the motion.

There was no additional discussion from the EMSAC

The motion passed 7 – 0.

4. New Business – There was no new business presented to the EMSAC for consideration.
5. Adjournment – The meeting was adjourned at 1:27 PM.

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #14**

# Leon County Board of County Commissioners

## Agenda Item #14

March 12, 2019

**To:** Honorable Chairman and Members of the Board  
**From:** Vincent S. Long, County Administrator  
**Title:** Supervised Pretrial Release Program 2018 Annual Report

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator
<b>Lead Staff/ Project Team:</b>	Teresa Broxton, Director, Office of Intervention and Detention Alternatives James Crum, Pretrial Supervisor

### **Statement of Issue:**

As required by Florida Statute, this item seeks Board acceptance of the Supervised Pretrial Release Program 2018 Annual Report and authorization to submit the report to the Clerk of Circuit Court and Comptroller.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Accept the Supervised Pretrial Release Program 2018 Annual Report (Attachment #1) and authorize staff to submit to the Clerk of Circuit Court and Comptroller for Leon County.

## Report and Discussion

### **Background:**

Section 907.43, Florida Statutes, cited as the “Citizens’ Right to Know Act,” requires Pretrial Release Programs to provide an annual report to the Board of County Commissioners and the Clerk of Circuit Court and Comptroller for Leon County. The report must identify program activities, funding sources, the number of defendants assessed after arrest and the number ordered into the Pretrial Release Program by the court (Attachment #1).

Additionally, the Citizens’ Right to Know Act requires all Pretrial Release Programs submit as part of the report, a listing of the name and case number of each defendant that violated the terms of release by one of the following: a warrant issued for failing to appear in Court; booked into the detention facility for a new arrest; committed a technical violation of pretrial release conditions (Attachment #1).

Leon County’s Supervised Pretrial Release Program is an alternative to monetary bail for defendants who are likely to appear in court and unlikely to present a danger to the community if released. Administrative Order 2018-06 (Attachment #2) serves as the guiding document for the Pretrial Release Program to ensure the consistent, objective application of criteria when considering a defendant’s eligibility for pretrial release and the appropriate conditions of release.

Using a standard evaluation tool, the Administrative Order provides Pretrial Release Program staff the authority to evaluate all person arrested and booked into the detention facility and charged with a second-degree nonviolent felony or lesser offense. Those meeting the court-approved criteria may be released and monitored for compliance with the conditions of release by Pretrial Release staff until the case is disposed.

### **Analysis:**

The following analysis summarizes the calendar year 2018 Supervised Pretrial Release Program activities between January 1 and December 31, 2018:

- A total of 10,014 defendants were arrested and booked into the Leon County Detention Facility; of that total 2,029 were interviewed by Pretrial Release staff, (captured personal, demographic, and criminal history information).
- Of the 2,029 interviewed, 1,018 were further evaluated for release in accordance with criteria outlined in the Administrative Order 2018-06.
- 1,332 defendants were placed into the Supervised Pretrial Release Program. This figure represents an additional 148 defendants (11%) more than the total supervised during the previous year.
- Of the 1,332 accepted into the supervised pretrial release program,
  - 70 % or 931 of the supervised defendants had no violations, were still enrolled, or had completed the program as of the end of the calendar year.

- 30% or 401 of the supervised defendants violated the pretrial release conditions. Of the total violated:
  - 18% were for technical reasons such as failing to abstain from or testing positive for illegal drugs or alcohol or failing to adhere to curfew.
  - 5% committed a new law offense.
  - 7% failed to appear for a court hearing.

As previously stated, Florida Statutes require the Pretrial Release Program to collect and report this data annually. Upon approval by the Board, the Supervised Pretrial Release Program 2018 Annual Report will be submitted to the Clerk of the Circuit Court and Comptroller.

**Options:**

1. Accept the Supervised Pretrial Release Program 2018 Annual Report (Attachment #1) and authorize staff to submit to the Clerk of Court and Comptroller for Leon County.
2. Do not accept the Supervised Pretrial Release Program 2018 Annual Report.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Supervised Pretrial Release Program 2018 Annual Report
2. Administrative Order 2018-06

*LEON COUNTY BOARD OF COUNTY COMMISSIONERS  
SUPERVISED PRETRIAL RELEASE PROGRAM  
ANNUAL REPORT*



*January 1, 2018 – December 31, 2018*

In compliance with Section 907.043, Florida Statutes

In compliance with Section 907.043, Florida Statutes, also known as the Citizens' Right-to-Know Act, each pretrial release program must submit an annual report for the previous calendar year to the governing body and to the Clerk of the Circuit Court in the county where the pretrial release program is located. The annual report must be submitted no later than March 31<sup>st</sup> of every year. This report is submitted in compliance with the aforementioned legislation. The information requested by the Statute, which is in bold letters and italicized, is included prior to each response. The Statute is also attached for reference.

***4(b)1. The name, location, and funding sources of the pretrial release division, including the amount of public funds, if any, received by the pretrial release division.***

The Leon County Supervised Pretrial Division is located at 501-C Appleyard Drive, Tallahassee, Florida 32304.

Funding sources for the Supervised Pretrial Release (SPTR) Division include local general revenue totaling \$1,098,223.54 and an anticipated reimbursement of \$38,356 from the Justice Assistance Grant.

***2. The operating and capital budget of each pretrial release program receiving public funds***

The operating budget from public funds was \$1,098,223.54; there was no capital cost associated with the program.

***3a. The percentage of the pretrial release program's total budget representing receipt of public funds***

The percentage of the pretrial release program's total budget representing receipt of public funds was 92%.

***b. The percentage of the total budget which is allocated to assisting defendants obtain release through a nonpublicly funded program.***

Revenues were not allocated to assist defendants to obtain release through a non-publicly funded program.

***c. The amount of fees paid by defendants to the pretrial release program.***

A total of \$208,849 was collected from pretrial release defendants; of which 101,714.00 was paid by defendants to the pretrial release program for services which included a \$40 monthly assessment for the cost of supervision; electronic monitoring through Secure Continuous Remote Alcohol Monitor (SCRAM) units at \$12 per day; and Global Positioning Satellite (GPS) units at \$9.00 per day. The remaining \$107,135.00 paid by pretrial release defendants covered the costs associated with additional court-imposed conditions such as urinalyses at \$20 per test or alcohol breathalyzers at \$5 per test.



**4. *The number of persons employed by the pretrial release program.***

The number of persons employed by the Division totaled 14 staff members during 2018. This included one full-time equivalent (FTE) employee funded through a grant. SPTR staff was responsible for all administrative and operations tasks.

**5. *The number of defendants interviewed and assessed for pretrial release.***

The number of defendants interviewed and assessed for pretrial release totaled 1,018.

**6. *The number of defendants recommended for pretrial release.***

In accordance with Administrative Order No. 2018-06, Uniform Bond Schedule and Pretrial Release Procedures, Second Judicial Circuit, Florida, which governs SPTR operations, Program staff did not recommend defendants for pretrial release. All defendants authorized to participate in the Leon County's Supervised Pretrial Release Program were admitted through Judicial Order.

**7. *The number of defendants for whom the pretrial release program recommended against non-secured release.***

In accordance with Administrative Order No. 2018-06, Program staff did not recommend defendants against non-secured release.

**8. *The number of defendants granted non-secured release after the pretrial release program recommended non-secured release.***

In accordance with Administrative Order No. 2018-06 and as stated in number 6 above, staff did not recommend defendants for pretrial release.

**9. *The number of defendants assessed and interviewed for pretrial release who were declared indigent by the court.***

As the pretrial program is dictated by Administrative Order No. 2018-06, indigent status was not assessed at time of interview.

**10. *The name and case number of each person granted nonsecured release who:***

- a. Failed to attend a scheduled court appearance.***
- b. Was issued a warrant for failing to appear.***
- c. Was arrested for any offense while on release through the pretrial release program.***

In compliance with subsection 4(b)10, the *List of Violators* is attached and answers these questions.

***11. Any additional information deemed necessary by the governing body to assess the performance and cost efficiency of the pretrial release program.***

The following is provided as additional information:

- a. 515 defendants were granted non-secured release to the Supervised Pretrial Division between January 1 and December 31, 2018. An additional 817 defendants who were also required to post a bond, were accepted into the Division during this same period.
- b. The average daily operating cost of the jail per inmate was \$81.34. The cost of using the SPTR as an alternative cost is \$6.10 per day. The Program diverted an estimated total of 179,945 inmate days from the Leon County Detention Facility. This resulted in a daily savings of \$75.24. The total cost savings was \$13,539,062.



February 26, 2019

Search Statutes:

2018

907.043

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2018

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## The 2018 Florida Statutes

### [Title XLVII](#)

#### CRIMINAL PROCEDURE AND CORRECTIONS

### [Chapter 907](#)

#### PROCEDURE AFTER ARREST

### [View Entire Chapter](#)

#### **907.043 Pretrial release; citizens' right to know.—**

(1) This section may be cited as the “Citizens’ Right-to-Know Act.”

(2) As used in this section, the term:

(a) “Nonsecured release” means the release of a defendant from pretrial custody when no secured surety or cash bond is required as a condition of the release.

(b) “Pretrial release program” means an entity, public or private, that conducts investigations of pretrial detainees, makes pretrial release recommendations to a court, and electronically monitors and supervises pretrial defendants. However, the term “pretrial release program” shall not apply to the Department of Corrections.

(c) “Register” means a public record prepared by a pretrial release program which furnishes specified data and is readily available to the public at the office of the clerk of the circuit court.

(d) “Secured release” means the release of a defendant from pretrial custody with a financial guarantee, such as cash or a surety bond, required as a condition of the release.

(3)(a) Each pretrial release program must prepare a register displaying information that is relevant to the defendants released through such a program. A copy of the register must be located at the office of the clerk of the circuit court in the county where the program is located and must be readily accessible to the public.

(b) The register must be updated weekly and display accurate data regarding the following information:

1. The name, location, and funding source of the pretrial release program.
2. The number of defendants assessed and interviewed for pretrial release.
3. The number of indigent defendants assessed and interviewed for pretrial release.
4. The names and number of defendants accepted into the pretrial release program.
5. The names and number of indigent defendants accepted into the pretrial release program.
6. The charges filed against and the case numbers of defendants accepted into the pretrial release program.
7. The nature of any prior criminal conviction of a defendant accepted into the pretrial release program.
8. The court appearances required of defendants accepted into the pretrial release program.
9. The date of each defendant’s failure to appear for a scheduled court appearance.

10. The number of warrants, if any, which have been issued for a defendant arrested for failing to appear at a scheduled court appearance.

11. The number and type of program noncompliance infractions committed by a defendant in the pretrial release program and whether the pretrial release program recommended that the court revoke the defendant's release.

(4)(a) No later than March 31 of every year, each pretrial release program must submit an annual report for the previous calendar year to the governing body and to the clerk of the circuit court in the county where the pretrial release program is located. The annual report must be readily accessible to the public.

(b) The annual report must contain, but need not be limited to:

1. The name, location, and funding sources of the pretrial release program, including the amount of public funds, if any, received by the pretrial release program.

2. The operating and capital budget of each pretrial release program receiving public funds.

3.a. The percentage of the pretrial release program's total budget representing receipt of public funds.

b. The percentage of the total budget which is allocated to assisting defendants obtain release through a nonpublicly funded program.

c. The amount of fees paid by defendants to the pretrial release program.

4. The number of persons employed by the pretrial release program.

5. The number of defendants assessed and interviewed for pretrial release.

6. The number of defendants recommended for pretrial release.

7. The number of defendants for whom the pretrial release program recommended against nonsecured release.

8. The number of defendants granted nonsecured release after the pretrial release program recommended nonsecured release.

9. The number of defendants assessed and interviewed for pretrial release who were declared indigent by the court.

10. The number of defendants accepted into a pretrial release program who paid a surety or cash bail or bond.

11. The number of defendants for whom a risk assessment tool was used in determining whether the defendant should be released pending the disposition of the case and the number of defendants for whom a risk assessment tool was not used.

12. The specific statutory citation for each criminal charge related to a defendant whose case is accepted into a pretrial release program, including, at a minimum, the number of defendants charged with dangerous crimes as defined in s. [907.041](#); nonviolent felonies; or misdemeanors only. A "nonviolent felony" for purposes of this subparagraph excludes the commission of, an attempt to commit, or a conspiracy to commit any of the following:

a. An offense enumerated in s. [775.084](#)(1)(c);

b. An offense that requires a person to register as a sexual predator in accordance with s. [775.21](#) or as a sexual offender in accordance with s. [943.0435](#);

c. Failure to register as a sexual predator in violation of s. [775.21](#) or as a sexual offender in violation of s. [943.0435](#);

d. Facilitating or furthering terrorism in violation of s. [775.31](#);

e. A forcible felony as described in s. [776.08](#);

f. False imprisonment in violation of s. [787.02](#);

g. Burglary of a dwelling or residence in violation of s. [810.02](#)(3);

h. Abuse, aggravated abuse, and neglect of an elderly person or disabled adult in violation of s. [825.102](#);

- i. Abuse, aggravated abuse, and neglect of a child in violation of s. [827.03](#); Page 7 of 62
  - j. Poisoning of food or water in violation of s. [859.01](#);
  - k. Abuse of a dead human body in violation of s. [872.06](#);
  - l. A capital offense in violation of chapter 893;
  - m. An offense that results in serious bodily injury or death to another human; or
  - n. A felony offense in which the defendant used a weapon or firearm in the commission of the offense.
13. The number of defendants accepted into a pretrial release program with no prior criminal conviction.
14. The name and case number of each person granted nonsecured release who:
- a. Failed to attend a scheduled court appearance.
  - b. Was issued a warrant for failing to appear.
  - c. Was arrested for any offense while on release through the pretrial release program.
15. Any additional information deemed necessary by the governing body to assess the performance and cost efficiency of the pretrial release program.

History.—s. 1, ch. 2008-224; s. 4, ch. 2018-127.

Leon County Supervised Pretrial Release Program Public Registry Activity Detail  
501-C Appleyard Drive, Tallahassee, FL 32304  
Year:2018  
List of Violaters

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
ASH, CLARENCE	89289			11/01/18	
Case Number	Charge				
2018CF2956A1	AGGRAVATED BATTERY WITH A DEADLY WEAPON				
2018MM3426A1	POSSESSION OF CANNABIS LESS THAN 20 GRAMS				
ASHLEY, BREY'ON	251386		05/05/18		
Case Number	Charge				
2017CF2672A1	AGGRAVATED ASSAULT WITH FIREARM				
BAILEY, IRA	229852			01/23/18	
Case Number	Charge				
2017CF4134A1	FAILURE OF SEXUAL OFFENDER TO REPORT				
BARBER, MELISA	143132			06/21/18	
Case Number	Charge				
2018CT1025A1	NO VALID DRIVER'S LICENSE				
2018CT1025A2	POSSESSION OF CANNABIS				
2018CT1025A3	POSSESSION OF PARAPHERNALIA				
BERNARD, TAMIKA	253954			07/18/18	
Case Number	Charge				
2018CT339A1	DRIVING UNDER THE INFLUENCE WITH BREATH ALCOHOL OF .15 OR HIGHER				
BLANKENSHIP, NATASHA	227102			04/12/18	
Case Number	Charge				
2018CF256A1	GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
2018CF256A2	POSSESSION OF PARAPHERNALIA				
BLOODWORTH, CHAD	257430			12/27/18	
Case Number	Charge				
2018MM3346A1	FTA/PETIT THEFT				
BOICE, ROBERT	255508	10/02/18		09/24/18	10/02/18
Case Number	Charge				
2018MM2456A1	FTA/TRESPASS IN STRUCTURE				
BROWN, FANIKO	230004			08/01/18	
Case Number	Charge				
2018HH319A1	SCRAM SUPERVISION				
BROWN, JUDAH	254704		04/14/18		
Case Number	Charge				

Leon County Supervised Pretrial Release Program Public Registry Activity Detail  
501-C Appleyard Drive, Tallahassee, FL 32304  
Year:2018  
List of Violaters

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF1183A1	VOP/GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
BRYANT, SHANA	187774	11/29/18			11/29/18
<i>Case Number</i>	<i>Charge</i>				
2018CF676A1	FTA/CHILD ABUSE				
BUNCH, SHANI	107200		07/26/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM1202A1	CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
BUTA, MICHAEL	254994	06/12/18		06/11/18	06/12/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1386A1	VOP/FTA/COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2018CF1386A2	VOP/FTA/UTTERING				
BUTLER, DEREK	152476			11/15/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3145A2	GRAND THEFT OF MOTOR VEHICLE				
2018CF3145A3	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF3145A4	POSSESSION OF PARAPHERNALIA				
CAMPBELL, EDDIE	240669		02/26/18		
<i>Case Number</i>	<i>Charge</i>				
2016MM461A1	POSSESSION OF CANNABIS				
2016MM461A2	RESISTING OFFICER WITHOUT VIOLENCE				
2017MM3470A1	RESISTING OFFICER WITHOUT VIOLENCE				
2018CT420A1	MOVING TRAFFIC VIOL OPERATE MOTOR VEHICLE WO VALID LICENSE				
CANNON, ANTWOINE	256565	10/09/18		09/13/18	10/09/18
<i>Case Number</i>	<i>Charge</i>				
2018MM2649A1	FTA/ASSAULT				
CAPP, WILLIAM STILES	253016		02/27/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF503A1	POSSESSION OF MORE THAN 20 GRAMS CANNABIS				
2018CF503A2	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF503A3	POSSESSION OF PARAPHERNALIA				
2018CF503A4	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF503A5	NARCOTIC EQUIP-POSSESS AND OR USE				
CARRIN, BOBBIE	249290	10/30/18			10/30/18
<i>Case Number</i>	<i>Charge</i>				
2018MM938A1	FTA/VOP/PETIT THEFT				

## Leon County Supervised Pretrial Release Program Public Registry Activity Detail

501-C Appleyard Drive, Tallahassee, FL 32304

Year:2018

## List of Violaters

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018MM2967A1	PETIT THEFT				
CARTER MCKIBBEN, JAMISON	185276			10/02/18	
Case Number	Charge				
2018CF2596A1	CULTIVATION OF CANNABIS				
CHRISTENSEN, JAMES	218372	04/10/18			04/10/18
Case Number	Charge				
2011CT1664A1	FTA/DRIVING UNDER THE INFLUENCE				
CLAYTON, KEITH	257398		12/28/18		
Case Number	Charge				
2018CF3874A1	DISORDERLY CONDUCT				
2018CF3874A2	RESIST OFFICER WITH VIOLENCE				
2019MM60A1	RESISTING OFFICER WITHOUT VIOLENCE				
2019MM60A2	DISORDERLY CONDUCT				
COALE, BRENDA	50885			01/31/18	
Case Number	Charge				
2017CT2892A1	DRIVING UNDER THE INFLUENCE				
COHELL, SCOTT	253274			07/26/18	
Case Number	Charge				
2018MM776A1	VOP/BATTERY				
COLLINS, DELENA	174530		12/17/18		
Case Number	Charge				
2018CF2719A1	NONMOVING TRAFFIC VIOL DRIVE WHILE LIC SUSP HABITUTAL				
2018CT1925A1	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF3604A1	AGGRAVATED ASSAULT WITH DEADLY WEAPON				
2018CF3604A2	BATTERY ON PERSON 65 YOA OR OLDER				
CRAWFORD, RHONDA	257606	12/12/18			12/12/18
Case Number	Charge				
2018CF3652A1	FTA/BATTERY ON PERSON 65 YOA OR OLDER				
2018CF3652A2	FTA/BATTERY				
CROMARTIE, JAMIRA	194294		04/19/18		
Case Number	Charge				
2018CF770A1	POSSESSION OF CANNABIS WITH INTENT TO SELL				
2018CF770A2	MAINTAINING PLACE WHERE CONTROLLED SUBSTANCE ARE USED				
2018CF770A3	POSSESSION OF PARAPHERNALIA				



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
DAVIS, ERIC	253484	03/06/18			03/06/18
Case Number	Charge				
2018MM503A1	FTA/PETIT THEFT				
DAVIS, JAZMIN	252247		03/12/18		
Case Number	Charge				
2017MM3373A1	DISORDERLY CONDUCT				
DAVIS, KAMERIN	234246			06/19/18	
Case Number	Charge				
2018MM1045A1	CARRYING A CONCEALED WEAPON				
DECOURSEY, DAMIAN	245750	01/30/18			01/30/18
Case Number	Charge				
2017MM4003A1	FTA/POSSESSION OF PARAPHERNALIA				
2017MM4003A2	FTA/POSSESSION OF CANNABIS				
EDWARDS, DEXTER	250868		03/18/18		
Case Number	Charge				
2018MM544A1	CONTEMPT OF COURT - VIOL INJ WIN 500 FT PET RESID SCHE OR EMPLOY				
2018CF938A1	VOP/TRESPASSING OCCUPIED DWELLING				
2018CF938A3	VIOLATION OF STALKING INJUNCTION				
ELLINGTON, JEROME	163883		03/19/18		
Case Number	Charge				
2017CF3518A1	FAILURE TO REGISTER AS A CAREER OFFENDER				
FARRENS, GREGORY	256047			08/19/18	
Case Number	Charge				
2018CF2368A1	CHILD ABUSE				
FAULKS, TASHEKA	99463			03/27/18	
Case Number	Charge				
2018CF743A1	VOP/POSSESSION OF COCAINE				
FRANKLIN, GENESIS	162571	02/14/18	02/22/18		02/14/18
Case Number	Charge				
2017MM3811A1	FTA/BATTERY				
FRAZIER, VIVILORIA	172972	09/04/18		08/22/18	09/04/18
Case Number	Charge				
2018MM2424A1	FTA/TRESPASSING FAIL TO LEAVE PROPERTY UPON ORDER BY OWNER				

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FRY, NATASHA	253971		05/15/18		
Case Number	Charge				
2018CF574A1	VOP/CHILD NEGLECT				
2018CF574A2	POSSESSION OF CANNABIS				
FULGHUM, ARNELL	216102			05/10/18	
Case Number	Charge				
2017CF3883A1	DOMESTIC BATTERY BY STRANGULATION				
FULLER, TAWANA	91499			11/13/18	
Case Number	Charge				
2018MM2344A1	PROSTITUTION				
2018MM2344A2	POSSESSION OF PARAPHERNALIA				
GANT-MCCLENTON, BRANDAN	252347			12/13/18	
Case Number	Charge				
2017MM3472A1	FTA/MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
GAVIN, DONTARIUS	243099		09/19/18		
Case Number	Charge				
2018MM2851A1	CONTEMPT OF COURT VIOLATION INJUNCTION PROTECTION DOMESTIC VIOLENCE				
2018MM2851A2	RESISTING OFFICER WITHOUT VIOLENCE				
GONZALEZ, BRENDA	257574	11/27/18			11/27/18
Case Number	Charge				
2018MM3455A1	FTA/DOMESTIC BATTERY				
2018CF3651A2	FTA/GRAND THEFT				
2018CF3651A3	FTA/UTTERING				
2018CF3651A4	FTA/UTTERING				
2018CF3651A5	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2018CF3651A6	FTA/POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
GRAY, KATHLEEN	250830			09/12/18	
Case Number	Charge				
2018MM2315A1	FTA/BATTERY				
GREEN, ANTONIO	254536		06/08/18		
Case Number	Charge				
2018CF1045A1	CARRYING A CONCEALED FIREARM				
2018CF1045A2	GRAND THEFT OF FIREARM				
GREEN, NICHOLAS	238617		02/07/18		

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<i>Case Number</i>	<i>Charge</i>				
2017CT3011A1	DUI .15 OR HIGHER OR WITH PERSON UNDER 18 1ST OFFENSE				
2017CT3011A2	DUI AND DAMAGE PROPERTY OR PERSON OF ANOTHER				
GREENE, MILTON	1880			07/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1150A1	FAILURE OF SEXUAL OFFENDER TO REPORT				
GULLEY, XAVIER	249026		07/19/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF1537A1	BATTERY				
HADLEY, NATTIE	54696	03/27/18	04/25/18		03/27/18
<i>Case Number</i>	<i>Charge</i>				
2018MM820A1	FTA/TRESPASS ON PROPERTY AFTER WARNING				
HAMMER, JASON	256401	09/04/18			09/04/18
<i>Case Number</i>	<i>Charge</i>				
2018MM2503A1	FTA/TRESPASSING STRUCTURE OR CONVEYANCE				
HARRIS, NACOLE	257547	11/13/18			11/13/18
<i>Case Number</i>	<i>Charge</i>				
2018MM3437A1	FTA/PETIT THEFT				
HARRIS, SUMMER	228971			05/17/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1430A1	POSSESSION OF METHAMPHETAMINE				
2018CF1430A2	POSSESSION OF PARAPHERNALIA				
2018CF1774A1	POSSESSION OF METHAMPHETAMINE				
HIGHTOWER, WANNA	247851			05/10/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1417A1	UTTERING				
HILAIRE, DAVID	256135			07/31/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM2284A1	VOP/DOMV/ BATTERY TOUCH OR STRIKE				
HOLT, NATHANIEL	166176			12/12/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3697A1	FTA/GRAND THEFT				
2018CF3697A2	FTA/POSSESSION OF METHAMPHETAMINE				

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HUGHES, CHARLES	224208		05/23/18		
Case Number	Charge				
2018CF1431A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1431A2	POSSESSION OF PARAPHERNALIA				
HUNT, HOLLY	247694	01/22/18			01/22/18
Case Number	Charge				
2017CF3624A1	FTA/FELONY THEFT				
JACKSON, MATTHEW	253299			01/10/18	
Case Number	Charge				
2017MM4300A1	PETIT THEFT (VALUE GREATER THAN \$100)				
JACKSON, RICARDO	127486	12/13/18			12/13/18
Case Number	Charge				
2014CF1634C1	FTA/RACKETEERING				
2014CF1634C10	FTA/CONSPIRACY TO ENGAGE IN RACKETEERING ACTIVITY				
JARAMILLO-RAMIREZ, LUIS	254907		05/10/18		
Case Number	Charge				
2018CF1334A1	ASSAULT				
2018CF1334A2	CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
JARVIS, DEREK	256689			11/07/18	
Case Number	Charge				
2018MM3153A1	POSSESSION OF CANNABIS				
JEFFERSON, ASHLEY	148462		11/13/18		
Case Number	Charge				
2018CF2239A1	AGGRAV ASSAULT W DEADLY WEAPON WITHOUT INTENT TO KILL				
2018CF2239A2	BATTERY TOUCH OR STRIKE				
2018MM2340A1	BATTERY				
2018CF3690A1	CHILD ABUSE				
JOHNSON, CHRISTINA	243369	10/30/18		11/02/18	10/30/18
Case Number	Charge				
2018MM2625A1	DOMESTIC BATTERY				
JOHNSON, MARVIN	197459	10/09/18			10/09/18
Case Number	Charge				
2018MM2509A1	FTA/TRESPASS ON PROPERTY				
KEYS, CHARLES	252740	01/02/18			01/02/18

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<i>Case Number</i> 2017CT2954A1	<i>Charge</i> FTA/DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
KIMBLE, JOHN	245488	06/29/18			06/29/18
<i>Case Number</i> 2018CF1203A1	<i>Charge</i> FTA/GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
KING, BYRAN	256090			08/21/18	
<i>Case Number</i> 2018CT1532A1	<i>Charge</i> POSSESSION OF CANNABIS				
<i>Case Number</i> 2018CT1532A2	<i>Charge</i> NONMOVING TRAFFIC VIOL DRIVE WHILE LIC SUSP 1ST OFF				
LIDE, REGINALD	247516			10/02/18	
<i>Case Number</i> 2018MM2753A1	<i>Charge</i> FTA/PETIT THEFT 1ST OFF				
LOTT, DERRICK	219071			12/13/18	
<i>Case Number</i> 2018MM917A1	<i>Charge</i> DOMESTIC BATTERY				
MACDONALD, CHARLES	257682	11/27/18			11/27/18
<i>Case Number</i> 2018MM3550A1	<i>Charge</i> FTA/TRESPASS ON PROPERTY AFTER WARNING				
MCDONNELL, JAMES	253529			03/26/18	
<i>Case Number</i> 2018CF168A1	<i>Charge</i> AGGRAV BATTERY CAUSE BODILY HARM OR DISABILITY				
<i>Case Number</i> 2018MM1018A1	<i>Charge</i> FTA/BATTERY				
MCFARLANE, TEMRON	251057		04/25/18		
<i>Case Number</i> 2018MM911A1	<i>Charge</i> PETIT THEFT (VALUE GREATER THAN \$100)				
MCGINNIS, SUMMER	254576	07/17/18			07/17/18
<i>Case Number</i> 2018MM990A1	<i>Charge</i> FTA/BATTERY				
MEAD, DAEMON	256208	12/04/18			12/04/18
<i>Case Number</i> 2018CF2504A1	<i>Charge</i> FTA/DOMESTIC BATTERY BY STRANGULATION				
<i>Case Number</i> 2018CF2504A2	<i>Charge</i> FTA/FALSE IMPRISONMENT				
<i>Case Number</i> 2018CF2504A3	<i>Charge</i> FTA/BATTERY				

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MEYERS, THOMAS	193116			02/08/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF4273A1	VOP/POSSESSION OF COCAINE				
2017CF4273A2	POSSESSION OF CONTROLLED SUBSTANCE				
2017CF4273A3	POSSESSION OF PARAPHERNALIA				
2017CF4273A4	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2017CF4273A5	NARCOTIC EQUIP-POSSESS AND OR USE				
2017CF4273A6	NARCOTIC EQUIP-POSSESS AND OR USE				
MILLER, DEVONTE	241779		10/31/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2715A1	SALE OF CANNABIS				
2018CF3579A1	COCAINE-POSSESS WITH INTENT TO SELL				
MILLER, RAKEEM	253537		02/20/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM212A1	CRIMINAL MISCHIEF (OVER \$200 UNDER \$1000 DAMAGES)				
MURPHY, JOHNNY	255194		07/21/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2370A1	DOMESTIC BATTERY BY STRANGULATION				
2018CF2370A2	TAMPERING WITH A WITNESS				
NEAL, SHANTEL	224518			09/28/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF1810A3	FTA/POSSESSION OF PARAPHERNALIA				
2017CF1810A4	FTA/POSSESSION OF PARAPHERNALIA				
NORRMAN, NILS	172150	01/16/18			01/16/18
<i>Case Number</i>	<i>Charge</i>				
2017MM1817A1	VOP/FTA/PETIT THEFT (VALUE GREATER THAN \$100)				
NORTON, FREDDIE	236888		07/18/18		
<i>Case Number</i>	<i>Charge</i>				
2017CF4018A1	FTA/BATTERY				
NUKE, JOHN	256123		11/02/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM2268A1	PETIT THEFT				
2018MM2268A2	RESISTING OFFICER WITHOUT VIOLENCE				
2018MM2477A1	BATTERY				
PATTON, VICTOR	254022			03/28/18	

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<i>Case Number</i>	<i>Charge</i>				
2018MM553A1	POSSESSION OF CANNABIS				
2018MM553A2	RESISTING OFFICER W/OUT VIOLENCE				
PAYNE, KATHY	24622			05/16/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1390A1	POSSESSION OF METHAMPHETAMINE				
2018CF1390A2	POSSESSION OF PARAPHERNALIA				
PEREZ, JORDAN	239970			02/26/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT179A1	RECKLESS DRIVING 1ST OFF				
PHILPOT, CHARLES	196144		10/12/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF3347A1	GRAND THEFT				
PINTER, RICK	241815	12/04/18			12/04/18
<i>Case Number</i>	<i>Charge</i>				
2018MM3500A1	FTA/TRESPASS ON PROPERTY AFTER WARNING				
PURCELL, BRITTANY	248128		01/08/18		
<i>Case Number</i>	<i>Charge</i>				
2017MM4306A1	VOP/VIOLETION OF DOMESTIC VIOLENCE INJUNCTION				
RENO, AMBER	245398			11/06/18	
<i>Case Number</i>	<i>Charge</i>				
2016CF1473A1	VOP/FTA/POSSESSION OF ALPHA-PYRROLIDINOVALEROPHENONE A-PVP, FLAKKA				
2018CF3621A1	POSSESSION OF PIHP				
RHODY, VANESSA	256641	10/16/18			10/16/18
<i>Case Number</i>	<i>Charge</i>				
2018MM2716A1	FTA/TRESPASS ON PROPERTY AFTER WARNING				
RIVERS, URIAH	133861		08/13/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM2466A1	TRESPASSING STRUCTURE OR CONVEYANCE				
ROSS, JOANNA	237192	06/12/18			06/12/18
<i>Case Number</i>	<i>Charge</i>				
2017MM1353A1	FTA/CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
2017MM1353A2	FTA/CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
2017MM1353A3	FTA/CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
SAMUEL, CLIFTON	255157	07/09/18			07/09/18
Case Number	Charge				
2018CF1512A1	VOP/FTA/UTTERING				
SHABAZZ, MALCOLM	113085			12/03/18	
Case Number	Charge				
2018MM3436A1	TRESPASS ON PROPERTY AFTER WARNING				
2018CF4060A1	ABUSE OF ELDERLY PERSON OR DISABLED ADULT				
2019CF499A1	EVIDENCE-DESTROYING TAMPER WITH OR FABRICATE PHYSICAL				
2019CF499A2	BATTERY TOUCH OR STRIKE				
2019CF499A3	RESIST OFFICER OBSTRUCT WO VIOLENCE				
2019CF499A4	TRESPASSING FAIL TO LEAVE PROPERTY UPON ORDER BY OWNER				
2019CF499A5	PETIT THEFT 1ST OFF				
2019CF499A6	DRUGS-POSSESS POSSESSION OF A CONTROLLED SUBSTANCE				
SHELKOFSKY, DAVID	253187		01/06/18		
Case Number	Charge				
2017MM4259A1	TRESPASS ON PROPERTY AFTER WARNING				
SHIELDS, TASHANA	250182	02/06/18			02/06/18
Case Number	Charge				
2017CF1707A1	VOP/FTA/PETIT THEFT				
SIMMONS, JAVONTE	254459			04/19/18	
Case Number	Charge				
2018MM905A1	DOMESTIC BATTERY				
SIMPSON, DAVID	243407	02/20/18			02/20/18
Case Number	Charge				
2017CT1431A1	FTA/MOVING TRAFFIC VIOL OPERATE MOTOR VEHICLE WO VALID LICENSE				
SLADE, TONYA	250196			05/17/18	
Case Number	Charge				
2017CF3502A1	VOP/BURGLARY OF OCCUPIED DWELLING				
2017CF3502A2	VOP/BURGLARY OF CONVEYANCE				
2017CF3502A3	PETIT THEFT				
2017CF3502A4	GRAND THEFT IS \$300 OR MORE BUT LESS THAN \$5000				
SMITH, DEMORRIS	254880			09/26/18	
Case Number	Charge				
2018HH530A1	VIOLATION OF PROBATION OR COMMUNITY CONTROL//JUVENILE PROBATION				
2018CF1291A1	BURGLARY OF STRUCTURE				



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2018CF1291A2					
2018CF1291A3					
2018CF1291A4					
2018CF1291A5					
2018CF1291A6					
SMITH, WILLIE	63319	03/14/18			03/14/18
<i>Case Number</i>	<i>Charge</i>				
2018MM663A1	FTA/TRESPASS ON PROPERTY AFTER WARNING				
2018MM663A2	FTA/POSSESSION OF PARAPHERNALIA				
STEWART, HANNAH	254941			07/17/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1358A1	POSSESSION OF XANAX				
STREETER, TRYLON	218890		06/20/18		
<i>Case Number</i>	<i>Charge</i>				
2016CF270B1	CRIMINAL USE OF PERSONAL ID INFORMATION				
2016CF270B2	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B3	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B4	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B5	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B6	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B7	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B8	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B9	COUNTERFEITING OR POSSESSING A COUNTERFEIT PAYMENT INSTRUMENT				
2016CF270B10	CRIMINAL USE OF PERSONAL ID INFORMATION				
2016CF270B11	GRAND THEFT				
2016CF270B12	UTTERING				
2016CF270B13	POSSESSION OF PENTYLONE WITH INTENT TO SELL OR DELIVER				
2016CF270B14	POSSESSION OF CANNABIS WITH INTENT TO SELL				
2016CF270B15	POSSESSION OF PARAPHERNALIA				
2016CF270B17	POSSESSION OF CANNABIS WITH INTENT TO SELL				
2016CF270B18	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B19	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B20	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B21	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B22	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B23	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B24	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B25	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B26	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				
2016CF270B27	POSSESS COUNTERFEITED PAYMENT INSTRUMENT				

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2016CF270B28	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B29	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B30	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B31	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B32	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B33	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B34	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B35	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B36	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B37	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B38	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B39	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B40	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B41	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B42	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B43	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B44	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B45	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B46	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B47	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B48	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B49	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B50	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B51	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B52	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B53	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B54	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B55	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B56	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B57	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B58	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B59	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B60	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B61	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B62	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B63	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B64	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B65	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B66	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B67	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B68	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B69	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B70	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	

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## List of Violaters

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF270B71	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B72	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B73	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B74	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B75	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B76	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B77	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B78	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B79	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B80	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B81	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B82	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B83	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B84	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B85	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B86	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B87	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B88	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B89	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B90	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B91	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B92	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B93	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B94	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B95	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B96	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B97	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B98	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B99	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B100	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B101	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B102	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B103	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B104	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B105	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B106	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B107	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B108	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B109	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B110	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B111	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B112	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B113	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			

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501-C Appleyard Drive, Tallahassee, FL 32304

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF270B114	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B115	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B116	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B117	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B118	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B119	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B120	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B121	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B122	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B123	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B124	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B125	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B126	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B127	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B128	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B129	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B130	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B131	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B132	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B133	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B134	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B135	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B136	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B137	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B138	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B139	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B140	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B141	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B142	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B143	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B144	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B145	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B146	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B147	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B148	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B149	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B150	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B151	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B152	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B153	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B154	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B155	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B156	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF270B157	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B158	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B159	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B160	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B161	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B162	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B163	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B164	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B165	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B166	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B167	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B168	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B169	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B170	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B171	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B172	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B173	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B174	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B175	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B176	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B177	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B178	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B179	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B180	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B181	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B182	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B183	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B184	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B185	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B186	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B187	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B188	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B189	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B190	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B191	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B192	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B193	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B194	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B195	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B196	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B197	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B198	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B199	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	

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501-C Appleyard Drive, Tallahassee, FL 32304

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF270B200	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B201	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B202	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B203	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B204	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B205	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B206	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B207	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B208	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B209	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B210	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B211	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B212	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B213	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B214	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B215	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B216	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B217	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B218	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B219	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B220	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B221	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B222	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B223	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B224	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B225	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B226	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B227	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B228	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B229	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B230	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B231	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B232	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B233	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B234	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B235	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B236	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B237	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B238	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B239	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B240	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B241	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	
2016CF270B242	POSSESS	COUNTERFEITED	PAYMENT	INSTRUMENT	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF270B243	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B244	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B245	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B246	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B247	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B248	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B249	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B250	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B251	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B252	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B253	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B254	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B255	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B256	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B257	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B258	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B259	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B260	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B261	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B262	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B263	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B264	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B265	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B266	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B267	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B268	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B269	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B270	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B271	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B272	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
2016CF270B273	POSSESS COUNTERFEITED	PAYMENT INSTRUMENT			
<hr/>					
STRICKLAND, CHRISTOPHER	255205	05/29/18		05/29/18	05/29/18
Case Number	Charge				
2018MM1506A1	FTA/STALKING				
<hr/>					
STRINGER, ARIES	179594		12/20/18		
Case Number	Charge				
2018MM3800A1	TRESPASSING FAIL TO LEAVE PROPERTY UPON ORDER BY OWNER				
<hr/>					
STROMAN, JOHN	152486			04/30/18	
Case Number	Charge				
2017CF2882A1	AGGRAVATED BATTERY WITH A DEADLY WEAPON				

Leon County Supervised Pretrial Release Program Public Registry Activity Detail  
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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2017CF2882A2		AGGRAVATED BATTERY WITH A DEADLY WEAPON			
2017CF2882A3		AGGRAVATED ASSAULT WITH DEADLY WEAPON			
2017MM3639A1		BATTERY			
STROTHERS, MARY	142565		07/26/18		
Case Number	Charge				
2018CF1663A1	VOP/FELONY THEFT				
TAPP, KEN	239473		11/28/18		
Case Number	Charge				
2018MM2331A1	FTA/BATTERY				
TAYLOR, ZACHARY	235743			04/21/18	
Case Number	Charge				
2018MM1254A1	DOMESTIC BATTERY				
2018MM1254A2	CARRYING A CONCEALED WEAPON				
THOMAS, BRITTNEY	253990	05/01/18			05/01/18
Case Number	Charge				
2018MM520A1	FTA/CRIMINAL MISCHIEF (OVER \$200 UNDER \$1000 DAMAGES)				
2018MM1475A1	FTA/CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
TOLIVER, LARRY	251576	07/31/18		08/02/18	07/31/18
Case Number	Charge				
2018CT1209A1	FTA/MOVING TRAFFIC VIOL OPERATE MOTOR VEHICLE WO VALID LICENSE				
TOOTHAKER, RONALD	251700		02/21/18		
Case Number	Charge				
2017MM2866A1	DOMESTIC BATTERY				
2018CF678A1	HIRE VEHICLE WITH INTENT TO DEFRAUD				
WASHINGTON, AMOS	254209	05/15/18			05/15/18
Case Number	Charge				
2018MM687A1	FTA/PETIT THEFT (VALUE GREATER THAN \$100)				
WASHINGTON, AN'FERNEE	241154			02/28/18	
Case Number	Charge				
2018CF242A1	BURGLARY OF CONVEYANCE				
2018CF242A2	BURGLARY OF CONVEYANCE				
2018CF242A4	CARRYING A CONCEALED WEAPON				
2018CF242A5	RESISTING OFFICER WITHOUT VIOLENCE				
WEBB, WILLIAM	244296	01/09/18			01/09/18



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i> 2016MM559A1					
<i>Charge</i> FTA/VIOLATION OF DOMESTIC VIOLENCE INFJUNCTION					
WILD, DAVID	246899	04/17/18			04/17/18
<i>Case Number</i> 2018CT751A1					
<i>Charge</i> FTA/DRIVING WHILE LICENSE SUSPENDED OR REVOKED					
2018CT751A2					
<i>Charge</i> FTA/POSSESSION OF PARAPHERNALIA					
WILLIAMS, VONQUITA	253063	01/16/18			01/16/18
<i>Case Number</i> 2017MM4287A1					
<i>Charge</i> FTA/PETIT THEFT					
WILLIAMS, WILLIE	83556			06/01/18	
<i>Case Number</i> 2018CF1342A1					
<i>Charge</i> VOP/BURGLARY OF CONVEYANCE					
2018CF1342A2					
<i>Charge</i> POSSESSION OF PARAPHERNALIA					
2018MM1828A1					
<i>Charge</i> POSSESSION OF PARAPHERNALIA					
WILSON, KAITLIN	253766			09/05/18	
<i>Case Number</i> 2018CF2076A1					
<i>Charge</i> POSSESSION OF METHAMPHETAMINE					
2018CF2076A2					
<i>Charge</i> POSSESSION OF PARAPHERNALIA					
2018MM2770A1					
<i>Charge</i> DOMESTIC BATTERY					
WRIGHT, MYRON	183592		07/07/18		
<i>Case Number</i> 2018MM2081A1					
<i>Charge</i> BATTERY					
<b>TOTALS</b>		<b>39</b>	<b>37</b>	<b>52</b>	<b>39</b>

Leon County Supervised Pretrial Release Program Public Registry Activity Summary  
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Month	Interviewed		Assessed		Accepted	
	Indigent	Total	Indigent	Total	Indigent	Total
JANUARY, 2018	0	148	0	71	31	49
FEBRUARY, 2018	0	136	0	73	25	37
MARCH, 2018	0	126	0	54	32	40
APRIL, 2018	0	181	0	82	41	53
MAY, 2018	0	232	0	134	34	42
JUNE, 2018	0	179	0	113	20	29
JULY, 2018	0	212	0	121	31	38
AUGUST, 2018	0	189	0	86	45	54
SEPTEMBER, 2018	0	189	0	87	41	48
OCTOBER, 2018	0	172	0	103	34	42
NOVEMBER, 2018	0	118	0	29	29	34
DECEMBER, 2018	0	147	0	65	39	49
<b>Totals</b>	<b>0</b>	<b>2,029</b>	<b>0</b>	<b>1,018</b>	<b>402</b>	<b>515</b>

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List of Violaters (Bond Releases)

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
ADKINS, SCOTT	254917			05/24/18	
Case Number	Charge				
2018CT847A1	RECKLESS DRIVING 1ST OFF				
2018CT847A2	REFUSAL TO SUBMIT TO D.U.I. TEST				
ALLEN, TRACY	250823			05/09/18	
Case Number	Charge				
2018CF352A1	POSSESSION OF CANNABIS WITH INTENT TO SELL				
2018CF352A2	MAINTAINING PLACE WHERE CONTROLLED SUBSTANCES ARE USED				
2018CF352A3	POSSESSION OF PARAPHERNALIA				
ANDERSON, JAY	243287			12/21/18	
Case Number	Charge				
2018CT501A1	VOP/DRIVING UNDER THE INFLUENCE WITH BREATH ALCOHOL OF .15 OR HIGHER				
ANDERSON, TREY	253738		09/25/18		
Case Number	Charge				
2018CF360A1	FELONY BATTERY				
ASH, TREVEYONTA	244413			08/22/18	
Case Number	Charge				
2018CF2464A1	VOP/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2464A2	POSSESSION OF MARIJUANA				
2018CF2464A3	POSSESSION OF PARAPHERNALIA				
BANKS, DIANA	107539			07/06/18	
Case Number	Charge				
2018MM1128A1	CONTRIBUTING TO THE DELINGUENCY OR DEPENDENCY OF CHILD				
2018MM1128A2	CONTRIB DELINQ MINOR CAUSE TO BECOME DELINQ DEPENDENT NEEDY				
BARBER, MELISA	143132			09/28/18	
Case Number	Charge				
2018CF2693A1	VOP/POSSESSION OF METHAMPHETAMINE				
2018CF2693A2	POSSESSION OF CANNABIS				
2018CF2693A3	POSSESSION OF PARAPHERNALIA				
2018CF2693A4	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF2693A5	NARCOTIC EQUIP-POSSESS AND OR USE				
BARNES, CAMERON	253419			03/16/18	
Case Number	Charge				
2018CF42A1	FTA/POSSESSION OF MORE THAN 20 GRAMS CANNABIS				
2018CF42A3	NONMOVING TRAFFIC VIOL DRIVE WHILE LIC SUSP 1ST OFF				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
BATTLE, DERICK	26120			12/19/18	
Case Number	Charge				
2018CF2716A1	SALE OF CANNABIS WITHIN 1000 FEET OF A PARK				
2018CF2716A2	POSSESSION OF CANNABIS				
BELFORD, CORDELL	154736	04/24/18			04/24/18
Case Number	Charge				
2018CF414A1	FTA/POSSESSION OF COCAINE				
2018CF414A2	FTA/POSSESSION OF CANNABIS				
2018CF414A3	FTA/POSSESSION OF PARAPHERNALIA				
BENT, DYLAN	253750			02/06/18	
Case Number	Charge				
2018CF381A1	BATTERY				
2018CF381A2	FALSE IMPRISONMENT				
2018CF381A3	DAMAGE PROP-CRIM MISCH OVER 200 DOLLARS UNDER 1000 DOLLARS				
BENTON-FLAGLER, ANGELA	136083			04/04/18	
Case Number	Charge				
2018CF516A1	TRAFFICKING IN COCAINE				
2018CF516A2	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018CF516A3	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018CF516A4	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF516A5	MAINTAINING PLACE WHERE CONTROLLED SUBSTANCES ARE USED				
2018CF516A6	POSSESSION OF PARAPHERNALIA				
BERRY, JUSTIN	257019			12/12/18	
Case Number	Charge				
2018CF3207A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF3207A2	POSSESSION OF PARAPHERNALIA				
2018CF3207A3	FAILURE TO REGISTER MOTOR VEHICLE				
BLANCH, RICARDO	237043		12/12/18		
Case Number	Charge				
2018MM2598A1	VOP/PETIT THEFT 1ST OFF				
BOSTICK, TONY	109215			08/01/18	
Case Number	Charge				
2018CF1766A2	POSSESSION OF CONTROLLED SUBSTANCE (COCAINE)				
2018CF1766A3	CRUELTY TOWARD CHILD ABUSE CHILD WITHOUT GREAT BODILY HARM				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
BRANCH, PAUL	142658			08/14/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2261A1	VOP/POSSESSION OF METHAMPHETAMINE				
2018CF2261A2	POSSESSION OF CANNABIS				
2018CF2261A3	PETIT THEFT				
2018CF2261A4	POSSESSION OF PARAPHERNALIA				
BRANNON, CHADWICK	257301	12/07/18		12/03/18	12/07/18
<i>Case Number</i>	<i>Charge</i>				
2018CF3430A1	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF3430A2	MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
2018CF3430A3	NARCOTIC EQUIP-POSSESS AND OR USE				
BREWINGTON, FRANKO	154553			02/16/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF224A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF224A2	RESISTING OFFICER WITHOUT VIOLENCE				
BRINSON, ANTWAN	224583		11/30/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2372A1	POSSESSION OF COCAINE				
2018CF2372A2	POSSESSION OF CANNABIS OIL				
2018CF2372A3	POSSESSION OF CANNABIS				
2018CF2372A4	POSSESSION OF PARAPHERNALIA				
2018CF2372A5	RESISTING OFFICER WITHOUT VIOLENCE				
BRITT, SHELBY	101592	11/30/18		11/29/18	11/30/18
<i>Case Number</i>	<i>Charge</i>				
2018CF3213A1	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF3213A2	FTA/DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF3213A3	FTA/POSSESSION OF CANNABIS				
2018CF3213A4	FTA/NARCOTIC EQUIP-POSSESS AND OR USE				
BROWN, CARLOS	22349			10/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2577A1	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018CF2577A2	POSSESSION OF PARAPHERNALIA				
BROWN, CORRY	255700			09/04/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2052C1	ATTEMPTED FIRST DEGREE MURDER				
2018CF2052C2	ARMED ROBBERY WITH FIREARM				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
BROWN, JEREMY	234115		12/20/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF1702A1	SALE OF SUBSTANCE IN LIEU OF CONTROLLED SUBSTANCE				
2018CF1702A2	POSSESSION OF CLONAZEPAM				
2018CF1702A3	LEAVING THE SCENE OF A CRASH WITH DAMAGE TO PROPERTY				
2018CF1702A4	RESISTING OFFICER WITHOUT VIOLENCE				
2018CF1702A5	NO VALID DRIVER'S LICENSE				
BROWNGURLEY, JAMEL	253564			02/28/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF202A1	PUBLIC ORDER CRIMES USE OF FALSE ID ADVERSELY AFFECTS ANOTHER				
2018CF202A2	MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
2018CF202A3	NONMOVING TRAFFIC VIOL DRIVE WHILE LIC SUSP 1ST OFF				
2018MM937A1	GIVING FALSE NAME OR IDENTIFICATION TO OFFICER				
BRYANT, ALVIN	100419		01/04/18		
<i>Case Number</i>	<i>Charge</i>				
2017CF4112A1	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2017CF4112A2	NARCOTIC EQUIP-POSSESS AND OR USE				
2018CF10A2	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF10A3	POSSESSION OF PARAPHERNALIA				
BRYANT, JACK	46204	08/14/18			08/14/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2046A1	FTA/POSSESSION OF A-PVP				
2018CF2046A2	FTA/POSSESSION OF PARAPHERNALIA				
BURKE, LARHONDA	242477			01/18/18	
<i>Case Number</i>	<i>Charge</i>				
2015CF3110A1	SEXUAL BATTERY BY FAMILIAL OR CUSTODIAL AUTHORITY				
2015CF3110A2	LEWD OR LASCIVIOUS BATTERY				
CALHOUN, BRANDON	192519			06/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1071A1	VOP/POSSESSION OF METHAMPHETAMINE				
2018CF1071A2	POSSESSION OF PARAPHERNALIA				
CAMACHO, ROBERT	118083			06/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1695A2	POSSESSION OF CANNABIS				
2018CF1695A3	DRIVING UNDER THE INFLUENCE				
2018CF1695A4	POSSESSION OF PARAPHERNALIA				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF1695A6					
2018CF2205A1					
2018CF2205A2					
2018CF2205A4					
CAMPBELL, MICHAEL	7399	10/01/18		08/22/18	10/01/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2489A1	FTA/POSSESSION OF 3,4-METHYLENEDIOXYMETHAMPHETAMINE (MDMA)				
CAPI, HODSON	238812			07/13/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1669A1	POSSESSION OF MORE THAN 20 GRAMS CANNABIS				
CAPPELLO, BRAD	254789			08/02/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1238A1	FELONY BATTERY				
2018CF1238A2	ATTEMPTED BURGLARY OF DWELLING				
2018CF1238A3	CRIMINAL MISCHIEF (OVER \$200 UNDER \$1000 DAMAGES)				
CAPPELLO, NATHANIEL	192271	08/29/18		08/15/18	08/29/18
<i>Case Number</i>	<i>Charge</i>				
2018CT939A2	FTA/POSSESSION OF CANNABIS				
CARDEN, AARON	252251			07/31/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1442A1	FALSE IMPRISONMENT				
2018CF1442A2	AGGRAVATED ASSAULT WITH INTENT TO COMMIT FELONY/WITH A DEADLY WEAPON				
2018CF1442A3	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1442A4	BATTERY				
CARTER, HENRY	178912			03/05/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2A1	POSSESSION OF MORE THAN 20 GRAMS CANNABIS				
2018CF2A2	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2A3	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
CAUDLE, RACHEL	255444			06/25/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1760A1	VOP/POSSESSION OF METH				
CHIN, SHAVAR	251328	03/05/18			03/05/18
<i>Case Number</i>	<i>Charge</i>				
2017CF2628A1	FTA/POSSESSION OF COCAINE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2017CF2628A2		FTA/POSSESSION OF PARAPHERNALIA			
2017CF2628A3		FTA/NARCOTIC EQUIP-POSSESS AND OR USE			
2017CF2628A4		FTA/NARCOTIC EQUIP-POSSESS AND OR USE			
2017CF2628A5		FTA/NARCOTIC EQUIP-POSSESS AND OR USE			
2017CF2628A6		FTA/NARCOTIC EQUIP-POSSESS AND OR USE			
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CLARK, LATISHA	253981			08/30/18	
<i>Case Number</i>		<i>Charge</i>			
2018CF583A1		COCAINE-TRAFFIC 28 GRAMS LESS THAN 150 KG COCAINE OR MIXTURE			
2018CF583A2		SYNTH NARCOTIC-POSSESS WIT SELL MFG OR DELIVER SCHEDULE I OR II			
2018CF583A3		MARIJUANA-POSSESS WITH INTENT TO SELL MFG OR DELIVER SCHEDULE I			
2018CF583A4		DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION			
2018CF583A5		NARCOTIC EQUIP-POSSESS AND OR USE			
2018CF583A6		DANGEROUS DRUGS KEEP SHOP OR VEHICLE ETC FOR DRUGS 1ST VIOL			
2018CF582B1		TRAFFICKING IN CONTROLLED SUBSTANCE			
2018CF582B2		POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER			
2018CF582B3		POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER			
2018CF582B4		POSSESSION OF MORE THAN 20 GRAMS CANNABIS WITH INTENT TO SELL			
2018CF582B6		POSSESSION OF A STRUCTURE FOR DRUG TRAFFICKING			
2018CF582B7		POSSESSION OF PARAPHERNALIA			
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CLEMONS, WILLIAM	121494			09/28/18	
<i>Case Number</i>		<i>Charge</i>			
2018CF2694A1		POSSESSION OF CONTROLLED SUBSTANCE			
2018CF2694A2		DRIVING WHILE LICENSE SUSPENDED OR REVOKED			
2018CF2694A3		NARCOTIC EQUIP-POSSESS AND OR USE			
2018CF3428A1		FELONY FLEEING OR ATTEMPTING TO ELUDE OFFICER			
2018CF3428A2		POSSESSION OF CONTROLLED SUBSTANCE			
2018CF3428A3		DRIVING WHILE LICENSE SUSPENDED OR REVOKED			
2018CF3428A4		POSSESSION OF PARAPHERNALIA			
2018CF3428A5		RECKLESS DRIVING 1ST OFF			
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COLE, JORDAN	256522			12/12/18	
<i>Case Number</i>		<i>Charge</i>			
2018MM2606A1		BATTERY			
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CONROY, CASIDHE	236370		05/07/18	05/01/18	05/07/18
<i>Case Number</i>		<i>Charge</i>			
2018CF1171A1		VOP/FTA/GRAND THEFT OF MOTOR VEHICLE			
<hr/>					
COOK, RALPH	253516			01/19/18	
<i>Case Number</i>		<i>Charge</i>			
2018CT72A1		VOP/DRIVING UNDER THE INFLUENCE SUBSEQUENT CONVICTIONS			



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CT72A2		REFUSAL TO SUBMIT TO D.U.I. TEST			
2018CT72A3		DRIVING WHILE LICENSE SUSPENDED OR REVOKED			
CRAPPS, JAVARES	237769			12/17/18	
Case Number	Charge				
2018MM3443A1	DOMESTIC BATTERY				
CRAWFORD, KENDRICK	254367			05/09/18	
Case Number	Charge				
2018CF904A1	CARRYING A CONCEALED FIREARM				
2018CF904A2	VOP/POSSESSION OF CANNABIS WITH INTENT TO SELL				
2018CF904A3	POSSESSION OF PARAPHERNALIA				
CREEDON, COLIN	242599			10/29/18	
Case Number	Charge				
2018CT524A1	DRIVING UNDER THE INFLUENCE				
CROSS, PETERSON	197007	12/13/18		12/13/18	12/13/18
Case Number	Charge				
2018CF312A1	FTA/POSSESSION OF FIREARM AND OR AMMUNITION BY CONVICTED FELON				
2018CF312A2	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF3947A1	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
CRUZ, DANIEL	252057		02/07/18		
Case Number	Charge				
2018MM136A1	BATTERY				
CURRY, JOSHUA	182658	04/04/18	02/21/18		04/04/18
Case Number	Charge				
2017CF824A1	FTA/POSSESSION OF BUPHEDRONE WITH INTENT TO SELL OR DELIVER				
2017CF824A2	FTA/POSSESSION OF CANNABIS				
2018CF612A1	FTA/POSSESSION OF COCAINE				
DALE, SUMMER	100820			09/20/18	
Case Number	Charge				
2018CF2465A1	POSSESSION OF COCAINE				
2018CF2465A2	POSSESSION OF PARAPHERNALIA				
DAVIS, MILES	226121			08/27/18	
Case Number	Charge				
2018CF1776A2	POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER				
2018CF1776A3	POSSESSION OF PARAPHERNALIA				
2018CF1776A4	NO VALID DRIVER'S LICENSE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
DELGADO, RUBEN	247438			05/10/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF333A1	POSSESSION OF METHAMPHETAMINE				
2018CF333A2	POSSESSION OF PARAPHERNALIA				
DICKEY, DOUGLAS	121676			12/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3787A1	BURGLARY OF DWELLING WITH PERSON ASSAULTED				
DILWORTH, GLENN	170000			05/29/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1377A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1959A1	SALE OF COCAINE				
2018CF1959A2	SALE OF COCAINE				
2018CF1959A3	POSSESSION OF COCAINE WITH INTENT TO SELL OR DELIVER				
2018CF1959A4	POSSESSION OF PARAPHERNALIA				
2018CF1959A5	POSSESSION OF CANNABIS				
2018CF1959A6	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
2018CF1959A7	DANGEROUS DRUGS KEEP SHOP OR VEH ETC FOR DRUGS SUBSQ VIOL				
DIXON, CHRISTOPHER	251465			05/09/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF950A1	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF SCHOOL				
2018CF950A2	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF SCHOOL				
2018CF950A3	POSSESSION OF PARAPHERNALIA				
2018CF950A4	POSSESSION OF WEAPON OR AMMO BY OTHER STATE FELON				
2018CF950A5	GRAND THEFT OF FIREARM				
DIXON, FABIAN	98040			09/10/18	
<i>Case Number</i>	<i>Charge</i>				
2016CF581A1	POSSESSION OF COCAINE				
2016CF581A2	POSSESSION OF PARAPHERNALIA				
DIXON, MARIO	204622	08/13/18		07/26/18	08/13/18
<i>Case Number</i>	<i>Charge</i>				
2017CF2945A1	FTA/KIDNAPPING TO INFLICT BODILY HARM OR TO TERRORIZE WITH A FIREARM				
2017CF2945A2	FTA/KIDNAPPING TO INFLICT BODILY HARM OR TO TERRORIZE WITH A FIREARM				
2017CF2945A3	FTA/POSSESSION OF FIREARM BY CONVICTED FELON				
2017CF2945A6	FTA/FELONY BATTERY				
DOHENY, ANTHONY	250672			03/20/18	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2017CT1739A1	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
2017CT1739A2	REFUSAL TO SUBMIT TO D.U.I. TEST				
DONALDSON, ADAM	191138			04/30/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT711A1	DRIVING UNDER THE INFLUENCE				
DUFFUS, ASHLEY	255288			08/01/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT1329A1	DUI AND DAMAGE PROPERTY OR PERSON OF ANOTHER				
2018CT1329A2	MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
2018CT1329A3	NARCOTIC EQUIP-POSSESS AND OR USE				
DUNN, TIFFANY	214990			07/27/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM2966A1	POSSESSION OF PARAPHERNALIA				
EDWARDS, EMMANUEL	11510	04/02/18		02/15/18	04/02/18
<i>Case Number</i>	<i>Charge</i>				
2018CF234A1	FTA/POSSESSION OF COCAINE				
2018CF234A2	FTA/POSSESSION OF PARAPHERNALIA				
ELLISON, VERNON	204487			11/21/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1791A1	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF1791A2	CARRYING A CONCEALED FIREARM				
2018CF1791A3	POSSESSION OF CANNABIS				
2018CF1791A4	POSSESSION OF PARAPHERNALIA				
ERICKSON, LANCE	246846			08/14/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2435A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2435A2	POSSESSION OF CONTROLLED SUBSTANCE				
EVANS, ANTIONE	128564	06/19/18			06/19/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1091A1	FTA/DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
2018CF1091A2	FTA/POSSESSION OF CANNABIS				
EVANS, KAYLEE	254264	05/24/18			05/24/18
<i>Case Number</i>	<i>Charge</i>				
2018CF808A1	FTA/RESISTING OFFICER WITH VIOLENCE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF808A2		FTA/BATTERY ON LAW ENFORCEMENT OFFICER			
2018CF808A4		DUI AND DAMAGE PROPERTY OR PERSON OF ANOTHER			
2018CF808A5		DUI AND DAMAGE PROPERTY OR PERSON OF ANOTHER			
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EVERETT, RODGERICK	236480		08/25/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2524A1	POSSESSION OF MORE THAN 20 GRAMS CANNABIS WITH INTENT TO SELL				
2018CF2524A2	POSSESSION OF CONTROLLED SUBSTANCE				
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FIELDS, JUSTIN	236958		09/04/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2638A1	VOP/CRIMINAL MISCHIEF				
2018CF2638A2	BATTERY ON OFFICER FIREFIGHTER EMT ETC				
2018CF2638A3	RESIST OFFICER OBSTRUCT WO VIOLENCE				
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FITZGERALD, MARSHELL	254280			04/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF818A1	VOP/FTA/POSSESSION OF CLONAZEPAM				
2018CF1152A1	VOP/FTA/POSSESSION OF METHAMPHETAMINE				
2018CF1152A2	FTA/POSSESSION OF PARAPHERNALIA				
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FOOTMAN, TECORA	217787			12/13/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2943A2	FELONY FLEEING OR ATTEMPTING TO ELUDE OFFICER				
2018CF2943A3	POSSESSION OF PARAPHERNALIA				
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FORD, ANTONIO	112369			09/11/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM1049A1	PETIT THEFT				
2018MM1049A2	TRESPASS IN STRUCTURE				
2018MM1049A3	RESISTING OFFICER WITHOUT VIOLENCE				
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FRAZIER, FREDRICK	107453	11/14/18		09/27/18	11/14/18
<i>Case Number</i>	<i>Charge</i>				
2018CF609A1	FTA/POSSESSION OF COCAINE				
2018CF609A2	FTA/POSSESSION OF AMMO BY CONVICTED FELON				
2018CF609A3	FTA/POSSESSION OF PARAPHERNALIA				
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FREEMAN, BOBBY	253316	11/19/18			11/19/18
<i>Case Number</i>	<i>Charge</i>				
2017CF4231A1	FTA/BURGLARY OF OCCUPIED STRUCTURE				
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FULLER, LAUREN	254893			05/16/18	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2018MM1247A1	POSSESSION OF CANNABIS				
FULMER, JOSEPH	254637	06/11/18		05/08/18	06/11/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1113A1	FTA/POSSESSION OF COCAINE				
2018CF1113A2	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF1113A3	FTA/POSSESSION OF WEAPON OR AMMO BY CONVICTED FLORIDA FELON				
GARCIA, PHILLIP	117222			09/13/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2795A1	POSSESSION OF METHAMPHETAMINE				
2018CF2795A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF2795A3	POSSESSION OF PARAPHERNALIA				
GARMON, DEVIN	112307		12/28/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF3767A1	BURGLARY OF DWELLING WITH PERSON ASSAULTED				
2018CF3767A2	AGGRAVATED ASSAULT WITH FIREARM				
2018CF3767A3	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF3767A5	SHOOTING INTO OR WITHIN BUILDING				
2018CF3767A6	CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
2018CF3767A7	PUBLIC ORDER CRIMES CRIMINAL ATTEMPT SOLICIT CONSPIRE 1ST DEG FEL				
GARRETT, MONTARIUS	180807			03/06/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF2473A1	POSSESSION OF CONTRABAND AT COUNTY DETENTION FACILITY				
2017CF2473A2	POSSESSION OF ALPHA-PVP				
2017CF2473A3	UNLAWFUL POSSESSION OF PERSONAL IDENTIFICATION INFORMATION OF ANOTHER PERSON (5 OR MORE VICTIMS)				
2017CF2473A4	POSSESSION OF PARAPHERNALIA				
2017CF2473A5	RESISTING OFFICER WITHOUT VIOLENCE				
2017CF2473A6	GIVING FALSE NAME OR IDENTIFICATION TO LAW ENFORCEMENT OFFICER				
GEORGE, TYLER	222311	11/20/18			11/20/18
<i>Case Number</i>	<i>Charge</i>				
2018MM3514A1	FTA/MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
GILKES, MARVIN	213551			10/29/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1447A1	POSSESSION OF CONTROLLED SUBSTANCE				
GLENN, DUANE	236200			08/14/18	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2018CF1294A1					
2018CF1294A2					
2018CF1294A3					
2018CF1294A4					
2018CF1294A5					
2018CF1294A6					
2018CF1294A7					
GONZALES, DANNY	3149	11/14/18			11/14/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2575A1					
GOODIN, DE'ONDRE	254063			05/24/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF658A1					
2018CF658A2					
GOODMAN, STEVEN	253112			03/14/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF4039A1					
2017CF4039A2					
2017CF4039A3					
GREENE, TIMOTHY	35011			06/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1698A1					
2018CF1698A2					
GRIFFIN, JOHN	98533		10/01/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM2391A1					
2018MM2391A2					
GRIFFIN, MICHAEL	159406		01/15/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM105A1					
2018MM105A2					
2018MM105A3					
GRIFFIN, SONIA	52157			10/09/18	
<i>Case Number</i>	<i>Charge</i>				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF2266A1	POSSESSION OF CONTROLLED SUBSTANCE				
GUNDERSON, MICHAEL	254045			03/20/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT382A1	VOP/DRIVING UNDER THE INFLUENCE				
HAIK, ISRA	191401			08/01/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT1328A1	DRIVING UNDER THE INFLUENCE SUBSEQUENT CONVICTIONS				
2018CT1328A2	POSSESSION OF CANNABIS				
2018CT1328A3	NARCOTIC EQUIP-POSSESS AND OR USE				
HALL, TANESHA	157093		11/08/18		
<i>Case Number</i>	<i>Charge</i>				
2017CF400A1	AGGRAVATED BATTERY CAUSING GREAT BODILY HARM WITH A DEADLY WEAPON				
HAMLIN, CHRISTOPHER	162594		06/06/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF741A1	TRAFFICKING IN METHAMPHETAMINE				
2018CF741A2	POSSESSION OF PARAPHERNALIA				
2018CF741A3	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
HARLEY, TERRELL	147329			07/25/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1777A1	POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER				
2018CF1777A3	POSSESSION OF PARAPHERNALIA				
2018CF1777A4	TRAFFICKING IN CONTROLLED SUBSTANCE				
HARRIS, STANTON	151165	04/19/18			04/19/18
<i>Case Number</i>	<i>Charge</i>				
2018CF666A1	FTA/FELONY BATTERY				
2018CF666A2	FTA/POSSESSION OF CLONAZEPAM				
HARRIS-GAINES, DEREK	113818	11/06/18			11/06/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2717A1	FTA/SALE OR POSSESSION OF CANNABIS WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018MM2552A1	NARCOTIC EQUIP-POSSESS AND OR USE				
2018MM2552A2	RESIST OFFICER OBSTRUCT WO VIOLENCE				
HARSHBARGER, ANALISE	242527			10/17/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2808A1	POSSESSION OF CONTROLLED SUBSTANCE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF2808A2	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2808A3	POSSESSION OF PARAPHERNALIA				
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HART, WILLIE	13943		02/15/18		
Case Number	Charge				
2017CF4013A1	POSSESSION OF COCAINE WITH INTENT TO SELL OR DELIVER				
2017CF4013A3	MARIJUANA-POSSESS WITH INTENT TO SELL MFG OR DELIVER SCHEDULE I				
2017CF4013A4	NARCOTIC EQUIP-POSSESS AND OR USE				
2018CF517A1	TRAFFICKING IN COCAINE				
2018CF517A2	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018CF517A3	SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL WITHIN 1,000 FEET OF CHURCH				
2018CF517A4	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF517A5	TAMPERING WITH PHYSICAL EVIDENCE				
2018CF517A6	MAINTAINING PLACE WHERE CONTROLLED SUBSTANCES ARE USED				
2018CF517A7	POSSESSION OF PARAPHERNALIA				
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HARVEY, JAMES	194271			04/30/18	
Case Number	Charge				
2018CT698A1	VOP/DRIVING UNDER THE INFLUENCE SUBSEQUENT CONVICTIONS				
2018CT698A2	VOP/NO VALID DRIVER'S LICENSE				
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HEMPSTED, SEAN	254547	06/26/18			06/26/18
Case Number	Charge				
2018CT696A1	FTA/DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
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HENDERSON, DISHAY	146984			12/19/18	
Case Number	Charge				
2018CF1027A1	POSSESSION OF COCAINE				
2018CF1027A2	RESISTING OFFICER WITHOUT VIOLENCE				
2018CF1585A1	HUMAN TRAFFICKING; COMMERCIAL SEX TRAFFICKING				
2018CF1585A2	DERIVING SUPPORT FROM THE PROCEEDS OF PROSTITUTION				
2018CF1585A3	SEXUAL ACTIVITY WITH 16 OR 17 YEAR OLD				
2018CF1585A4	SEXUAL ACTIVITY WITH 16 OR 17 YEAR OLD				
2018CF1585A5	CHILD ABUSE				
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HEWITT, C	212205			05/29/18	
Case Number	Charge				
2018CT956A1	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
2018CT956A2	REFUSAL TO SUBMIT TO D.U.I. TEST				
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HICKS, JESSE	244748		12/31/18		
Case Number	Charge				



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2016CF917A1	SEXUAL BATTERY ON CHILD UNDER 12 YOA BY DEFENDANT LESS THAN 18 YOA				
2016CF917A2	LEWD OR LASCIVIOUS MOLESTATION				
HINTON, TIMOTHY	19075			03/26/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT581A1	VOP/DRIVING UNDER THE INFLUENCE WITH DAMAGE TO PERSON OR PROPERTY WITH BREATH ALCOHOL LEVEL OVER .15				
HOLMES, QUINTON	190082			02/08/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF2340A1	POSSESSION OF PVP (PYRROLIDINOVALEROPHENONE) OR (PYRROLIDINOPENTIOPHENONE)				
2017CF2340A2	POSSESSION OF PARAPHERNALIA				
2017CF2340A3	DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
HOPKINS, LARRY	160426		01/11/18	10/16/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF3438A1	POSSESSION OF COCAINE				
2017CF3438A2	TRESPASS ON PROPERTY AFTER WARNING				
2017CF3438A3	POSSESSION OF CANNABIS				
2017CF3438A4	NARCOTIC EQUIP-POSSESS AND OR USE				
2017MM4302A1	DISORDERLY CONDUCT				
HUGHLEY, CHRIS	3436			08/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF991A1	FELONY BATTERY				
HUNTER, CRYSTAL	242663			09/24/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2516A1	VOP/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2516A2	POSSESSION OF PARAPHERNALIA				
HUNTLEY, ROBERT	146128			05/09/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1276A1	POSSESSION OF COCAINE				
2018CF1276A2	POSSESSION OF PARAPHERNALIA				
HYCHE, PHAION	257183			11/26/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT2102A1	DRIVING UNDER THE INFLUENCE				
JACKSON, DELBERT	26428	11/19/18		11/08/18	11/19/18
<i>Case Number</i>	<i>Charge</i>				
2018CF3425A1	FTA/SALE OR POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
WITHIN 1,000 FEET OF CHURCH					
JENKINS, D' ERIK	256460			11/13/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2729A1	ARMED ROBBERY WITH FIREARM				
2018CF2729A2	CRIMINAL USE OF PERSONAL IDENTIFICATION INFORMATION				
JOHNSON, EARNEST	87288			12/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2554A1	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF2554A4	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY > .15				
JOHNSON, GEORGE	94078		07/31/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF1018A1	FAILURE OF SEXUAL OFFENDER TO REPORT				
JONES, LARRY	9361			07/25/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1427A1	BATTERY TOUCH OR STRIKE				
2018CF1427A2	POSSESSION OF CONTROLLED SUBSTANCE				
JONES, MICHAEL	121087			07/11/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1633A1	POSSESSION OF METHAMPHETAMINE				
2018CF1633A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
JONES, NICOLE	253596			12/13/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3106A1	AGGRAVATED BATTERY (PREGNANT VICTIM)				
JONES, ONEAL	127359			04/09/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF725A1	POSSESSION OF COCAINE				
2018CF725A2	POSSESSION OF CANNABIS				
JONES, STEVEN	249767			01/03/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF1352A1	SOLICITING A CHILD FOR UNLAWFUL SEXUAL CONDUCT USING COMPUTER SERVICE OR ELECTRONIC DEVICE				
2017CF1352A2	TRANSMISSION OF MATERIAL HARMFUL TO MINORS BY ELECTRONIC DEVICE OR EQUIPMENT				
2017CF1352A3	TRANSMISSION OF MATERIAL HARMFUL TO MINORS BY ELECTRONIC DEVICE OR EQUIPMENT				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
KAISER, DERRICK	257266			11/14/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT2135A1	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
2018CT2135A2	LEAVING THE SCENE OF A CRASH WITH DAMAGE TO ATTENDED VEHICLE				
KEETON, CARRIE	252351			05/01/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF3370A2	CHILD ABUSE				
2017CF3370A3	RECKLESS DRIVING				
2017CF3370A4	DUI ALCOHOL OR DRUGS				
2017CF3370A5	FLEE/ELUDE POLICE FLEE W DISREGARD OF SAFETY TO PERSONS OR PROP				
2017CF3370A6	NEGLECT CHILD WITHOUT GREAT BODILY HARM				
KELLER, JOHN	136547			03/27/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF548A1	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF548A3	POSSESSION OF METHAMPHETAMINE				
2018CF548A5	POSSESSION OF PARAPHERNALIA				
2018CF2888A1	POSSESSION OF A CONCEALED WEAPON BY CONVICTED FELON				
2018CF2888A2	FELONY FLEEING OR ATTEMPTING TO ELUDE OFFICER				
2018CF2888A3	DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
2018CF2888A4	ATTACHING IMPROPER LICENSE PLATE				
KELLY, CHRISTOPHER	231749	11/14/18		09/17/18	11/14/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1634A1	FTA/POSSESSION OF METHAMPHETAMINE WITH INTENT TO SELL OR DELIVER				
2018CF1634A2	FTA/POSSESSION OF ALTRAZOLAM				
2018CF1634A3	FTA/POSSESSION OF CLONAZEPAM				
2018CF1634A4	FTA/DRIVING WHILE LICENSE PERMANENTLY REVOKED				
2018CF1634A5	FTA/POSSESSION OF PARAPHERNALIA				
KENNEDY, GENE	256319			08/30/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2589A1	VOP/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2589A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF2589A3	NARCOTIC EQUIP-POSSESS AND OR USE				
KEPICS, KAREN	247586		03/22/18		
<i>Case Number</i>	<i>Charge</i>				
2016CT2536A1	DRIVING UNDER THE INFLUENCE				
2016CT2536A2	POSSESSION OF CANNABIS				
2016CT2536A3	POSSESSION OF PARAPHERNALIA				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF913A1	VOP/WRITTEN THREATS TO KILL OR DO BODILY INJURY				
KING, LISA	123750			11/15/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2790A1	TRAFFICKING IN METHAMPHETAMINE				
2018CF2790A2	POSSESSION OF PARAPHERNALIA				
2018CF2790A3	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
KING, RONALD	253892			05/01/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT308A1	DRIVING UNDER THE INFLUENCE				
KING, RYAN	145875		12/05/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF3259A1	BATTERY ON LAW ENFORCEMENT OFFICER				
2018CF3259A2	POSSESSION OF COCAINE				
2018CF3259A3	POSSESSION OF AMBIEN				
2018CF3259A4	POSSESSION OF PARAPHERNALIA				
2018CF3259A5	RESISTING OFFICER WITHOUT VIOLENCE				
2018CF3259A7	EVIDENCE-DESTROYING TAMPER WITH OR FABRICATE PHYSICAL				
2018CF3260A1	BATTERY ON OFFICER FIREFIGHTER EMT ETC				
LATTIMORE, DAVEY	211988	06/12/18		05/29/18	06/12/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1144A1	FTA/CARRYING A CONCEALED WEAPON BY CONVICTED FELON				
2018CF1144A2	FTA/POSSESSION OF CANNABIS OVER 20 GRAMS				
2018CF1144A4	FTA/POSSESSION OF PARAPHERNALIA				
2018CF1144A6	RESISTING OFFICER WITHOUT VIOLENCE				
LAWSON, JAMES	44151			12/12/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1699A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1699A2	POSSESSION OF CONTROLLED SUBSTANCE				
LEE, DANIEL	255487			08/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1817A1	POSSESSION OF METH				
2018CF1817A2	POSSESSION OF CANNABIS				
2018CF1817A3	POSSESSION OF PARAPHERNALIA				
LEE, MICHAEL	257686			12/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3727A1	POSSESSION OF CONTROLLED SUBSTANCE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF3727A3	DRIVING UNDER THE INFLUENCE				
LEVENS JR, CHRISTOPHER	254211			05/16/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF767A1	POSSESSION OF COCAINE WITH INTENT TO SELL OR DELIVER				
2018CF767A2	MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
LEVENS, JAMES	4321			05/01/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF671A1	POSSESSION OF COCAINE				
2018CF671A2	POSSESSION OF PARAPHERNALIA				
LOCKENBACH, DANIEL	170951			10/04/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM2667A1	POSSESSION OF CANNABIS				
2018MM2667A2	POSSESSION OF PARAPHERNALIA				
LONGVER, TEDESA	97119			09/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2791A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2791A3	NO VALID DRIVER'S LICENSE				
LUNDY, WILEY	249304	09/20/18			09/20/18
<i>Case Number</i>	<i>Charge</i>				
2017CF907A1	FTA/SEXUAL BATTERY ON CHILD UNDER 12 YOA BY DEFENDANT 18 YOA OR OLDER				
2017CF907A2	FTA/LEWD OR LASCIVIOUS MOLESTATION				
MANKA, AMY	237470		12/11/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM3729A1	POSSESSION OF PARAPHERNALIA				
MARTIN, LEONARD	2768			04/04/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF68A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF68A2	POSSESSION OF CANNABIS				
2018CF68A3	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF68A4	POSSESSION OF PARAPHERNALIA				
MATTOX, REBECCA	256315			10/22/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2587A1	POSSESSION OF METHAMPHETAMINE				
2018CF2587A2	POSSESSION OF CLONAZEPAM				
2018CF2587A3	POSSESSION OF OXYCODONE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF2587A4	POSSESSION OF ALPRAZOLAM				
MCADAM, TREVOR	232950	11/13/18			11/13/18
Case Number	Charge				
2018MM3237A1	FTA/TRESPASS IN STRUCTURE				
MCFADDEN, JEFFREY	81297			03/30/18	
Case Number	Charge				
2018CF422A1	POSSESSION OF CONTROLLED SUBSTANCE				
MCGARRY, KEVIN	257251			12/05/18	
Case Number	Charge				
2018CF3381A1	POSSESSION OF COCAINE				
2018CF3381A2	POSSESSION OF PARAPHERNALIA				
MCGILL, DEL	83560			12/19/18	
Case Number	Charge				
2018CF3612A1	POSSESSION OF COCAINE				
2018CF3612A2	POSSESSION OF CANNABIS				
2018CF3612A3	POSSESSION OF PARAPHERNALIA				
MCGILL, DELRICK	151016			11/07/18	
Case Number	Charge				
2018CF2438A1	POSSESSION OF COCAINE				
2018CF2438A2	DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
MCKAY, JAMES	254200			03/19/18	
Case Number	Charge				
2018CF755A2	GRAND THEFT FROM RETAIL MERCHANT				
MCKINNEY, FRANCIS	148277		09/16/18		
Case Number	Charge				
2018CF2073A1	FELONY BATTERY				
MCWHITE, KEYUNTAI	227402	01/31/18			01/31/18
Case Number	Charge				
2017CF4021A1	FTA/POSSESSION OF METHAMPHETAMINE				
2017CF4021A2	FTA/POSSESSION OF MDMA				
2017CF4021A3	FTA/POSSESSION OF CANNABIS				
2017CF4021A4	FTA/POSSESSION OF PARAPHERNALIA				
MERRILL, ERIC	159057			10/01/18	
Case Number	Charge				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF2804A1					
2018CF2804A2					
2018CF2804A3					
2018CF2804A4					
2018CF2804A5					
2018CF2804A6					
2018CF2804A7					
MERRITT, TERRANCE	117913	06/05/18			06/05/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1575A1	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
MITCHELL, AMANDA	221349			09/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2848A1	POSSESSION OF METHAMPHETAMINE				
2018CF2848A2	PETIT THEFT 2ND OFF				
MOORE, BYRON	124130	07/18/18		07/06/18	07/18/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1121A2	FTA/POSSESSION OF CANNABIS				
2018CF1121A3	COCAINE-POSSESS POSSESS COCAINE				
2018CF1121A4	NARCOTIC EQUIP-POSSESS AND OR USE				
MOORE, WILLIAM	209267	05/29/18		05/18/18	05/29/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1419A1	FTA/POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER				
2018CF1419A2	FTA/POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL				
2018CF1419A3	FTA/POSSESSION OF PARAPHERNALIA				
2018CF1419A4	FTA/DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
MORATH, KIMBERLY	253655			02/26/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF288A1	CHILD NEGLECT				
2018CF288A2	CHILD NEGLECT				
2018CF288A3	TAMPERING WITH PHYSICAL EVIDENCE				
MORGAN, BERNARD	98916		11/28/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF3624A1	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
2018CF3815A1	TRAFFICKING IN METHAMPHETAMINE				
2018CF3815A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
MORGAN, JOSHUA	253337			06/08/18	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2017CT3342A1	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
2017CT3342A3	DUI ALCOHOL OR DRUGS				
MORRISON, REGGERIO	239965			12/19/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3655A1	POSSESSION OF COCAINE WITH INTENT TO SELL OR DELIVER				
2018CF3655A2	NARCOTIC EQUIP-POSSESS AND OR USE				
MURRAY, REBATRAY	119187			07/11/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1576A1	POSSESSION OF COCAINE				
2018CF1576A2	POSSESSION OF PARAPHERNALIA				
2018CF1576A3	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
MYRICK, NEPIER	251978			06/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM924A1	DOMESTIC BATTERY				
2018MM924A2	CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
NELSON, LADARIUS	233777			12/18/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2016A1	POSSESSION OF MPHP WITH INTENT TO SELL OR DELIVER				
2018CF2016A2	POSSESSION OF CANNABIS				
2018CF2016A3	POSSESSION OF PARAPHERNALIA				
NELSON, MARCUS	255366			07/23/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1683A1	DAMAGE PROP-CRIM MISCH \$1000 OR MORE				
2018MM1852A1	CRIMINAL MISCHIEF (OVER \$200 UNDER \$1000 DAMAGES)				
NEWSOME, DONOVAN	108107		09/12/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF2835A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2835A2	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2835A3	POSSESSION OF CANNABIS				
2018CF2835A4	POSSESSION OF PARAPHERNALIA				
NICHOLS, MELISSA	72059	04/05/18		02/26/18	04/05/18
<i>Case Number</i>	<i>Charge</i>				
2018CF67A1	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF67A4	FTA/POSSESSION OF PARAPHERNALIA				



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
OQUENDO, MICHAEL	254555			06/08/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT701A1	VOP/DUI ALCOHOL OR DRUGS				
OROZCO, RODOLFO	253829			05/16/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF453A1	POSSESSION OF COCAINE				
2018CF453A2	POSSESSION OF PARAPHERNALIA				
2018CF453A3	POSSESSION OF CANNABIS				
PACK, JASON	256091			08/29/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2394A1	AGGRAVATED BATTERY (PREGNANT VICTIM)				
2018CF2394A2	DOMV/BATTERY TOUCH OR STRIKE				
PALMER, ANAGEL	59458		04/19/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF1037A1	SALE OF METHAMPHETAMINE WITHIN 1,000 FEET OF CONVEYANCE STORE				
PARHAM, DELRICO	249302			07/23/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF582A1	TRAFFICKING IN CONTROLLED SUBSTANCE				
2018CF582A2	POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER				
2018CF582A3	POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL OR DELIVER				
2018CF582A4	POSSESSION OF MORE THAN 20 GRAMS CANNABIS WITH INTENT TO SELL				
2018CF582A5	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF582A6	POSSESSION OF A STRUCTURE FOR DRUG TRAFFICKING				
2018CF582A7	POSSESSION OF PARAPHERNALIA				
PARMER, LONDON	223987			06/19/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF2838A1	BURGLARY OF DWELLING WITH PERSON ASSAULTED				
2017CF2838A2	POSSESSION OF FIREARM BY CONVICTED FELON				
2017CF2838A3	POSSESSION OF CONTROLLED SUBSTANCE				
2017CF2838A4	DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
2017CF2838A5	RESISTING OFFICER WITHOUT VIOLENCE				
2017CF2838A6	POSSESSION OF PARAPHERNALIA				
2017CF2838A7	DAMAGE PROP-CRIM MISCH 200 DOLLARS AND UNDER				
2017CF2838A8	GRAND THEFT OF FIREARM				
PAYNE, DERENZO	255955	09/06/18		08/22/18	09/06/18
<i>Case Number</i>	<i>Charge</i>				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF2304A2	FTA/POSSESSION OF CONTROLLED SUBSTANCE (COCAINE)				
PLEAS, CORTEZ	148041	12/20/18		11/29/18	12/20/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1008A1	FTA/POSSESSION OF COCAINE				
2018CF1008A2	FTA/RESISTING OFFICER WITHOUT VIOLENCE				
PLEAS, TERRY	62742			01/16/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF4280A1	BURGL OF DWELLING UNARMED NO ASSAULT OR BATT				
2017CF4281A1	RECKLESS DRIVING 1ST OFF				
PONDER, GARRETT	171483		05/11/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF1148A1	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF1148A2	POSSESSION OF METHAMPHETAMINE				
2018CF1148A3	POSSESSION OF PARAPHERNALIA				
POWELL, BLAKE	253491		06/14/18		
<i>Case Number</i>	<i>Charge</i>				
2018MM372A1	IMPROPER EXHIBITION OF A DANGEROUS WEAPON				
PRICE, STANLEY	225914			06/07/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1280A1	GRAND THEFT OF FIREARM				
2018CF1280A2	DRIVING UNDER THE INFLUENCE				
PROVENZANO, JONATHAN	255363			06/14/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM1634A1	VOP/DISORDERLY INTOXICATION				
2018MM1634A2	BATTERY				
PULLIAM, CHRISTIAN	257164	11/14/18			11/14/18
<i>Case Number</i>	<i>Charge</i>				
2018MM3171A1	FTA/VIOLETION OF DOMESTIC VIOLENCE INJUNCTION				
RAYMER, JEFFREY	254120			05/29/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF684A1	POSSESSION OF COCAINE				
REED, CLYDE	214273	08/20/18			08/20/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2167A1	FTA/FELONY THEFT				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
REVIS, JEREMIAH	220733			01/31/18	
Case Number	Charge				
2018CF144A1	VOP/POSSESSION OF METHAMPHETAMINE				
2018CF144A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF144A3	POSSESSION OF PARAPHERNALIA				
RICHARDSON, CAPURS	149607			09/26/18	
Case Number	Charge				
2018MM1973A2	CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
RIGDON, JASON	136076	05/29/18		05/08/18	05/29/18
Case Number	Charge				
2018CF1308A1	VOP/FTA/AGGRAVATED ASSAULT WITH FIREARM				
2018CF1308A2	VOP/FTA/CARRYING A CONCEALED FIREARM				
2018CF1308A3	VOP/FTA/FELONY FLEEING OR ATTEMPTING TO ELUDE OFFICER				
2018CF1308A4	VOP/FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1308A5	VOP/FTA/DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
2018CF1308A6	FTA/POSSESSION OF PARAPHERNALIA				
2018CF1308A7	FTA/GRAND THEFT OF MOTOR VEHICLE				
RIVENBARK, DUSTIN	209135			06/19/18	
Case Number	Charge				
2018CT540A1	RECKLESS DRIVING 1ST OFF				
RIVERS, MARCUS	229015	09/26/18		08/31/18	09/26/18
Case Number	Charge				
2018CF2477A1	FTA/POSSESSION OF COCAINE WITH INTENT TO SELL WITHIN 1000 FT OF SCHOOL				
2018CF2477A2	FTA/POSSESSION OF CANNABIS				
2018CF2477A4	FTA/DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
ROCKWELL, ROBERT	233677			07/27/18	
Case Number	Charge				
2018CF1922A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF1922A2	DRIVING WHILE LICENSE SUSPENDED OR REVOKED				
2018CF1922A3	POSSESSION OF PARAPHERNALIA				
ROEH, ROBERT	115976			09/28/18	
Case Number	Charge				
2018CT1026A1	DRIVING UNDER THE INFLUENCE				
2018CT1026A2	POSSESSION OF CANNABIS				
ROGERS, ANTHONY	170924			03/26/18	

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2018CF225A1	POSSESSION OF 3,4-METHYLENEDIOXYMETHAMPHETAMINE (MDMA)				
2018CF225A2	POSSESSION OF CANNABIS				
2018CF225A3	POSSESSION OF PARAPHERNALIA				
ROQUEMORE, KIMBERLY	255264			12/31/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF3214A1	POSSESSION OF COCAINE WITH INTENT TO SELL OR DELIVER				
2018CF3214A2	POSSESSION OF CANNABIS				
2018CF3214A3	POSSESSION OF PARAPHERNALIA				
2018CF3214A4	NO VAILD DRIVER'S LICENSE				
2018CF3214A5	NEGLECT CHILD WITHOUT GREAT BODILY HARM				
RUMPH, TREY MAYNE	254230	07/23/18			07/23/18
<i>Case Number</i>	<i>Charge</i>				
2018CF773A1	FTA/SALE OF CONTROLLED SUBSTANCE				
2018CF773A2	FTA/SALE OF CONTROLLED SUBSTANCE				
2018CF773A3	FTA/POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL				
2018CF773A4	FTA/POSSESSION OF CONTROLLED SUBSTANCE WITH INTENT TO SELL				
2018CF773A5	FTA/POSSESSION OF PARAPHERNALIA				
2018CF773A6	FTA/POSSESSION OF CANNABIS				
RUSS, CRAVEST	162744			10/09/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF677A1	POSSESSION OF COCAINE				
2018CF677A2	EVIDENCE-DESTROYING TAMPER WITH OR FABRICATE PHYSICAL				
2018CF677A3	POSSESSION OF CANNABIS				
2018CF677A4	NARCOTIC EQUIP-POSSESS AND OR USE				
SABA, JEFFREY	239567			10/02/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2838A1	POSSESSION OF FIREARM BY CONVICTED FELON				
2018CF2838A2	TAMPERING WITH PHYSICAL EVIDENCE				
2018CF2838A3	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2838A4	POSSESSION OF PARAPHERNALIA				
2018CF2838A5	PETIT THEFT				
2018CF2838A6	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2838A7	POSSESSION OF CONTROLLED SUBSTANCE				
SAFFORD, JOHNNY	6859			04/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF587A1	POSSESSION OF COCAINE				
2018CF587A2	NO VALID DRIVER'S LICENSE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
SCHNEIDER, JOHN	228009			07/27/18	
Case Number	Charge				
2018CF869A1	ASSAULT				
2018CF869A2	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
SEAY, LLOYD	121895			12/19/18	
Case Number	Charge				
2018CF3699A1	POSSESSION OF CONTROLLED SUBSTANCE				
SEVER, JUDY	245906			11/15/18	
Case Number	Charge				
2018CF3118A1	FELONY BATTERY				
SHEFFIELD, KALEB	252556			04/13/18	
Case Number	Charge				
2017CF3543A1	VOP/AGGRAVATED ASSAULT WITH DEADLY WEAPON				
SHIPLEY, RUSSELL	116774			05/22/18	
Case Number	Charge				
2018CF76A1	POSSESSION OF METHAMPHETAMINE				
2018CF76A2	POSSESSION OF PARAPHERNALIA				
SIMMONS, JAMES	173009	04/18/18		04/12/18	04/18/18
Case Number	Charge				
2018MM645A1	FTA/POSSESSION OF CANNABIS				
2018MM645A2	FTA/POSSESSION OF PARAPHERNALIA				
2018MM645A3	FRAUD-IMPERSON FALSE ID GIVEN TO LEO				
SIMMONS, JAMES	173009			08/01/18	
Case Number	Charge				
2018CF2170A1	AGGRAVATED BATTERY (GREAT BODILY HARM)				
SMERLING, CHRISTOPHER	203809		10/29/18		
Case Number	Charge				
2018CT1759A1	DRIVING UNDER THE INFLUENCE SUBSEQUENT CONVICTIONS				
2018CF3545A1	TAMPERING WITH ELECTRONIC MONITORING DEVICE				
2018CF3545A2	DRIVING UNDER THE INFLUENCE WITH BREATH ALCOHOL OF .15 OR HIGHER				
2018CF3545A5	DRIVING WHILE LICENSE SUSPENDED OR REVOKED WITH PRIORS				
SMITH, ALEXANDER	232214			08/10/18	
Case Number	Charge				
2018CF1816A1	TRAFFICKING IN METHAMPHETAMINE				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF1816A2					
2018CF1816A3					
2018CF1816A4					
SMITH, DARILYN	163034	09/21/18		08/29/18	09/21/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2491A1	FTA/TAMPERING WITH PHYSICAL EVIDENCE				
2018CF2491A2	COCAINE-POSSESS WITH INTENT TO SELL MFG DELIV ETC SCHEDULE II				
2018CF2491A3	DANGEROUS DRUGS KEEP SHOP OR VEHICLE ETC FOR DRUGS 1ST VIOL				
2018CF2491A4	OBSTRUCT POLICE SERVING EXECUTING SEARCH WARRANT				
2018CF2491A5	NARCOTIC EQUIP-POSSESS AND OR USE				
SMITH, GEORGE	253841			05/10/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT270A2	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
2018CT299A1	DRIVING UNDER THE INFLUENCE				
2018CT299A2	LEAVING THE SCENE OF A CRASH WITH DAMAGE TO ATTENDED VEHICLE				
2018CT310A1	LEAVING THE SCENE OF A CRASH WITH DAMAGE TO ATTENDED VEHICLE				
SMITH, JUNE	209963			05/16/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1356A1	POSSESSION OF METHAMPHETAMINE				
2018CF1356A2	PETIT THEFT				
2018HH1266A1	FAVOR HOLD/ AVON PARK, CASE #18-589/ LARC				
SOMERS, DANNY	156083			02/07/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF11A1	POSSESSION OF METHAMPHETAMINE				
STEPHENS, BRANDI	229970			03/06/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF270A1	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
2018CF271B1	POSSESSION OF PARAPHERNALIA				
STEPHENS, BRANDI	229970	12/11/18		11/30/18	12/11/18
<i>Case Number</i>	<i>Charge</i>				
2018CF3625A1	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF3625A2	FTA/POSSESSION OF BUPRENORPHINE/HYDROCHLORIDE				
2018CF3625A3	FTA/POSSESSION OF CANNABIS				
2018CF3625A4	FTA/POSSESSION OF PARAPHERNALIA				
2018CF4045A1	TRAFFICKING IN METHAMPHETAMINE				
2018CF4045A2	POSSESSION OF AMPHETAMINE				
2018CF4045A3	POSSESSION OF ALPRAZOLAM				

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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
2018CF4045A4		POSSESSION OF CLONAZEPAM			
2018CF4045A5		POSSESSION OF PARAPHERNALIA			
2018CF4045A6		DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION			
2018CF4045A7		DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION			
2018CF4045A8		GRAND THEFT IS \$300 OR MORE BUT LESS THAN \$5000			
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STINSON, LUCAS	253213			05/21/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF4114A1	BURGLARY OF CONVEYANCE WHILE ARMED WITH FIREARM				
2017CF4114A2	BURGLARY OF CONVEYANCE				
2017CF4114A3	GRAND THEFT OF FIREARM				
2017CF4114A4	BURGLARY OF CONVEYANCE				
2017CF4114A5	BURGLARY OF CONVEYANCE				
2017CF4114A6	BURGLARY OF CONVEYANCE				
2017CF4114A7	BURGLARY OF CONVEYANCE				
2017CF4114A8	GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
2017CF4114A9	BURGLARY OF CONVEYANCE				
2017CF4114A10	BURGLARY OF CONVEYANCE				
2017CF4114A11	VOP/GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
2017CF4114A12	BURGLARY OF CONVEYANCE				
2017CF4114A13	PETIT THEFT				
2017CF4114A15	VOP/GRAND THEFT MORE THAN \$300 BUT LESS THAN \$5,000				
2017CF4114A16	GRAND THEFT IS \$300 OR MORE BUT LESS THAN \$5000				
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SULLIVAN, RYAN	175497			05/10/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF729A1	GRAND THEFT OF MOTOR VEHICLE				
2018CF729A2	POSSESSION OF METHAMPHETAMINE WITH INTENT TO SELL OR DELIVER				
2018CF729A3	POSSESSION OF PARAPHERNALIA				
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SUTHERLAND, DIETRICK	257085			12/03/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM3093A1	SEX OFFENSE VOYEURISM 1ST OFF				
2018MM3093A2	INDECENT EXPOSURE IN PUBLIC				
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SWATTS, ALEXANDER	40540	05/23/18			05/23/18
<i>Case Number</i>	<i>Charge</i>				
2017CF2693A1	VOP/FTA/SEXUAL BATTERY BY FAMILIAL OR CUSTODIAL AUTHORITY				
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TERRY, QUINCEY	255471	12/04/18	12/03/18		12/04/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1789A1	POSSESSION OF 3,4-METHYLENEDIOXYMETHAMPHETAMINE (MDMA)				
2018CF3660A1	FTA/POSSESSION OF MORE THAN 20 GRAMS CANNABIS				

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THOMAS, QUANTERRIUS	236403		12/19/18		
Case Number	Charge				
2018CF3775A1	DRIVING WHILE LICENSE REVOKED (HABITUAL OFFENDER)				
2018CF3775A2	POSSESSION OF CANNABIS				
THOMPSON, AZENDE	253488			03/20/18	
Case Number	Charge				
2018CF120A1	RECKLESS DRIVING CAUSING SERIOUS BODILY INJURY				
THOMPSON, EDDIE	79305			09/14/18	
Case Number	Charge				
2018CF2662A1	MARIJUANA-POSSESS NOT MORE THAN 20 GRAMS				
2018CF2662A2	COCAINE-POSSESS POSSESS COCAINE				
2018CF2661B1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2661B2	POSSESSION OF CANNABIS				
THOMPSON, NATHANIEL	204581	11/14/18		10/31/18	11/14/18
Case Number	Charge				
2014CF1467A3	FTA/CRIMINAL MISCHIEF (UNDER \$200 DAMAGES)				
THORPE, JENNIFER	166047	09/17/18			09/17/18
Case Number	Charge				
2018CF2814A1	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2814A2	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2814A3	FTA/POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2814A5	FTA/MAINTAINING PLACE WHERE CONTROLLED SUBSTANCE ARE USED				
2018CF2814A6	FTA/DRUGS POSSESS NEW LEGEND DRUG WO PRESCRIPTION				
2018CF2814A8	FTA/AMPHETAMINE-POSSESS WITH INTENT TO SELL MFG DELIVER SCHEDULE I				
2018CF2815A1	FTA/SALE OF CONTROLLED SUBSTANCE				
2019CF269A1	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
2019CF269A2	NARCOTIC EQUIP-POSSESS AND OR USE				
TOLLEFSON, PAUL	115906	05/08/18		06/29/18	05/08/18
Case Number	Charge				
2018MM1277A1	FTA/PETIT THEFT (VALUE GREATER THAN \$100)				
TOURNAY, PETER	145800			10/08/18	
Case Number	Charge				
2018CF3356A1	POSSESSION OF METHAMPHETAMINE				
2018CF4026A1	SALE OF HEROIN				
TROUPE, CHRISTOPHER	7886			02/07/18	



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Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2018CF106A1	ROBBERY				
2018CF106A2	DOMESTIC BATTERY BY STRANGULATION				
TROUPE, WILLIE	221204			10/01/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2131A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2131A2	RESISTING OFFICER WITHOUT VIOLENCE				
TYSON, DION	224695		12/12/18		
<i>Case Number</i>	<i>Charge</i>				
2018CF3755A1	FTA/POSSESSION OF SYNTHETIC CANNABINOID (AKA:SPICE)				
2018CF3755A2	FTA/NO VAILD DRIVER'S LICENSE				
2018CF3845A1	RESIST OFFICER OBSTRUCT WO VIOLENCE				
2018CF3845A2	DRUGS POSSESS ACTUAL CONSTRUCTIVE POSS SYNTHETIC CANNABINOID				
2018CF3845A3	DRUGS-POSSESS CONTROLLED SUBSTANCE WITHOUT PRESCRIPTION				
TYSON, SIERRA	256359	11/16/18			11/16/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2645A1	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF2645A2	FTA/POSSESSION OF PARAPHERNALIA				
VAATIKUTI, RAVIKIRAN	253126			01/26/18	
<i>Case Number</i>	<i>Charge</i>				
2017CT3167A1	RECKLESS DRIVING 1ST OFF				
VAUGHN, TERRY	252094		07/10/18		
<i>Case Number</i>	<i>Charge</i>				
2017CF3182A1	FAILURE OF SEXUAL OFFENDER TO REPORT				
VEARIL, CARISSA	173201			07/11/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF1636A1	POSSESSION OF METHAMPHETAMINE				
2018CF1636A2	POSSESSION OF PARAPHERNALIA				
WAIGAND, ALLISON	246061	11/16/18			11/16/18
<i>Case Number</i>	<i>Charge</i>				
2018CF2920A1	FTA/POSSESSION OF METHAMPHETAMINE				
WALDEN, ERIC	178197			04/18/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF1937A1	FTA/CHILD NEGLECT				
2017CF1937A2	FTA/DRIVING UNDER THE INFLUENCE ACCOMPAINED BY PERSON LESS THAN 18				

Leon County Supervised Pretrial Release Program Public Registry Activity Detail  
501-C Appleyard Drive, Tallahassee, FL 32304  
Year: 2018  
List of Violaters (Bond Releases)

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
YEARS OF AGE WITH BREATH ALCOHOL OF .15 OR HIGHER					
WALDINGER, FREDERICK	51722			12/17/18	
Case Number	Charge				
2017CT2864A1	DRIVING UNDER THE INFLUENCE WITH BREATH ALCOHOL OF .15 OR HIGHER				
2017CT2864A2	DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
WALKER, JAMES	114958			08/10/18	
Case Number	Charge				
2018MM1873A1	DISORDERLY CONDUCT				
2018MM1873A2	NARCOTIC EQUIP-POSSESS AND OR USE				
WASHINGTON, DEION	253417		01/19/18		
Case Number	Charge				
2018CF40A1	CARRYING A CONCEALED FIREARM				
2018CF40A2	GRAND THEFT OF FIREARM				
2018CF40A3	POSSESSION OF MORE THAN 20 GRAMS CANNABIS				
WATFORD, JAMES	76742			12/18/18	
Case Number	Charge				
2018MM3216A1	BATTERY				
WATSON, THOMAS	146222			08/03/18	
Case Number	Charge				
2018CF1414A1	FTA/POSSESSION OF METHAMPHETAMINE				
2018CF1414A2	FTA/POSSESSION OF SUBOXONE				
2018CF1414A3	FTA/POSSESSION OF CANNABIS				
WEARE, JAMES	255975			09/13/18	
Case Number	Charge				
2018MM2155A1	DOMV/BATTERY				
WEST, TOMMY	90909			08/17/18	
Case Number	Charge				
2018MM2297A1	DISORDERLY CONDUCT				
WHITE, JASON	226120			10/16/18	
Case Number	Charge				
2018CF2216A1	GRAND THEFT OF FIREARM				
2018CF2217A1	GRAND THEFT OF FIREARM				
2018CF2217A2	PETIT THEFT (VALUE GREATER THAN \$100)				
WIENMAN, MELISSA	87940	01/05/18			01/05/18

Leon County Supervised Pretrial Release Program Public Registry Activity Detail  
501-C Appleyard Drive, Tallahassee, FL 32304  
Year: 2018  
List of Violaters (Bond Releases)

Name	SPN	FTA	New Arrest	Tech Viol.	FTA Warrants Issued
<i>Case Number</i>	<i>Charge</i>				
2016CF2876A1	FTA/TRESPASS OCCUPIED STRUCTURE				
WILLIAMS, ANTHONY	50670			05/23/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT806A2	MOVING TRAFFIC VIOL OPERATE MOTOR VEHICLE WO VALID LICENSE				
WILLIAMS, JASON	88935			04/20/18	
<i>Case Number</i>	<i>Charge</i>				
2018CT8A1	DRIVING UNDER THE INFLUENCE WITH BREATH ALCOHOL OF .15 OR HIGHER				
2018CT8A3	VOP/DRIVING UNDER THE INFLUENCE CAUSING DAMAGE TO PERSON OR PROPERTY				
WILLIAMS, LATARVIA	215175			05/31/18	
<i>Case Number</i>	<i>Charge</i>				
2018MM492A1	POSSESSION OF CANNABIS				
2018MM492A2	POSSESSION OF PARAPHERNALIA				
WILLIAMS, SHUNTAVIA	225850	09/07/18		07/17/18	09/07/18
<i>Case Number</i>	<i>Charge</i>				
2018CF1886A1	FTA/POSSESSION OF COCAINE				
2018CF1886A2	FTA/POSSESSION OF PARAPHERNALIA				
WILLIS, INDIA	211902		01/07/18	03/07/18	
<i>Case Number</i>	<i>Charge</i>				
2017CF2905A1	VOP/SALE OF CANNABIS				
WILSON, JOHNNY	247547	04/09/18			04/09/18
<i>Case Number</i>	<i>Charge</i>				
2018CF757A5	FTA/GRAND THEFT				
WOOD, KIMBERLY	254057	06/05/18			06/05/18
<i>Case Number</i>	<i>Charge</i>				
2018CT396A1	FTA/DRIVING UNDER THE INFLUENCE				
YATES, DEBORAH	107738			09/05/18	
<i>Case Number</i>	<i>Charge</i>				
2018CF2303A1	POSSESSION OF CONTROLLED SUBSTANCE				
2018CF2303A2	POSSESSION OF CONTROLLED SUBSTANCE				
<b>TOTALS</b>		<b>53</b>	<b>34</b>	<b>186</b>	<b>53</b>

Leon County Supervised Pretrial Release Program Public Registry Activity Summary  
501-C Appleyard Drive, Tallahassee, FL 32304  
Year:2018  
(Bond Releases)

Month	Interviewed		Assessed		Accepted	
	Indigent	Total	Indigent	Total	Indigent	Total
JANUARY, 2018	0	148	0	71	49	67
FEBRUARY, 2018	0	136	0	73	51	68
MARCH, 2018	0	126	0	54	68	92
APRIL, 2018	0	181	0	82	61	80
MAY, 2018	0	232	0	134	41	54
JUNE, 2018	0	179	0	113	51	62
JULY, 2018	0	212	0	121	43	55
AUGUST, 2018	0	189	0	86	73	87
SEPTEMBER, 2018	0	189	0	87	40	58
OCTOBER, 2018	0	172	0	103	56	67
NOVEMBER, 2018	0	118	0	29	58	67
DECEMBER, 2018	0	147	0	65	47	60
<b>Totals</b>	<b>0</b>	<b>2,029</b>	<b>0</b>	<b>1,018</b>	<b>638</b>	<b>817</b>

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04/23/2018 at 04:11 PM,  
GWEN MARSHALL, CLERK OF COURTS

**IN THE CIRCUIT COURT OF THE SECOND  
JUDICIAL CIRCUIT**

**OFFICE OF THE CHIEF JUDGE**

**ADMINISTRATIVE ORDER 2018-06**

**IN RE: UNIFORM BOND SCHEDULE AND PRETRIAL RELEASE PROCEDURES  
SECOND JUDICIAL CIRCUIT, FLORIDA**

**WHEREAS**, Fla.R.Cr.P. 3.131 provides that unless charged with a capital offense or an offense punishable by life imprisonment and the proof of guilt is evident or the presumption is great, every person charged with a crime or a violation of a municipal or county ordinance shall be entitled to pretrial release on reasonable conditions. If no conditions of release can reasonably protect the community from risk of physical harm to persons, assure the presence of the accused at trial, or assure the integrity of the judicial process, the accused may be detained; and

**WHEREAS**, section 903.046, Florida Statutes, provides that the purpose of a bail determination in criminal proceedings is to ensure the appearance of the criminal defendant at subsequent proceedings and to protect the community against unreasonable danger from the criminal defendant; and

**WHEREAS**, section 903.046, Florida Statutes, also provides that in determining whether to release a defendant on bail or other conditions, and what that bail or those conditions may be, the court shall consider the nature and circumstances of the offense charged; the weight of the evidence against the defendant; the defendant's family ties, length of residence in the community, employment history, financial resources and mental conditions; the defendant's past and present conduct related to criminal history; probability of danger to the community; the source of funds to post bail; and the defendant's legal status; and

**WHEREAS**, section 903.047, Florida Statutes, also provides conditions of pretrial release; and

**WHEREAS**, there is a need for continued use of a uniform set of standards to ensure a consistent, objective basis for pretrial release and conditions of release prior to first appearance; it is therefore,

**ORDERED THAT:**

**I. GENERAL PROCEDURES**

**A. GENERAL AUTHORITY**

Pursuant to this order, there is hereby established a Bond Schedule and Pretrial Release Procedures for the Second Judicial Circuit.

**B. DUTY TO EVALUATE**

**1. BOOKING OFFICER**

For purposes of this administrative order, the term "booking officer" shall mean the employee of the receiving facility who receives the defendant from the arresting officer. It will be the booking officer's responsibility to gather the following information and provide it to the Pretrial Release Officer:

- a. The defendant's identity;
- b. The defendant's prior record, including national, state, and local charges;
- c. The existence of any pending prosecutions or warrants, and whether the defendant is currently on probation;
- d. Whether the arrest is as a fugitive from another state, a warrant from another county, a warrant of the parole commission, a bondsman recommit, or other civil matter such as child support or cash purge cases (as to defendants in this category, no further review needs to be conducted);
- e. The defendant's most recent release date from the Department of Corrections, if applicable; and
- f. If a defendant is arrested for violating probation or community control, determine whether a "danger to the public" hearing pursuant to section 948.06(4), Florida Statutes, (Jessica Lunsford Act) is required.
- g. Whether the defendant is required to register as a sexual offender or a sexual predator.

## 2. LEON COUNTY SUPERVISED PRETRIAL RELEASE PROGRAM

An officer of the Leon County Supervised Pretrial Release Program (SPRP) shall be on duty at the Leon County Detention Center every day, twenty-four hours a day. The Pretrial Release Officer shall be responsible for collecting initial information from each defendant for use in determining eligibility for pretrial release, unless the defendant has posted bond under the uniform bond schedule, or unless a bond and the conditions relating thereto, if any, have previously been established by a judge of competent jurisdiction, and those provisions have not been countermanded by this administrative order. The information shall include:

- a. Whether the defendant has a verifiable, permanent local address;
- b. The extent of the defendant's ties, if any, to the community;
- c. The existence of any pending domestic violence injunctions or history of injunctions; and
- d. An application/affidavit of indigency for public defender and acknowledgment of statutory public defender application fee.

This information shall be recorded on a pretrial release intake interview form, attached to other pertinent arrest documents, including the probable cause affidavit and the victim statement, if applicable, and provided to the Court at first appearance. The pretrial release interview form is Attachment A. This form may be amended as determined by the Chief Judge without need to amend this order. (Attachment A, Leon County Pretrial Defendant Information form.)

### C. CLASSIFICATION

All detainees shall be classified by the booking officer as either eligible for immediate release on monetary bond/release on recognizance or requiring further review. The SPRP officer shall further classify the remaining individuals as first appearance required or eligible for the SPRP and/or monetary release.

In a Leon County case, if a judge sets a bond on a warrant and also indicates that the defendant can be treated as if arrested on view, the booking officer/SPRP shall process the defendant as if arrested on view if the defendant is arrested or detained in Leon County. Defendants arrested outside of Leon County shall only be released pursuant to the bond amount set on the warrant.

### D. OTHER COUNTIES

In those counties not having a supervised pretrial release program involved in cases prior to first appearance, the booking officer shall be responsible for all of the above duties.

E. **FIRST APPEARANCE REQUIRED (FAR)**

1. **OFFENSES REQUIRING FIRST APPEARANCE**

The following offenses shall require a first appearance unless otherwise specified by the judge issuing the warrant. For purposes of this section, any attempt or conspiracy charge shall be treated the same as the substantive offense.

**OFFENSES PUNISHABLE BY LIFE IMPRISONMENT:**

All Felony charges classified as Capital Felonies;

All Felony charges classified as Life Felonies;

All Felony charges classified as First Degree Felonies Punishable By Life;

**SEX OFFENSES:**

Sexual Battery (Section 794.011);

Lewd or Lascivious Offenses (Section 800.04);

**CRIMES OF VIOLENCE:**

Aggravated Battery (Section 784.045);

Aggravated Assault with Deadly Weapon (Section 784.021);

Any Murder or Attempted Murder including Manslaughter, Driving Under the Influence Manslaughter, and Vehicular Homicide;

Aggravated Stalking (Section 784.048(3));

Stalking (Section 784.048(2));

Domestic Battery (Section 784.03);

Kidnapping (Section 787.01);

False Imprisonment (Section 787.02);

Neglect/Abuse of Elderly (Section 825.102);

Violation of Injunction charges (Sections 741.31 and 784.047);

Violation of Pre-trial Release charges (Section 741.29(6));

**ROBBERY:**

Home Invasion Robbery (Section 812.135);

Carjacking (Section 812.133);

**CRIMES AGAINST CHILDREN:**

Sexual Performance By A Child (Section 827.071);

Selling or Buying of Minors (Section 847.0145);

Child Abuse (Section 827.03);

**BURGLARY:**

Burglary of a Dwelling (Sections 810.02(3)(a) and (b));

Burglary of Occupied Structure (Section 810.02(3)(c));



WEAPONS OFFENSES:

Unlawful Throwing, Placing or Discharging of a Destructive Device or Bomb (Section 790.19);  
Possession of a Fire Bomb (Section 806.111);  
Possession of Firearm by Convicted Felon (Section 790.23);

WITNESS CRIMES:

Tampering with a Witness (felony) (Section 914.22(1));  
Retaliating against a Witness (Section 914.23);

ESCAPE:

Escape (Section 944.40);  
Escape from Juvenile Facility (Section 985.721);

MISCELLANEOUS CRIMES:

Aircraft Piracy (Section 860.16);  
Trafficking in any controlled substance (Section 893.135);  
Arson (Section 806.01);  
Failure to Register as a Sex Offender or Sexual Predator (Section 943.0435);  
Giving False Name to Officer (Section 837.05) - when defendant's true identity is unknown or seriously questioned;  
All Driving Under the Influence charges (Section 316.193) not a first offense; and  
All Driving Under the Influence charges (Section 316.193(3)) when personal injury involved.

2. OTHER CIRCUMSTANCES REQUIRING FIRST APPEARANCE EVEN WITH WARRANT

Even if a warrant has been issued by a judge setting a specific bond amount, the defendant shall be held for first appearance if arrested under the following circumstances unless the judge issuing the warrant specifically indicated being aware of these circumstances:

- a. Any defendant arrested for any felony or a misdemeanor involving actual or threatened violence when the defendant is on felony supervision (probation or community control) or is on bond or pretrial release for a pending felony or violent misdemeanor case;
- b. The booking officer has determined pursuant to Section I. B. 1. (f) above that the defendant is charged with violating misdemeanor or felony probation or community control and meets the Jessica Lunsford Act criteria under section 948.06(4), Florida Statutes. First Appearance is required even if the defendant was arrested on a violation of supervision (probation or community control)

warrant that would otherwise have allowed release, unless the judge issuing the warrant specifically found that the defendant was not a danger to the public;

- c. The defendant is suffering from a mental or emotional illness and it appears that release would endanger the safety of the defendant or others;
- d. The pretrial release officer has made a written request that the defendant be held for first appearance stating a bona fide reason for denying bond under the bond schedule. The reason must be limited to the defendant's likelihood of appearance or the safety of the community.

3. OTHER CIRCUMSTANCES REQUIRING FIRST APPEARANCE UNLESS A WARRANT INDICATES OTHERWISE

Defendants in the following circumstances should be held for first appearance unless there is a warrant issued by a judge of competent jurisdiction setting the terms of release:

- a. Any felony offense in which the defendant is alleged to have actually possessed or discharged a firearm;
- b. All felony cases in which the defendant has been released from prison within 3 years of the current offense;
- c. All violation of probation on view arrests;
- d. The arresting officer has made a written request that the defendant be held for first appearance stating a bona fide law enforcement reason supporting the need for a first appearance.

F. LAW ENFORCEMENT EXCEPTION TO FIRST APPEARANCE REQUIRED

An arresting officer making an on view arrest who determines that the facts and circumstances do not warrant holding a defendant for first appearance may make a written request that the defendant be released. Based on this request, the pretrial release or booking officer may authorize the defendant to be released on SPRP or monetary bond provided the defendant has no other pending charges and no convictions for any misdemeanor involving violence or any felony.

## G. MANDATORY CONDITIONS

Certain special conditions are mandatory depending on the charge against the defendant. These conditions apply regardless of the nature of the defendant's release, including persons released on monetary bonds or on their own recognizance. These special conditions shall apply in the following circumstances:

1. *Alcohol Offenses.* Alcohol abstinence shall be required in all offenses in which the use of alcohol is an element, including, but not limited to, all charges for driving under the influence, disorderly intoxication and underage drinking.
2. *Criminal Activity.* The defendant shall also refrain from any future criminal activity.
3. *Victim Contact.* As required by section 903.047, Florida Statutes, the defendant shall refrain from having any contact with the victim, directly or indirectly. This shall include the defendant having no contact with the property or premises where the alleged crime took place.
4. *Drug Offenses.* Random urinalysis shall be required for any Defendant charged with a felony violation of Chapter 893, Florida Statutes, who has a prior conviction for a drug offense under chapter 893 (either felony or misdemeanor). In counties having a supervised pretrial release program, these persons will be subject to supervision of the SPRP even though a monetary bond may also be required. The Defendant shall bear all costs of testing and supervision, absent court order to the contrary.

Unless the alleged victim is present at the first appearance and is given an opportunity to be heard, the no-contact condition set forth in 3 above, shall not be deleted or modified except by the judge having trial jurisdiction of the offense. The booking officer will ensure that each defendant sign an acknowledgment of these provisions, witness the document and submit the original document to the court file. The form of acknowledgment is attached to this order.

## H. ADDITIONAL PROVISIONS BY TRIAL JUDGE

In any case where a defendant has been released pursuant to this administrative order before first appearance, pursuant to notice and hearing the assigned trial judge may impose additional conditions of release to protect the community from risk of physical harm, to assure the presence of the accused at trial, or to assure the integrity of the judicial process.

## II. LEON COUNTY SUPERVISED PRETRIAL RELEASE PROGRAM PROCEDURES

### A. GENERAL PROVISIONS

The SPRP was established to provide an alternative to monetary bail for those Defendants who are likely to appear in court and unlikely to present a danger to the community. Release under the supervision of the SPRP shall be subject to the procedures set forth in subparagraphs B., C. and D.

### B. RISK ASSESSMENT REVIEW

All persons arrested and admitted to the Leon County Detention Center, charged with a second degree nonviolent felony or lower offense, shall be evaluated using the risk assessment instrument and criteria designated by the Chief Judge, and if the person meets that criteria he or she shall be released on his or her own recognizance with conditions deemed appropriate by the pretrial release director or designee, provided that the other criteria outlined in Section C (Eligibility for Pretrial Release) of the Attached Leon County Pretrial Release Procedures are met. A "violent crime" means any crime which injures or threatens to injure another person.

### C. ELIGIBILITY FOR PRETRIAL RELEASE

The pretrial release officer shall evaluate each Defendant charged with a second degree nonviolent offense or lesser offense using the risk assessment instrument and criteria designated by the Chief Judge to determine eligibility for pretrial release. A Defendant who has made a written request for pretrial release and who has a verified address in the Second Judicial Circuit and meets the risk assessment criteria designated by the Chief Judge shall be eligible for release unless one of the following conditions exist:

1. The Defendant has a history of an escape or an unexcused failure to appear.
2. The Defendant was taken into custody on a warrant that indicates a specific monetary amount, that the Defendant should be held without bond or that the Defendant should be held for first appearance.
3. Pursuant to section I. E. above a first appearance is required.

### D. CONDITIONS OF SUPERVISED PRETRIAL RELEASE PROGRAM

#### 1. General Conditions

Pretrial release officers have the authority to require a Defendant to meet any of the following conditions of release under the SPRP:

- a. Regular contact with the pretrial release officer.
- b. No contact with the victim.
- c. No return to the property in question.
- d. No weapons or firearms.
- e. Abstinence from alcohol.
- f. Curfew.
- g. Surrender of passport.
- h. Limitations on residence and travel.
- i. Screening for mental illness, drug abuse, or alcohol abuse.
- j. Random testing, including urinalysis, for drugs or alcohol.
- k. Maintain full-time employment or school.
- l. Employment search.
- m. Any other condition necessary to ensure community safety.

## 2. Violations

If any Defendant released under the supervision of the pretrial release program violates any of the conditions of release, the officer shall prepare an affidavit and a proposed order to show cause why the Defendant's pretrial release should not be revoked. The affidavit and proposed order to show cause shall be presented to the assigned trial judge. Emergency situations during non-business hours, as determined by the pretrial release officer, shall be presented to any available judge. Any individual arrested under the emergency procedures must be brought before a judge within 24 hours. Otherwise, violations of pretrial release conditions should be promptly presented to the judge having trial jurisdiction over the case. "Emergency situations" shall be defined as circumstances necessary to protect the community from risk of personal injury, to assure the presence of the accused at trial, or to assure the integrity of the judicial process. These procedures shall not be interpreted to extend or limit a law enforcement officer's authority to make a warrantless arrest for violating a condition of release.

### III. OTHER COUNTIES - SUPERVISED PRETRIAL RELEASE PROGRAMS

Counties other than Leon County are authorized to develop separate procedures for a supervised pretrial release program as approved by the Chief Circuit Judge in consultation with the judges handling criminal matters in the respective counties.

### IV. BOND SCHEDULE

These bond amounts shall apply circuit wide. Absent other specific provision to the contrary set out in this administrative order, a defendant shall be entitled to release upon posting the following specified bond amounts. In Leon County, these bond amounts will apply regardless of the defendant's eligibility for the SPRP. This bond schedule is implemented only for purposes of release of a defendant prior to first appearance. The specific terms of release set for an arrestee at first appearance must be set only after an individualized assessment of the individual arrestee's personal circumstances. The bail amounts listed below have no binding affect at first appearance or thereafter:

Bond should be set at \$25,000 on the following charges:  
All first degree felonies

Bond should be set at \$10,000 on the following charges:  
All other second degree felony property crimes  
Fleeing and Eluding Law Enforcement Officer (Section 316.1935)  
All second degree felony drug charges

Bond should be set at \$5,000 on the following charges:  
Grand Theft Firearm (Section 812.014(2)(c)5.)  
Grand Theft Motor Vehicle (Section 812.014(2)(c)6.)  
Dealing In Stolen Property (Section 812.019)  
Insurance Fraud (Section 817.234(11)(a))  
Driving While License Suspended or Revoked with Injury (Section 322.34(6)(b))  
All other third degree felony burglary charges  
Criminal Use of Personal Identification (Section 817.568)

Bond should be set at \$2,500 on the following charges:  
Grand Theft (not otherwise specified herein) (Section 812.014)  
Credit Card Fraud (Section 817.481)  
Forgery (Section 831.01)  
Uttering (Section 831.02)  
All third degree felony drug charges  
Providing False Information To Officer With Adverse Affect (Section 901.36(2))  
Unemployment Compensation Fraud (Section 443.071(1))

Bond should be set at \$1,000 on the following charges:

Felony Dumping

Defrauding a Pawnbroker

Public Assistance Fraud \$200 or more (Section 414.39(5)(b))

Felony Petit Theft (Section 812.014(3)(c))

Felony Driving While License Suspended or Revoked (Section 322.34(2)(c))

All other third degree felony crimes

Cruelty to Animals (Section 828.12)

Bond should be set at \$500 on the following charges:

All other first degree misdemeanors

All first offender misdemeanor Driving Under the Influence charges

Bond should be set at \$250 on the following charges, if the defendant does not have a verifiable local address, and release on recognizance (ROR), if the defendant does have a verifiable local address:

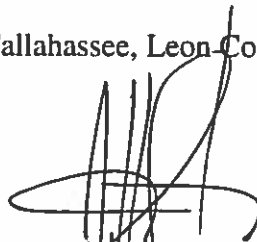
All other second degree misdemeanors

All county and city ordinance violations

**V. TERMINATION OF OTHER ORDERS/EFFECTIVE DATE**

Administrative Orders 2003-8, 2003-10, 2006-02 and the subsequent amendments to those orders are hereby terminated. This order becomes effective immediately.

**DONE AND ORDERED** in Tallahassee, Leon County, on April 23, 2018.



**JONATHAN SJOSTROM**  
Chief Judge

Copies furnished to:

All Circuit and County Judges, Second Judicial Circuit

All Clerks of the Circuit Court, Second Judicial Circuit

All Sheriffs, Second Judicial Circuit

Public Defender, Second Judicial Circuit

State Attorney, Second Judicial Circuit

**Leon County**  
**Pretrial Defendant Information**

Defendant Name (SPN#0000)

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Interview Date

Interviewed by

**Note: READ TO EACH PERSON INTERVIEWED**

The information provided during this interview will be used to make a decision as to the nature of your pretrial release including the amount of any monetary bond. You are not required to answer any questions and you have the right to consult an attorney before providing any information.

Do you consent to this interview?

**SECTION 1 - General Information**

SPIN#:

Last name:

First name:

Middle:

Aliases:

Sex:

Race:

SS#:

Age:

D.O.B:

**SEX/VIOLENT OFFENSE: NO RECORDS FOUND**

**SECTION 2 - Current Case Number(s) and Charge(s)**

JIS Case#	Offns. Date	Statute#	Charge Literal	Bond \$	Bond Type
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**SECTION 3 - Pending Leon County Case(s)**

JIS Case#	Offns. Date	Statute#	Charge Literal	Last Court Date
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**SECTION 4 - Criminal History Summary (Originals Attached)**

JIS Case#	Offns. Date	Statute#	Charge Literal	Final Disposition
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FCIC:

NCIC:

JUV:

DMV:

DOM INJ:



**Leon County**  
**Pretrial Defendant Information**

Defendant Name (SPN#0000)

**SECTION 5 - Current Court Ordered Supervision**

Currently on Probation? NO      Details      Officer: \_\_\_\_\_  
Currently on Pre-Trial? NO      Details      Officer: \_\_\_\_\_  
Currently on Bond?      0      Details      Agent: \_\_\_\_\_  
Currently on Parole?      NO      Details      Officer: \_\_\_\_\_  
Additional Criminal Info. \_\_\_\_\_

**SECTION 6 - Employment/School Information**

Employed?      NO      Employer: \_\_\_\_\_  
Employer Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
How Long Employed?      0 years      months      Phone#: \_\_\_\_\_      Job Title: \_\_\_\_\_  
Previous Employment \_\_\_\_\_  
(in the last 2 years)  
Additional Emp. Info. \_\_\_\_\_

**SECTION 7 - Residency/Time in 2nd Judicial Circuit Information**

Present Address: \_\_\_\_\_  
City: Tallahassee      State: FL      Zip Code: \_\_\_\_\_  
How long at this address: 0 years      months      Reside with: \_\_\_\_\_      Relationship: \_\_\_\_\_  
Rent/own: RENT      Phone#: \_\_\_\_\_      How long in 2nd Jud. Circuit: 0 years      months  
Previous Addresses: \_\_\_\_\_  
(last 2 years)  
Additional Addr. Info. \_\_\_\_\_

**SECTION 8 - Family Ties/References**

Marital Status: SINGLE      Spouse Name/Address: -

List name, address,  
phone numbers and  
relationship of other  
family and/or  
references

Additional Ref. Info. \_\_\_\_\_

Leon County  
Pretrial Defendant Information

Attachment #2  
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Defendant Name (SPN#0000)

SECTION 9 - Medical History

Current Health Condition:GOOD

Health Insurance

Treated for Physical/Mental Disorder? NO Month/Year? \_\_\_\_\_

Treated for Drug/Alcohol Use? NO Month/Year? \_\_\_\_\_

Mental Disorder? NO Receive SSI/Disability \$\$\$? NO

Last Treatment How Much Per Month? 0

Doctor's Name Taking Med. As Prescribed? NO

Diagnosed? NO Name of Mental Facility NO

On Prescription? NO Location

Comments \_\_\_\_\_

SECTION 10 - Financial Information (Did client complete financial affidavit? NO)

Public Defender Requested? NO Number of Dependents: 0 AFDC/SSI Recipient? NO

Other Income \_\_\_\_\_

Income From Job (after tax) 0 Unemployment: 0 SSI, Food Stamps:

Spouse Income: 0 AFDC: Rental Income: 0

Child Support/Alimony: 0 Financial Aid to School Parents/Grants/Others:

S.S./Retirement/Disability: 0 Direct Financial Aid:

Monthly Debts \_\_\_\_\_

Auto Loans: Rental/Mortgage: Child Support:

Utilities: Gas/Transportation: Phone:

Cable: Student Loans: Food:

Day Care: Car Insurance: CREDIT CARD 0

Additional Financial Info. \_\_\_\_\_

What is the maximum amount of financial security that you can post or pay up front within 24 hours of this arrest? This amount should include any assistance that you can reasonably expect from family or friends.

I certify that all information that I have provided is true and correct to the best of my knowledge.

\_\_\_\_\_  
Defendant

\_\_\_\_\_  
Pre-Trial Specialist

**Leon County**  
**Pretrial Defendant Information**

Attachment #2  
Page 15 of 15

*Run DateTime*  
**09-APR-2018 02:19 PM**

Defendant Name (SPN#0000)

**SECTION 11 - Vera Point Scale**

Second Judicial Circuit Address? NO

Interview Score 0

Verified Score 0

Interview w Points	Verifie d Points	Interview
		<b>Prior Criminal Record</b>
		Verified? NO
		No convictions
		One misdemeanor conviction
		Pending Leon County case OR 1st or 2nd FTA
		Felony conviction(s) OR habitual traffic offender
		Incarceration in a penal institution in the past 5 years

Note: One point must be deducted for any pending criminal charge.  
One point must be deducted for 1 or 2 FTAs.

**Employment/Schooling**

Verified? NO

- Present job one (1) year or more OR full-time student
- Present job four (4) months OR present and prior job six (6) months
- Present job one (1) month
- Current job OR unemployment three (3) months or less with nine (9) months or more on prior job
- Receiving unemployment compensation or welfare OR supported by family

**Residence**

Verified? NO

- Present residence one (1) year or more
- Present residence six (6) months OR present and prior residence one (1) year
- Present residence four (4) months OR present and prior residence six (6) months

**Family Ties**

Verified? NO

- Lives with family AND has contact with other family members
- Lives alone with family
- Lives alone and has contact with family
- Lives with non-family person whom he/she gives as reference

**Definitions:**

Family: grandparent, parent, brother, sister, children, and/or spouse.  
Contact: must see the person at least once a week.

**Time in the Second Judicial Circuit**

Verified? NO

- Five (5) years or more

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #15**

# Leon County Board of County Commissioners

## Agenda Item #15

March 12, 2019

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

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

**Title:** Concurrency Management 2018 Annual Report

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
<b>Lead Staff/ Project Team:</b>	Ryan Culpepper, Director, Development Services Division Ryan Guffey, Concurrency Management Planner

### **Statement of Issue:**

This agenda item seeks Board acceptance of the 2018 Concurrency Management Annual Report as required by the Leon County Land Development Code. The Report provides the status on the capacity and levels of service of public facilities in Leon County, consistent with the Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Accept the Concurrency Management 2018 Annual Report (Attachment #1).

## Report and Discussion

### **Background:**

The Board adopted a Concurrency Management Ordinance (Article III, Chapter 10 of the Leon County Code of Laws) on October 16, 1990. The purpose of the Ordinance is to effectuate the implementation of the Tallahassee-Leon County Comprehensive Plan. Section 10-3.106 (d) of the Leon County Land Development Code requires an annual status report, consistent with the Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan, be provided to the Board.

The Tallahassee-Leon County Comprehensive Plan, through the Capital Improvements Element, identifies several programs to ensure the goals, objectives, and policies established in that element are maintained. One of the programs identified is the Concurrency Implementation and Monitoring System. A component of the Concurrency Monitoring System is an annual report. The annual report summarizes the actual capacity and forecast projected capacities for the next five years for each of the seven concurrency facilities (roadways, solid waste, parks and recreation, stormwater management, sanitary sewer, potable water, and mass transit).

The County is the local government with sole jurisdiction over the provision of solid waste disposal services and park facilities countywide. The City of Tallahassee provides services through either inter-local or franchise agreements with the County for parks, sanitary sewer, and potable water. The annual report includes an assessment of the level of service (LOS) of each concurrency facility within the jurisdiction of the County, including an evaluation of actual LOS standards adopted in the Capital Improvements Element Policy (1.1.3) of the Tallahassee-Leon County Comprehensive Plan.

School concurrency became effective June 6, 2008; however, the Florida Legislature made school concurrency optional in 2011. Leon County has maintained the requirement under its home rule authority. The Leon County School Board is responsible for reviewing all new residential developments within Leon County for impacts to the school system. Any project causing the LOS standard for a school or schools to be exceeded, requires mitigation.

### **Analysis:**

The following is a brief summary of the public facilities from the 2018 Concurrency Management Annual Report:

- *Roadways:* The Concurrency Management System (CMS) includes 444 roadway segments (Attachment #2). Twenty-one (21) of these roadway segments are operating at 100% volume to capacity ratio or greater, and, are therefore exceeding the LOS adopted in the Tallahassee-Leon County Comprehensive Plan (Attachment #3).
  - Eleven of the twenty-one segments that are operating below the adopted LOS are state roads. One of the state road segments, North Monroe Street from Sessions to Fred George Road, is capacity constrained. This segment cannot be widened further due to prohibitively costly right-of-way.

- The remaining ten segments are County roads. Eight of the ten County road segments operating below the LOS standard are based on committed demand, not trips currently on the road, highlights include:
  - Buck Lake Road from Mahan Drive to Vermillion Boulevard is over-capacity in both directions based on reserved trips from nearby residential and commercial development. Widening this segment of Buck Lake Road is prohibitively expensive.
  - Miccosukee Road westbound from Dempsey Mayo Road to Fleischmann Road is a constrained Canopy Road, with reserved trips from nearby residential and commercial development. The Northeast Gateway project will relieve congestion on Miccosukee Road by constructing Welaunee Boulevard South (Fleischmann Road to Interstate 10) and Welaunee Boulevard North (I-10 to Shamrock Way).
- Old Bainbridge Road northbound from Fred George to Capital Circle is exceeding the LOS standard based on the traffic count. There are planned safety improvement for lane striping, more visible signage, and increased shoulder width (without impacting the tree canopy) in the next Florida Department of Transportation Fiscal Year. Old Bainbridge Road is a constrained Canopy Road. Canopy roads cannot be widened due to negative environmental impacts.
- *Solid Waste:* The solid waste LOS continues to be met by the operation of the Gum Road Transfer Station. Solid waste is analyzed for each new development, instead of projecting landfill capacities.
- *Stormwater:* Stormwater is met by meeting the permitting requirements of the Environmental Management Act.
- *Potable Water:* Potable water capacity will be available for new development contingent on the proximity of the development to existing water service.
- *Sanitary Sewer:* Both the City and Talquin Electric Cooperative have capacity in their sanitary sewer facilities to serve existing development for the foreseeable future.
- *Mass Transit:* Star Metro transit service meets the adopted LOS within the Urban Services Area (USA), and is expected to do so for the next five years.
- *Parks and Recreation:* The LOS Standard for Regional Parks and Area Parks has been met and provides sufficient capacity to serve the existing population needs of Leon County. Attachment #4 includes a list of parks and recreation facilities within Leon County.

The current County and City concurrency systems are based on statutory requirements that required new development to pay for its added impact to road networks, but has also led to infrastructure backlogs and cost burdens to later developers seeking projects once a road's capacity has been consumed. Based on these factors and feedback from industry stakeholders, the County and City hired a consultant with expertise in transportation concurrency models to analyze the benefits and challenges of the existing local system compared to other transportation concurrency alternatives and to evaluate the available models to pay for growth. As noted in the attached 2018

Concurrency Management Annual Report, Phase One of the Alternative Mobility Funding Systems Study will be presented in Spring 2019.

**Options:**

1. Accept the Concurrency Management 2018 Annual Report (Attachment #1).
2. Do not accept the Concurrency Management 2018 Annual Report.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. 2018 Concurrency Management Annual Report
2. Concurrency Roadway Inventory
3. Roadway Segments Exceeding the LOS Standard in Leon County
4. Inventory of Parks and Recreation Facilities





**LEON COUNTY**  
**DEPARTMENT OF DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT**  
**CONCURRENCY ANNUAL REPORT**  
**2018**



**Location: Killlearn Lakes**

**LEON COUNTY**  
**DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT**  
**435 NORTH MACOMB STREET, 2<sup>nd</sup> FLOOR**  
**TALLAHASSEE, FLORIDA 32301**  
**850-606-1300**  
**[WWW.LEONPERMITS.ORG](http://WWW.LEONPERMITS.ORG)**

## CONCURRENCY MANAGEMENT ANNUAL REPORT

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### Executive Summary

#### **Transportation System Deficiencies:**

Of the 444 roadway segments monitored, the number of roadway segments operating below the minimum required Level of Service (LOS): 21

- Eleven of the twenty-one segments that are operating below the adopted LOS are state roads. The remaining ten segments are County roads.
- Eight of the ten County roadway segments that are over-capacity are based on committed demand. Buck Lake Road from Mahan to Vermillion Boulevard is over-capacity based on reserved trips from nearby residential and commercial development. Miccosukee Road from Dempsey Mayo Road to Fleischmann Road is a constrained Canopy Road, with reserved trips from nearby residential and commercial development.
- Old Bainbridge Road from Fred George Road to Capital Circle, is exceeding the LOS standard based on the traffic count. Old Bainbridge Road is a constrained Canopy Road. Neither Canopy Road can be widened due to negative environmental impacts. There are planned safety improvements for Old Bainbridge Road from Fred George Road to Capital Circle, which include lane striping, more visible signage, and increased shoulder width.
- Miccosukee Road from Dempsey Mayo Road to Fleischmann Road is a constrained Canopy Road, with reserved trips from nearby residential and commercial development. The Northeast Gateway project will relieve congestion on Miccosukee Road by constructing four lane Welaunee Boulevard South (Fleischmann Road to Interstate 10) and Welaunee Boulevard North (I-10 to Shamrock Way).

#### **Mass Transit:**

Number of Star Metro routes outside of the City limits: 2

#### **Solid Waste:**

Amount of solid waste reserved per capita in Leon County: 7.40 pounds

#### **Parks and Recreation:**

Regional Parks: The LOS Standard for regional parks is 8 acres per 1,000 population. Currently, there are 14.02 acres of regional parks per 1,000 people within Leon County, meeting the LOS Standard for regional parks.

Area Parks: The LOS Standard is 1 acre per 1,000 population. Currently, Leon County has 2.67 acres per 1,000 population of County Parks, thus meeting the standard.

#### **Bicycle/Pedestrian Facilities:**

The LOS Standard for bicycle and pedestrian facilities is “C” for formally designated north/south and east/west bicycle routes and are located at ½ mile intervals.

#### **Water and Sewer Facilities:**

City of Tallahassee Utilities (Water) – 85,649 residential and commercial service points.

City of Tallahassee Utilities (Sewer) - 73,452 residential and commercial service points.

Talquin Electric (Water) – 9,830 parcels served

Talquin Electric (Sewer) – 4,724 parcels served

Septic Tanks (est. from Florida Department of Health) – 38,889

**CONCURRENCY MANAGEMENT ANNUAL REPORT**

The City of Tallahassee and Talquin Electric have the ability to provide service for the foreseeable future.

**ROADWAY FACILITIES**

**Level of Service Standards for Roadways**

The adopted LOS for individual roadways is a quantitative measure describing operation conditions within a traffic stream. The adopted LOS of a roadway, at the time of Comprehensive Plan adoption, is dependent on the location and functional classification of that roadway. The maximum service flow for each roadway at its adopted LOS is dependent on the prevailing roadway and traffic conditions for each County roadway segment. Each type of roadway has unique characteristics that dictate maximum service flow at the adopted LOS. In addition to roadway conditions, traffic conditions such as vehicle types, lane distribution, and directional distribution are influential factors in determining maximum service flow at the adopted LOS of a roadway. LOS Standards are defined as follows:

LOS ‘A’ – The highest quality of traffic service; motorists are able to travel at their desired speed.

LOS ‘B’ – Similar to LOS ‘A,’ although the presence of other vehicles becomes noticeable.

LOS ‘C’ – The influence of increased traffic density becomes marked. The ability to maneuver within the traffic stream is affected by the presence of other vehicles.

LOS ‘D’ – The traffic flow is unstable and the ability to maneuver is severely restricted due to traffic congestion. Travel speed is reduced by the increasing volume.

LOS ‘E’ – The road is operating at or near the design capacity of the road. Disruptions in the traffic flow are not readily dissipated and regression to LOS ‘F’ occurs frequently.

LOS ‘F’ – The road is heavily congested with traffic demand exceeding the design capacity of the road.

The adoption of a maximum service volume is based on the lowest allowed LOS for the operation and maintenance of roadway facilities in a region.

**Level of Service Designations for County Roadways**

The Tallahassee/Leon County Comprehensive Plan (Mobility Element Policy 1.5.1) establishes the following peak hour minimum LOS for Tallahassee and Leon County:

**TABLE 1**

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D
*For Minor Arterials, and Major and Minor Collectors located inside the USA and south of US 90, the LOS shall be “D” for purposes of establishing priorities for programming transportation improvements, and “E” for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS “D” for both programming improvement and concurrency purposes.		

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### Capacity Constrained Facilities

Capacity constrained facilities are classified as overcapacity with limited means to address capacity constraints. These roadway segments are identified as having any one of the following characteristics:

1. The improvement that would otherwise resolve the deficiency is not feasible due to environmental constraints, regulatory constraints or prohibitively costly right-of-way demands, or;
2. The improvement that would otherwise resolve the deficiency is not desirable in that it is inconsistent with clearly defined community goals or long term plans, or;
3. The improvement that would otherwise resolve the deficiency is not desirable in that it clearly represents an economically inefficient measure that will address a public facility deficiency only on a temporary, limited basis.

### Present Conditions

On the basis of the roadway and traffic criteria described above, and in accordance with the above-referenced standards for LOS (as of January 14, 2019), 6 segments had an adopted LOS of 'B,' 200 segments had an adopted LOS of 'C,' 217 had an adopted LOS of 'D,' and 21 segments had an adopted LOS of 'E.' Of the 444 segments monitored in the Concurrency Management System, eleven of the twenty one (21) segments that are operating below the adopted LOS are state roads.

- Ten segments operating below the adopted LOS are County roads. Buck Lake Road from Mahan Drive to Vermillion Boulevard is over-capacity based on reserved trips from nearby residential and commercial development associated with Fallschase. The cost of widening this segment of Buck Lake Road is prohibitively expensive. Miccosukee Road from Dempsey Mayo Road to Fleischmann Road is a constrained Canopy Road, with reserved trips from nearby residential and commercial development. The Northeast Gateway project will reduce congestion on Miccosukee Road with the construction of Welaunee Boulevard South and North (Fleischmann Road to Interstate 10; I-10 to Shamrock Way). Old Bainbridge Road from Fred George to Capital Circle, is exceeding the LOS standard based on the traffic count. Old Bainbridge Road is also a constrained Canopy Road. Neither Canopy Road can be widened due to negative environmental impacts.

Attachment #2 identifies the current condition of every road monitored in the Concurrency Management System (CMS). The segments are highlighted according to their volume/capacity ratio (v/c). Segments that are critically deficient (i.e. greater than 110% v/c) are highlighted in red, segments with a v/c ratio of 100-110% are highlighted in orange, and segments that have a v/c ratio of 80-100% are highlighted in yellow. Any segment operating below a v/c ratio of 80% is not highlighted.

### Alternative Mobility Funding Systems Study

The consultants for the Tallahassee-Leon County Alternative Mobility Funding Systems Study (AMFSS) have prepared Phase One of the study, which consisted of the existing conditions, projected growth and future travel demand analysis and concluding recommendations. A Public

## CONCURRENCY MANAGEMENT ANNUAL REPORT

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Involvement Plan was prepared and accepted by the City of Tallahassee and Leon County that included extensive public outreach. The initial study required substantial revisions and was re-submitted back to the respective local governments for their review. The AMFSS will be presented in Spring 2019.

### **SOLID WASTE**

The State requires local government to establish and maintain LOS for the disposal of solid waste, and as such is a concurrency facility. The CMS requires solid waste monitoring pursuant to Policy 1.5.1 of the Solid Waste Sub-Element of the Utilities Element of the Tallahassee-Leon County Comprehensive Plan. The LOS for solid waste is measured in pounds per capita, per day. For 2018, the solid waste LOS measure was 7.40 pounds per capita, per day. This is a way to measure demand generated by a development and directly impacts the life of solid waste facilities. Leon County is meeting the LOS standard for solid waste.

With the development of the Gum Road Transfer Station, the Leon County CMS no longer analyzes the remaining capacity in the Leon County Landfill for new developments approved in the County. The Springhill Landfill is expected to have capacity for the next thirty-seven (37) years. The current focus is on how much solid waste is expected to be produced for each new development and how much capacity remains at the facilities outside the County's jurisdiction that are used for its solid waste.

### **PARKS AND RECREATION**

Parks and recreation facilities are not considered required concurrency facilities under state law. Local governments still have the option of maintaining the existing system for determining concurrency for these types of facilities. Leon County adopted LOS Standards for Regional Management Areas, Regional Area Parks, Area Parks, and Neighborhood Parks in 2009. Resource Management Areas and Neighborhood Parks are not part of the Concurrency Management System (CMS).

“Resource Management Area” is a park category that was created to address the very large acreage of land in the Apalachicola National Forest, Lake Talquin State Forest, and Edwards Wildlife Area. These areas are a great resource to the citizens of Leon County; however, their function is primarily focused on resource management and the recreational opportunities are limited. Counting these large land holdings as part of the Tallahassee-Leon County Regional Park System would dramatically increase the acres of land per population, but would not be an accurate reflection of a broad range of recreational opportunities.

The Comprehensive Plan contains an LOS standard of eight (8) acres per 1,000 population for Regional Parks in Leon County. The Florida Statewide Comprehensive Outdoor Recreation Plan recommends 5 acres per 1,000 population for parks designed to serve the recreation needs of an entire city or county. Leon County provides 16.7 acres of County parks per 1,000 population, thus meeting the requirement of eight (8) acres per thousand population for Regional Parks.

The Area Park and Neighborhood Park LOS is one acre per 1,000 population. Leon County Concurrency Management will monitor new residential development to ensure the LOS for Regional and Area Parks are maintained. The LOS for Neighborhood Parks is only applicable to

## CONCURRENCY MANAGEMENT ANNUAL REPORT

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the City of Tallahassee. Sufficient capacity exists to meet the demands of the population for the next five years and beyond. A list of recreational facilities maintained by the Leon County Division of Parks and Recreation Department is provided as Attachment #4. Leon County opened the 1.5 mile Northeast Trail on January 8, 2018. The trail provides access to a 32 acre parcel on the north side of Proctor Road. The Leon County Parks and Recreation Division plans on breaking ground on a second, larger trailhead on the St. Marks Headwaters Greenway this year. In addition, a new single track trail is proposed for the Alford Greenway. Okeehepkee Prairie Park will also include a nature-based playground within the coming year.

### **STORMWATER**

Drainage is considered a concurrency facility by the Growth Management Act. The Leon County Concurrency Management Policies and Procedures Manual, includes stormwater as a concurrency facility. The County has adopted a performance-based LOS for stormwater, which is identified in Policy 1.5.2 of the Stormwater Management Sub-Element of the Utilities Element of the Tallahassee - Leon County Comprehensive Plan. The adopted Performance-Based LOS is focused on meeting the goals of the Environmental Management Act (EMA). The EMA was developed based on feedback from various stakeholders and an initial directive from the Board of County Commissioners. In conjunction with all the stakeholders' feedback, performance expectations were specified within the EMA Parameters (Expectations) covering Stormwater Quality (aka Stormwater Treatment Standards), Stormwater Quantity (aka Stormwater Rate and Volume Standards), and Environmental Sensitive Areas protections (Wetlands, Watercourses, Waterbodies, Lake Special Development Zones, Karst Features, etc.), and were specifically stated as part of the initial Performance Expectations Development Phase.

All proposed development activities are subject to the aforementioned EMA; Ordinances (Performance Expectations) go through a review/permitting stage (Performance Planning). Proposed mitigations measures are designed by applicants and reviewed for compliance by staff. Once permitted development activities have been completed, a final inspection (Performance Evaluation) is conducted. The goal is to verify the performance of the built infrastructure (i.e. Meets or Exceeds Standards, or Below Standards). A follow-up coordination with the Developer/Contractor/Engineer of Record for the project (Performance Evaluation Session) is completed, and work performance of the built infrastructure is discussed. To ensure long-term/continuous conformity to the set Performance-Base LOS, a three year Operating Permit is required.

### **POTABLE WATER**

Potable water is a requirement of concurrency at the local level. In general, on-site wells furnish County residents outside the USA with potable water. Within the City/County Water and Sewer Agreement, certain County residents located within the USA and within a County-approved franchise area may, however, be required to connect to the City of Tallahassee (COT) or a Talquin Electric Cooperative central potable water system.

Policy 1.2.2 of the Potable Water Sub-Element of the Utilities Element within the Tallahassee-Leon County Comprehensive Plan states that the LOS standard inside the USA is 160 gallons per capita, per day. Policy 1.2.3 of the Potable Water Sub-Element of the Utilities Element of the

## CONCURRENCY MANAGEMENT ANNUAL REPORT

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Tallahassee-Leon County Comprehensive Plan states that the LOS standard outside the USA is 100 gallons per day. This LOS is met by both the COT and Talquin Electric.

According to COT Utilities estimates, sufficient potable water exists for development for the foreseeable future. Currently, the COT Utilities Department serves 85,649 customers with potable water service in the City and County.

Talquin Electric Cooperative has indicated that capacity for new development is contingent upon the proximity of the development to existing water service. The Planning Department estimated that 9,830 parcels are served by Talquin Electric for water service.

### **SANITARY SEWER**

Sanitary sewer is a requirement for concurrency at the local level. The majority of the population residing within unincorporated Leon County utilize septic tanks, and in a few minor exceptions, package treatment plants, as their method of sewage treatment in the unincorporated area outside the USA. Septic tanks are permitted by the Leon County Public Health Unit of the Florida Department of Health pursuant to the Florida Administrative Code. On-site systems must also comply with the provisions of the Comprehensive Plan. The Florida Department of Environmental Protection permits package treatment plants. With the Water and Sewer Agreement, County residents located within certain portions of the USA may be required to use sanitary sewer, provided that service is available and adequate capacity is available. The LOS for sewer is met by both the City of Tallahassee and Talquin Electric.

According to COT Utilities estimates, sufficient sewer service exists for development for the foreseeable future. Currently, the COT Utilities Department serves approximately 73,452 customers with sewer service in the City and County.

Talquin Electric Cooperative will continue to accommodate existing and future development by creating capacity through their five (5) year improvement plan within its sewer franchise areas. The Planning Department estimated that 4,724 parcels are served by Talquin Electric for sewer service and 9,830 parcels for water service. The most recent estimate of the number of septic tanks in Leon County is 38,889.

### **MASS TRANSIT**

StarMetro provides two transit routes to serve the unincorporated areas of Leon County: Azalea and Big Bend. The Azalea Route provides service to the Fallschase Shopping Center, which serves as a regional park and ride lot. The Big Bend route travels north and south along Monroe Street and reaches the County in the south along Woodville and Crawfordville Highways, north of Capital Circle, and in the north along U.S. 27 from I-10 to Fred George Road.

StarMetro has constructed 100 concrete pads at stops across the fixed route system in order to install a combination of shelters and benches to better serve their customers, and will begin installing shelters and benches in March 2019. StarMetro is working with developers to include transit amenities in the design of their proposed developments.

## CONCURRENCY MANAGEMENT ANNUAL REPORT

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The Lake Jackson FLEX route serves Northwest Leon County. FLEX service is a "call ahead" curb-to-curb, flexible transportation service, which serves a dedicated area. FLEX is available to the public and has no eligibility requirements. Passengers may be picked up and dropped off at any location within the FLEX area. It operates Monday through Friday, except for holidays that StarMetro fixed route does not operate. Services are available during peak times (6:00 a.m. - 9:00 a.m. and 4:00 p.m. – 7:00 p.m.), and generate approximately 370 trips per month.

Following the success of the Lake Jackson FLEX route, StarMetro developed another FLEX route on the south side of Tallahassee. The goal of the service is to provide adequate transportation for the elderly, the disabled and low-income citizens that lack the ability to meet their medical, educational, employment, and life sustaining needs. This service provides curb-to-curb transportation and requires the customer to schedule the ride at least two (2) hours in advance.

The Southside FLEX operates Monday through Friday from 6:00 a.m. - 7:00 pm, except for holidays in which StarMetro fixed route does not operate, and generates approximately 360 trips per month. The service area is north of Capital Circle, east of Ridge Road, south Paul Russell and Bragg Roads, and west of Jim Lee Road. The key stops are located at the South Monroe Commons Shopping Center and the Veteran's Affairs (VA) Clinic. The Southside FLEX connects citizens in the southern portion of Leon County with three of StarMetro's fixed routes (Big Bend, Gulf and Moss) at the South Monroe Commons Shopping Center and provides access to the VA Clinic. The Southside FLEX covers an area of approximately seven (7) square miles with a population of approximately 9,150. The Southside FLEX officially launched on October 12, 2016, in conjunction with the opening of the VA Clinic. Along with fixed route service, StarMetro also provides complimentary paratransit service as required by the Americans with Disabilities Act (ADA) within  $\frac{3}{4}$  mile of the fixed route system. Since 2010, ADA service has shown an annual seven percent increase in trips provided and in Fiscal Year 2018/19, over 100,000 trips were taken within the USA.

### **BICYCLE AND PEDESTRIAN FACILITIES**

The Capital Region Transportation Planning Agency adopted the Regional Mobility Plan (RMP), which focuses on mobility needs within a four (4) county region. The provision of bicycle and pedestrian facilities is an important goal of the RMP. All concurrency mitigation dollars within the Multi-Modal Transportation District (MMTD) are used to fund bicycle, pedestrian, and transit facilities. The MMTD is located within the City limits; areas outside of the MMTD have a different split between roadway projects and bicycle, pedestrian, and transit improvements. Concurrency mitigation in these areas are used in the following manner: 80% roadway improvements and 20% for bicycle, pedestrian, and transit projects. There are approximately 68 miles of bicycle lanes and 116 miles of roadway shoulder for bicycle use. Currently, there are approximately 94 miles of sidewalks in unincorporated Leon County.

The Tallahassee-Leon County Planning Department coordinates with Leon County Public Works and the City of Tallahassee Underground Utilities and Public Infrastructure Engineering Department to implement bicycle facility improvements during roadway resurfacing, restoration, and rehabilitation projects. The Blueprint 2000 Intergovernmental Agency also implements



## CONCURRENCY MANAGEMENT ANNUAL REPORT

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bicycle and pedestrian facility projects leveraging funds from the Leon County Penny Sales Tax Program.

### SCHOOL CONCURRENCY

School concurrency became effective in Leon County in 2008, which was consistent with State law at the time; however, school concurrency is now optional under Florida Statute. Leon County has maintained the requirement and requires an application for school concurrency with all new residential projects. The Leon County School Board provides an analysis, based on that application. School Impact Analysis Forms are reviewed at a formal meeting of the School Board, and are considered “official” at that time. DSEM coordinates mitigation on projects that exceed available capacity.

### SUMMARY

Currently, the CMS classifies twenty-one (21) roadway segments currently operating at 100% volume to capacity ratio or greater, and are therefore exceeding the LOS adopted in the Tallahassee-Leon County Comprehensive Plan. Eleven of the twenty-one (21) segments that are operating below the adopted LOS are state roads. The remaining ten (10) operating below the LOS standard are County roads. Eight of the ten County road segments operating below the LOS standard are based on committed demand, not trips currently on the road. Buck Lake Road from Mahan Drive to Vermillion Boulevard is over-capacity based on reserved trips from nearby residential and commercial development. Widening this segment of Buck Lake Road is prohibitively expensive. Miccosukee Road from Dempsey Mayo Road to Fleischmann Road is a constrained Canopy Road, with reserved trips from nearby residential and commercial development. The Northeast Gateway project will relieve congestion on Miccosukee Road by constructing four lane Welaunee Boulevard South (Fleischmann Road to Interstate 10) and Welaunee Boulevard North (I-10 to Shamrock Way). Old Bainbridge Road from Fred George to Capital Circle, is exceeding the LOS standard based on the traffic count. Old Bainbridge Road is a constrained Canopy Road. Canopy roads cannot be widened due to negative environmental impacts.

Leon County is meeting the objectives of the Comprehensive Plan in regards to capacity for parks and recreational facilities. The parks and recreation needs of Leon County should continue to be met in the future, based on the LOS.

According to officials from the Springhill Landfill in Jackson County, there is sufficient capacity in the landfill to service Leon County for thirty seven (37) years. Local utility providers will have the ability to service the residents of Leon County for the foreseeable future.

Two Star Metro routes currently service the unincorporated County. As demand continues to increase, one can expect further routes based on need. In addition, there has been growth in the number of para-transit trips.

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
10100	Acadian Boulevard	Weems to Sabine	EB	E	900	1	29	0	29	30	870	990	3.33%
10101	Acadian Boulevard	Sabine to Weems	WB	E	450	1	0	0	0	1	449	495	0.22%
10130	Acadian Boulevard	Sabine to Fallschase	EB	E	1420	1	15	0	15	16	1404	1562	1.13%
10131	Acadian Boulevard	Fallschase to Sabine	WB	E	1420	1	3	0	3	4	1416	1562	0.28%
11440	Aenon Church Road	Sullivan to Blountstown	NB	D	740	94	2	0	2	96	644	814	12.97%
11441	Aenon Church Road	Blountstown to Sullivan	SB	D	740	34	3	0	3	37	703	814	5.00%
11450	Aenon Church Road	Blountstown to Gum	NB	D	740	119	19	262	281	400	340	814	54.05%
11451	Aenon Church Road	Gum to Blountstown	SB	D	740	337	6	194	200	537	203	814	72.57%
11460	Aenon Church Road	Gum to Tennessee	NB	D	740	227	0	226	226	453	287	814	61.22%
11461	Aenon Church Road	Tennessee to Gum	SB	D	740	185	3	33	36	221	519	814	29.86%
12840	Apalachee Parkway	Conner Ext. to Williams Road	EB	D	1960	876	235	4	239	1115	845	2156	56.88%
12841	Apalachee Parkway	Williams Road to Conner Ext.	WB	D	1960	975	300	45	345	1320	640	2156	67.35%
12860	Apalachee Parkway	Williams Road to Chaires	EB	D	2800	328	103	19	122	450	2350	3080	16.06%
12861	Apalachee Parkway	Chaires to Williams Rd	WB	D	2800	756	16	52	68	824	1976	3080	29.42%
12880	Apalachee Parkway	Chaires to Jefferson County	EB	C	2800	454	75	5	80	534	2266	3080	19.06%
12881	Apalachee Parkway	Jefferson County to Chaires	WB	C	2800	183	10	0	10	193	2607	3080	6.89%
13150	Arendell Way	Mahan to Miccosukee	NB	D	1120	22	40	41	81	103	1017	1232	9.23%
13151	Arendell Way	Miccosukee to Mahan	SB	D	1120	9	17	4	21	30	1090	1232	2.66%
13460	Balkin Rd	Capital Circle to Ballard	EB	E	660	39	0	6	6	45	615	726	6.82%
13461	Balkin Rd	Ballard to Capital Circle	WB	E	324	87	0	2	2	89	235	356	27.47%
13470	Ballard Rd	Balkin to Rainbow	NB	D	740	37	0	4	4	41	699	814	5.51%
13471	Ballard Rd	Rainbow to Balkin	SB	D	740	22	0	6	6	28	712	814	3.74%
13500	Bannerman Road	Meridian to Preservation	EB	D	1140	310	21	100	121	431	709	1254	37.81%
13501	Bannerman Road	Preservation to Meridian	WB	D	1140	234	10	4	14	248	892	1254	21.75%
13540	Bannerman Road	Bull Headley to Beginning of 4	EB	D	1140	521	37	333	370	891	249	1254	78.16%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
13541	Bannerman Road	Beginning of 4 Laning to Bull	WB	D	1140	892	77	75	152	1044	96	1254	91.58%
13560	Bannerman Road	End of 4 Lane Segment to Tho	EB	D	1467	564	234	18	252	816	651	1614	55.62%
13561	Bannerman Road	Thomasville to End of 4 Lane	WB	D	1467	943	324	15	339	1282	185	1614	87.39%
13650	Barineau Road	Blountstown to Tennessee	NB	D	740	77	17	124	141	218	522	814	29.46%
13651	Barineau Road	Tennessee to Blountstown	SB	D	740	94	35	6	41	135	605	814	18.24%
13820	Baum Rd	Capitola to Wadesboro	NB	C	430	55	40	9	49	104	326	473	24.28%
13821	Baum Rd	Wadesboro to Capitola	SB	C	430	107	18	10	28	135	295	473	31.47%
13840	Baum Rd	Wadesboro to 90 East	NB	C	430	36	21	0	21	57	373	473	13.26%
13841	Baum Rd	90 East to Wadesboro	SB	C	430	31	1	0	1	32	398	473	7.44%
13860	Baum Rd	90 East to Miccosukee	NB	C	430	45	10	5	15	60	370	473	13.88%
13861	Baum Rd	Miccosukee to 90 East	SB	C	430	38	1	24	25	63	368	473	14.53%
13880	Beech Ridge Trail	Bannerman to Kinhega	NB	D	1140	22	2	0	2	24	1116	1254	2.11%
13881	Beech Ridge Trail	Kinhega to Bannerman	SB	D	1140	32	3	0	3	35	1105	1254	3.07%
14340	Benjamin Chaires Rd	Capitola to Buck Lake	NB	C	430	27	14	0	14	41	389	473	9.53%
14341	Benjamin Chaires Rd	Buck Lake to Capitola	SB	C	430	25	2	0	2	27	403	473	6.28%
15740	Blountstown Highway	Liberty County to Smith Creek	EB	C	430	210	0	0	0	210	220	473	48.84%
15741	Blountstown Highway	Smith Creek to Liberty County	WB	C	430	153	15	4	19	172	258	473	39.94%
15760	Blountstown Highway	Smith Creek to Ben Stoutamire	EB	C	430	160	2	0	2	162	268	473	37.67%
15761	Blountstown Highway	Ben Stoutamire to Smith Creek	WB	C	430	202	19	0	19	221	209	473	51.40%
15780	Blountstown Highway	Ben Stoutamire to William's La	EB	C	430	241	2	0	2	243	187	473	56.51%
15781	Blountstown Highway	William's Landing to Ben Stou	WB	C	430	263	53	9	62	325	105	473	75.58%
15800	Blountstown Highway	William's Landing to Coe's Lar	EB	C	430	418	1	7	8	426	4	473	99.07%
15801	Blountstown Highway	Coe's Landing to William's Lar	WB	C	430	740	53	9	62	802	-372	473	186.51%
15820	Blountstown Highway	Coe's Landing to Geddie Rd	EB	C	1451	622	25	95	120	742	709	1596	51.14%
15821	Blountstown Highway	Geddie Rd to Coe's Landing	WB	C	800	478	59	100	159	637	163	880	79.63%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	A D O P T. L O S	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
15840	Blountstown Highway	Geddie Rd to Aenon Church R	EB	D	1120	375	D	17	87	104	479	641	1232	42.77%
15841	Blountstown Highway	Aenon Church to Geddie Rd	WB	D	1120	669	D	78	97	175	844	276	1232	75.36%
15860	Blountstown Highway	Aenon Church to Capital Circle	EB	D	1140	288	O	46	180	226	514	626	1254	45.09%
15861	Blountstown Highway	Capital Circle to Aenon Church	WB	D	1140	729	P	18	103	121	850	290	1254	74.56%
16000	Bloxham Cutoff	SR 20 to National Forest Rt 36	EB	C	430	86	T.	0	0	0	86	344	473	20.00%
16001	Bloxham Cutoff	National Forest Rt 367 to SR 2	WB	C	430	50	L	0	0	0	50	380	473	11.63%
16050	Bloxham Cutoff	National Forest Rt 367 to Wakulla	EB	C	430	110	O	0	0	0	110	320	473	25.58%
16051	Bloxham Cutoff	Wakulla Co to National Forest	WB	C	430	61	S	0	0	0	61	369	473	14.19%
16830	Bradfordville Road	Thomasville to Velda Dairy	EB	D	720	402	D	153	22	175	577	143	792	80.09%
16831	Bradfordville Road	Velda Dairy to Thomasville	WB	D	720	644	D	160	12	172	816	-96	792	113.36%
16840	Bradfordville Road	Velda Dairy to Pisgah Church	EB	D	720	330	D	121	22	143	473	247	792	65.64%
16841	Bradfordville Road	Pisgah Church to Velda Dairy	WB	D	720	148	D	150	12	162	310	410	792	43.09%
16850	Bradfordville Road	Centerville to Pisgah	NB	C	430	372	C	94	15	109	481	-51	473	111.87%
16851	Bradfordville Road	Pisgah to Centerville	SB	C	430	126	C	9	6	15	141	289	473	32.71%
18900	Buck Lake Road	Mahan to Vermillion	EB	E	1446	972	E	372	268	640	1612	-166	1591	111.48%
18901	Buck Lake Road	Vermillion to Mahan	WB	E	768	365	E	312	328	640	1005	-237	845	130.86%
19000	Buck Lake Road	Vermillion to Davis	EB	E	1204	486	E	300	61	361	847	357	1324	70.36%
19001	Buck Lake Road	Davis to Vermillion	WB	E	820	272	E	122	123	245	517	303	902	63.07%
19050	Buck Lake Road	Davis to Pedrick	EB	E	820	517	E	70	61	131	648	172	902	79.04%
19051	Buck Lake Road	Pedrick to Davis	WB	E	800	247	E	14	123	137	384	416	880	48.02%
19100	Buck Lake Road	Pedrick to Walden	EB	E	800	540	E	115	13	128	668	132	880	83.52%
19101	Buck Lake Road	Walden to Pedrick	WB	E	625	220	E	118	31	149	369	256	688	59.04%
19160	Buck Lake Road	Walden to Hill & Dale	EB	E	820	203	E	63	31	94	297	523	902	36.22%
19161	Buck Lake Road	Hill & Dale to Walden	WB	C	800	115	C	22	24	46	161	640	880	20.06%
19180	Buck Lake Road	Hill & Dale to Chaires Cross	EB	C	800	224	C	4	31	35	259	541	880	32.38%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
19181	Buck Lake Road	Chaires Cross to Hill & Dale	WB	C	800	123	26	24	50	173	628	880	21.56%
19200	Buck Lake Road	Chaires Cross to Benjamin Ch	EB	C	800	174	40	0	40	214	586	880	26.75%
19201	Buck Lake Road	Benjamin Chaires to Chaires C	WB	C	430	88	17	0	17	105	325	473	24.42%
19220	Buck Lake Road	Benjamin Chaires to Baum	EB	C	430	161	23	0	23	184	246	473	42.79%
19221	Buck Lake Road	Baum to Benjamin Chaires	WB	C	430	62	17	0	17	79	351	473	18.37%
19240	Buck Lake Road	Baum to Capitola	EB	C	430	158	10	0	10	168	262	473	39.07%
19241	Buck Lake Road	Capitola to Baum	WB	C	430	56	1	0	1	57	373	473	13.26%
19280	Bull Headley Rd	Bannerman to Lloyd Cove Rd	NB	D	740	385	22	35	57	442	298	814	59.70%
19281	Bull Headley Rd	Lloyd Cove Rd to Bannerman	SB	D	740	172	6	0	6	178	562	814	24.05%
23800	Capital Circle	Crawfordville to Woodville	EB	D	1960	538	228	155	383	921	1039	2156	46.99%
23801	Capital Circle	Woodville to Crawfordville	WB	D	1960	1518	325	9	334	1852	108	2156	94.49%
23900	Capital Circle	Crawfordville to Southbrook E	NW	D	1960	538	359	0	359	897	1063	2156	45.77%
23901	Capital Circle	Southbrook Entrance to Crawf	SE	D	1076	1518	133	233	366	1884	-808	1184	175.10%
23950	Capital Circle	Southbrook Entrance to Spring	NW	D	938	636	253	19	272	908	30	1032	96.80%
23951	Capital Circle	Spring Hill to Southbrook Entr	SE	D	1140	399	30	256	286	685	455	1254	60.09%
24350	Capital Circle	Gum to Tennessee	NB	D	2524	1050	286	332	618	1668	856	2776	66.09%
24351	Capital Circle	Tennessee to Gum	SB	D	2667	870	170	314	484	1354	1313	2934	50.77%
24720	Capital Circle	I-10 to Fred George	NB	D	1058	809	143	776	919	1728	-670	1164	163.33%
24721	Capital Circle	Fred George to I-10	SB	D	1471	627	45	494	539	1166	305	1618	79.27%
24740	Capital Circle	Fred George to Old Bainbridge	NB	D	880	777	154	286	440	1217	-337	968	138.30%
24741	Capital Circle	Old Bainbridge to Fred George	SB	D	880	589	70	83	153	742	138	968	84.32%
24760	Capital Circle	Old Bainbridge to North Monr	NB	D	880	903	171	401	572	1475	-595	968	167.61%
24761	Capital Circle	North Monroe to Old Bainbrid	SB	D	880	696	66	49	115	811	69	968	92.16%
24840	Capitola Road	Chaires to Benjamin Chaires	EB	C	430	137	68	15	83	220	210	473	51.17%
24841	Capitola Road	Benjamin Chaires to Chaires	WB	C	430	63	0	5	5	68	362	473	15.74%
24850	Capitola Rd	Benjamin Chaires to Cap Tram	EB	C	430	121	51	15	66	187	243	473	43.50%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
24851	Capitola Rd	Cap Tram/Baum to Benjamin	WB	C	430	54	0	5	5	59	371	473	13.65%
24860	Capitola Road	Baum to Jefferson County	EB	C	430	126	42	9	51	177	253	473	41.26%
24861	Capitola Road	Jefferson County to Baum	WB	C	430	57	2	3	5	62	368	473	14.38%
24880	Cap Tram Rd	Apalachee Pkwy to Capitola	NB	C	430	15	55	0	55	70	360	473	16.17%
24881	Cap Tram Rd	Capitola to Apalachee Pkwy	SB	C	430	5	6	1	7	12	418	473	2.79%
26130	Centerville Road	Pimlico to Bradfordville	NB	D	717	176	35	6	41	217	500	789	30.21%
26131	Centerville Road	Bradfordville to Pimlico	SB	D	847	76	49	3	52	128	719	932	15.09%
26150	Centerville Road	Bradfordville to Pisgah	NB	C	430	169	2	0	2	171	259	473	39.77%
26151	Centerville Road	Pisgah to Bradfordville	SB	C	430	89	35	0	35	124	306	473	28.84%
26170	Centerville Road	Pisgah to Proctor	NB	C	430	182	12	0	12	194	236	473	45.12%
26171	Centerville Road	Proctor to Pisgah	SB	C	430	80	30	0	30	110	320	473	25.58%
26190	Centerville Road	Proctor to Moccasin Gap	NB	C	430	8	6	0	6	14	416	473	3.26%
26191	Centerville Road	Moccasin Gap to Proctor	SB	C	430	18	0	0	0	18	412	473	4.21%
26210	Centerville Road (Dirt)	Moccasin Gap to County Line	NB	C	430	22	2	0	2	24	406	473	5.67%
26211	Centerville Road (Dirt)	County Line N. to Moccasin G.	SB	C	430	6	0	0	0	6	424	473	1.40%
26240	Chaires Crossroads	U.S. 27 to Capitola	NB	C	430	194	168	34	202	396	34	473	92.06%
26241	Chaires Crossroads	Capitola to U.S. 27	SB	C	430	279	55	61	116	395	35	473	91.88%
26260	Chaires Crossroads	Capitola to Buck Lake	NB	C	430	170	85	19	104	274	156	473	63.67%
<b>26261</b>	<b>Chaires Crossroads</b>	<b>Buck Lake to Capitola</b>	<b>SB</b>	<b>C</b>	<b>430</b>	<b>240</b>	<b>141</b>	<b>56</b>	<b>197</b>	<b>437</b>	<b>-7</b>	<b>473</b>	<b>101.72%</b>
26280	Chaires Crossroads	Buck Lake to Mahan	NB	C	430	185	116	7	123	308	122	473	71.53%
26281	Chaires Crossroads	Mahan to Buck Lake	SB	C	430	226	154	15	169	395	35	473	91.87%
28000	Commonwealth Ext W.	Lowe's/Capital Walk Entrance	EB	D	1140		0	0	0	1140		1254	0.00%
28001	Commonwealth Ext W.	CCNW to Lowes/Capital Walk	WB	D	1140		0	0	0	1140		1254	0.00%
29340	Crawfordville Road	Wakulla Co. to Oak Ridge Rd	NB	C	1130	292	0	0	0	292	838	1243	25.84%
29341	Crawfordville Road	Oak Ridge Rd to Wakulla Co.	SB	C	1130	874	0	7	7	881	249	1243	77.96%

CONCURRENCY ROADWAY INVENTORY

  Volume to Capacity > 110%  
  Volume to Capacity 100-109.99%  
  Volume to Capacity 80-99.9%

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
29360	Crawfordville Road	Oak Ridge Rd to SR 61	NB	C	805	592	70	0	70	662	143	886	82.24%
29361	Crawfordville Road	SR 61 to Oak Ridge Rd	SB	C	1140	1098	41	12	53	1151	-11	1254	100.98%
29420	Crawfordville Road	SR 61 to Munson	NB	C	2040	638	0	0	0	638	1402	2244	31.27%
29421	Crawfordville Road	Munson to SR 61	SB	C	2040	428	69	12	81	509	1531	2244	24.96%
29460	Crawfordville Road	Munson to Capital Circle	NB	C	2040	764	29	0	29	793	1247	2244	38.87%
29461	Crawfordville Road	Capital Circle to Munson	SB	C	2040	876	0	26	26	902	1138	2244	44.23%
29500	Crawfordville Road	Capital Circle to Shelfer	NB	D	1737	521	1	93	94	615	1122	1911	35.41%
29501	Crawfordville Road	Shelfer to Capital Circle	SB	D	1232	1265	1	62	63	1328	-96	1355	107.80%
29540	Crawfordville Road	Shelfer to Gaile/Ridge	NB	D	1777	521	0	93	93	614	1163	1955	34.56%
29541	Crawfordville Road	Gaile/Ridge to Shelfer	SB	D	2226	1265	2	62	64	1329	897	2449	59.71%
29560	Cromartie Road	Veterans Memorial to Magnolia	EB	C	430	35	4	0	4	39	391	473	9.07%
29561	Cromartie Road	Magnolia Road to Veterans Memorial	WB	C	430	20	9	0	9	29	401	473	6.74%
29580	Crossway Road	Crawfordville to Shelfer	EB	E	502	24	10	6	16	40	462	552	7.90%
29581	Crossway Road	Shelfer to Crawfordville	WB	E	335	91	0	1	1	92	243	369	27.44%
29600	Crossway Road	Shelfer to Woodville	EB	D	335	69	0	16	16	85	250	369	25.37%
29601	Crossway Road	Woodville to Shelfer	WB	D	502	24	0	0	0	24	478	552	4.78%
29620	Crowder Road	Monroe to Lake	NE	D	740	316	13	50	63	379	361	814	51.19%
29621	Crowder Road	Lake to Monroe	SW	D	740	281	7	2	9	290	450	814	39.17%
29640	Crump Rd	Mahan to Miles Johnson	NB	C	430	209	142	15	157	366	64	473	85.13%
29641	Crump Rd	Miles Johnson to Mahan	SB	C	430	165	40	6	46	211	219	473	48.99%
<b>29660</b>	<b>Crump Rd</b>	<b>Miles Johnson to Miccosukee</b>	<b>NB</b>	<b>C</b>	<b>430</b>	<b>349</b>	<b>110</b>	<b>12</b>	<b>122</b>	<b>471</b>	<b>-41</b>	<b>473</b>	<b>109.59%</b>
29661	Crump Rd	Miccosukee to Miles Johnson	SB	C	430	237	29	0	29	266	164	473	61.86%
29680	Crump Rd	Miccosukee to Roberts	NB	C	430	251	45	20	65	316	114	473	73.43%
29681	Crump Rd	Roberts to Miccosukee	SB	C	430	161	16	3	19	180	250	473	41.82%
29700	Deerlake Road North	Turkey Run to Golden Eagle Way	NB	D	1140	507	3	16	19	526	614	1254	46.14%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
29701	Deerlake Road North	Golden Eagle West to Turkey I	SB	D	1140	311	0	13	13	324	816	1254	28.44%
29720	Deerlake Road South	Golden Eagle West to Tekesta	EB	D	1140	74	0	10	10	84	1056	1254	7.40%
29721	Deerlake Road South	Tekesta to Golden Eagle West	WB	D	1140	41	0	18	18	59	1081	1254	5.16%
29740	Deerlake Road East	Tekesta to Kinhega	EB	D	1140	226	0	30	30	256	884	1254	22.46%
29741	Deerlake Road East	Kinhega to Tekesta	WB	D	1140	129	0	18	18	147	993	1254	12.88%
29760	Deerlake Road East	Kinhega to Golden Eagle Dr E	NB	D	1140	294	0	42	42	336	804	1254	29.50%
29761	Deerlake Road East	Golden Eagle Dr E to Kinhega	SB	D	1140	169	0	17	17	186	954	1254	16.31%
29820	Dempsey Mayo Road	Mahan to Miccosukee	NB	D	572	202	81	0	81	283	289	629	49.48%
29821	Dempsey Mayo Road	Miccosukee to Mahan	SB	D	572	302	110	16	126	428	144	629	74.82%
32250	Edenfield Road	Mahan to Miccosukee	NB	D	1140	158	7	22	29	187	953	1254	16.37%
32251	Edenfield Road	Miccosukee to Mahan	SB	D	1140	56	19	54	73	129	1011	1254	11.28%
32350	Elgin Road	Wakulla County to Woodville	NE	C	430	55	0	0	0	55	375	473	12.79%
32351	Elgin Road	Woodville Hwy to Wakulla Co	SW	C	430	71	2	0	2	73	357	473	16.98%
32850	County Rd 12 (Fairban	Ochlockonee River to Meridiar	EB	C	430	69	0	0	0	69	361	473	16.05%
32851	County Rd 12 (Fairban	Meridian to Ochlockonee Rive	WB	C	430	103	1	1	2	105	325	473	24.40%
32960	Fallschase Parkway	Acadian Blvd to Mahan Drive	NB	E	1440	1	0	158	158	159	1281	1584	11.02%
32961	Fallschase Parkway	Mahan Drive to Acadian Blvd	SB	E	1440	1	0	480	480	481	959	1584	33.41%
33550	Forward Pass Trail	Pimlico to Whirlaway	NB	D	740	28	0	0	0	28	712	814	3.78%
33551	Forward Pass Trail	Whirlaway to Pimlico	SB	D	740	12	0	0	0	12	728	814	1.62%
34750	Fred George	Capital Circle to Mission	EB	D	676	522	5	141	146	668	8	744	98.82%
34751	Fred George	Mission to Capital Circle	WB	D	633	145	5	29	34	179	454	696	28.30%
34950	Fuller Rd	Doris to Livingston	EB	D	740	8	0	0	0	8	732	814	1.08%
34951	Fuller Rd	Livingston to Doris	WB	D	740	22	0	0	0	22	718	814	2.97%
37500	Gearhart Rd	Capital Circle to Mission	EB	D	373	104	2	181	183	287	86	410	77.06%
37501	Gearhart Rd	Mission to Capital Circle NW	WB	D	344	131	0	45	45	176	168	378	51.20%



CONCURRENCY ROADWAY INVENTORY

	Volume to Capacity > 110%
	Volume to Capacity 100-109.99%
	Volume to Capacity 80-99.9%

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
37550	Geddie Road	Blountstown to Tennessee	NB	D	740	275	0	0	0	275	465	814	37.16%
37551	Geddie Road	Tennessee to Blountstown	SB	D	740	232	1	59	60	292	448	814	39.49%
38450	Grenville	Pisgah to Proctor	NB	C	740	58	0	2	2	60	680	814	8.09%
38451	Grenville	Proctor to Pisgah	SB	C	740	23	0	1	1	24	716	814	3.24%
38770	Gum Rd	Aenon Church to Capital Cr.	EB	D	740	33	0	24	24	57	683	814	7.70%
38771	Gum Rd	Capital Cr. to Aenon Church	WB	D	740	14	0	0	0	14	726	814	1.89%
40140	County Rd 12 (Iamoni	Meridian to Beadle	EB	C	430	16	0	8	8	24	406	473	5.69%
40141	County Rd 12 (Iamoni	Beadle to Meridian	WB	C	430	32	0	1	1	33	397	473	7.66%
40160	County Rd 12 (Iamoni	Beadle to Thomasville	EB	C	430	25	1	8	8	33	397	473	7.76%
40161	County Rd 12 (Iamoni	Thomasville to Beadle	WB	C	430	54	0	9	9	63	367	473	14.74%
40350	Interstate 10	Gadsden County to Capital Cir	EB	B	4320	2063	29	28	57	2120	2200	4752	49.07%
40351	Interstate 10	Capital Circle to Gadsden Cou	WB	B	4320	1265	39	43	82	1347	2973	4752	31.18%
41150	Interstate 10	90 East to Jefferson County	EB	B	4320	2033	203	38	241	2274	2046	4752	52.63%
41151	Interstate 10	Jefferson County to 90 East	WB	B	4320	1056	20	0	20	1076	3244	4752	24.91%
43550	Kinhega Drive	Thomasville to Beech Ridge	NB	D	1140	700	64	91	155	855	285	1254	75.00%
43551	Kinhega Drive	Beech Ridge to Thomasville	SB	D	1140	334	36	39	75	409	731	1254	35.88%
43580	Kinhega Drive	Beech Ridge to Deerlake	NB	D	1140	604	49	89	138	742	398	1254	65.11%
43581	Kinhega Drive	Deerlake to Beech Ridge	SB	D	1140	360	10	38	48	408	732	1254	35.79%
44300	Lake Bradford Road (S	Capital Circle to Orange	NB	E	558	87	3	161	164	251	307	614	44.98%
44301	Lake Bradford Road (S	Orange to Capital Circle	SB	E	492	46	9	7	6	52	440	541	10.57%
45000	Lake Shore, E	Monroe to Sharer Rd	NW	D	1140	94	2	3	5	99	1041	1254	8.72%
45001	Lake Shore, E	Sharer Rd to Monroe	SE	D	1140	159	4	14	18	177	963	1254	15.56%
45100	Lake Shore, N	Meridian to Sharer Rd	NE	D	1140	77	3	4	7	84	1056	1254	7.34%
45101	Lake Shore, N	Sharer Rd to Meridian	SW	D	1140	64	1	0	1	65	1075	1254	5.74%
45850	Livingston Rd	Fuller to Monroe	NB	D	1140	42	0	0	0	42	1098	1254	3.68%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
45851	Livingston Rd	Monroe to Fuller	SB	D	1140	19	0	0	0	19	1121	1254	1.67%
46100	Lonnie Rd	Dempsey Mayo to Miccosukee	NB	D	1140	43	51	0	51	94	1046	1254	8.25%
46101	Lonnie Rd	Miccosukee to Dempsey Mayo	SB	D	1140	51	84	55	139	190	950	1254	16.62%
46130	Louvinia	Williams Rd to Louvinia Ct	NB	C	1140	145	20	0	20	165	975	1254	14.47%
46131	Louvinia	Louvinia Ct to Williams Rd	SB	C	1140	258	29	0	29	287	853	1254	25.18%
46150	Louvinia	Louvinia Ct. to Old St Augustine	NB	C	1140	69	20	1	21	90	1050	1254	7.89%
46151	Louvinia	Old St. Augustine to Louvinia	SB	C	1140	193	29	0	29	222	918	1254	19.45%
46170	Louvinia	Old St. Augustine to US 27	NB	D	1140	53	21	0	21	74	1066	1254	6.49%
46171	Louvinia	US 27 to Old St. Augustine	SB	D	1140	56	36	0	36	92	1048	1254	8.07%
46600	Maclay Rd	Meridian to Maclay Blvd	EB	D	1280	374	2	2	4	378	902	1408	29.53%
46601	Maclay Rd	Maclay Blvd to Meridian	WB	D	594	458	40	3	43	501	93	653	84.31%
49150	McCracken Road	Miccosukee Road to Baum Road	EB	C	780	18	1	24	25	43	737	858	5.57%
49151	McCracken Road	Baum Road to Miccosukee	WB	C	780	7	3	0	3	10	770	858	1.28%
50500	Meridian Road	Henderson to Timberlane	NB	D	1058	588	11	28	39	627	431	1164	59.26%
50501	Meridian Road	Timberlane to Henderson	SB	D	922	458	14	1	15	473	449	1014	51.30%
50600	Meridian Road	Timberlane to Maclay	NB	D	1100	533	45	52	97	630	470	1210	57.27%
50601	Meridian Road	Maclay to Timberlane	SB	D	1100	319	10	20	30	349	751	1210	31.73%
50800	Meridian Road	Ox Bottom to Bannerman	NB	D	833	604	26	27	53	657	176	916	78.87%
50801	Meridian Road	Bannerman to Ox Bottom	SB	D	400	187	17	26	43	230	170	440	57.50%
50830	Meridian Road	Bannerman to Orchard Pond	NB	D	1100	163	25	7	32	195	905	1210	17.73%
50831	Meridian Road	Orchard Pond to Bannerman	SB	D	1100	66	9	122	131	197	903	1210	17.91%
50860	Meridian Road	Orchard Pond to Georgia	NB	C	1100	89	9	15	24	113	987	1210	10.27%
50861	Meridian Road	Georgia to Orchard Pond	SB	C	1100	47	4	2	6	53	1047	1210	4.82%
52600	Miccosukee Road	Fleischmann to Dempsey Mayo	EB	D	1062	363	43	181	224	587	475	1168	55.27%
52601	Miccosukee Road	Dempsey Mayo to Fleischmann	WB	D	413	291	78	86	164	455	-42	454	110.17%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
52700	Miccosukee Road	Dempsey Mayo to Thornton	NE	D	950	177	45	111	156	333	617	1045	35.04%
52701	Miccosukee Road	Thornton to Dempsey Mayo	SW	D	962	199	33	71	104	303	660	1058	31.44%
52750	Miccosukee Road	Thornton to Miles Johnson	NE	D	950	125	69	111	180	305	645	1045	32.10%
52751	Miccosukee Road	Miles Johnson to Thornton	SW	D	962	91	1	71	72	163	800	1058	16.89%
52800	Miccosukee Road	Miles Johnson to Crump	NE	D	950	118	75	36	111	229	721	1045	24.08%
52801	Miccosukee Road	Crump to Miles Johnson	SW	D	680	63	16	0	16	79	601	748	11.62%
52820	Miccosukee (Cr 347)	Crump to McCracken	NE	C	740	80	20	22	42	122	618	814	16.44%
52821	Miccosukee (Cr 347)	McCracken to Crump	SW	C	740	45	6	0	6	51	689	814	6.89%
52840	Miccosukee (Cr 347)	McCracken to Baum	NE	C	740	28	17	0	17	45	695	814	6.08%
52841	Miccosukee (Cr 347)	Baum to McCracken	SW	C	740	18	4	0	4	22	718	814	2.97%
52860	Miccosukee (Cr 347)	Baum to Moccasin Gap	NE	C	740	20	1	0	1	21	719	814	2.84%
52861	Miccosukee (Cr 347)	Moccasin Gap to Baum	SW	C	740	29	1	0	1	30	710	814	4.05%
52930	Miles Johnson Rd	Miccosukee to Crump	SE	C	300	58	0	0	0	58	242	330	19.33%
52931	Miles Johnson Rd	Crump to Miccosukee	NW	C	300	115	2	0	2	117	183	330	39.00%
52950	Miller Landing Road	Miller Landing to Meridian	EB	C	430	61	0	0	0	61	369	473	14.19%
52951	Miller Landing Road	Meridian to Miller Landing	WB	C	430	17	0	0	0	17	413	473	3.95%
54450	Moccasin Gap Road	Centerville to Veterans Memor	EB	C	430	50	11	0	11	61	369	473	14.19%
54451	Moccasin Gap Road	Veterans Memorial to Centervi	WB	C	430	37	1	0	1	38	392	473	8.84%
58000	Monroe Street	Sams/Sessions to Fred George	NW	D	1799	1725	446	15	461	2186	-387	1979	121.51%
58001	Monroe Street	Fred George to Sams/Sessions	SW	D	2261	1143	212	74	286	1429	832	2487	63.20%
58030	Monroe Street	Fred George to Faulk/Perkins	NW	D	2193	842	410	39	449	1291	902	2412	58.85%
58031	Monroe Street	Faulk/Perkins to Fred George	SW	D	1470	544	205	169	374	918	552	1617	62.45%
58050	Monroe Street	Faulk/Perkins to Capital Circle	NW	D	1960	1529	243	116	359	1888	72	2156	96.31%
58051	Monroe Street	Capital Circle to Faulk/Perkins	SW	D	1960	744	238	176	414	1158	802	2156	59.08%
58080	Monroe Street	Capital Circle to Gadsden Co.	NW	C	2210	1040	64	51	115	1155	1055	2431	52.26%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
58081	Monroe Street	Gadsden County to Capital Cir	SW	C	2210	596	31	22	53	649	1561	2431	29.37%
58730	Natural Bridge Road	Woodville to Register	EB	C	430	48	39	0	39	87	343	473	20.23%
58731	Natural Bridge Road	Register to Woodville	WB	C	430	47	33	0	33	80	350	473	18.60%
58740	Natural Bridge	Register to Old Plank	EB	C	430	20	1	0	1	21	409	473	4.88%
58741	Natural Bridge	Old Plank to Register	WB	C	430	31	0	0	0	31	399	473	7.21%
58750	Natural Bridge (Dirt)**	Old Plank to Jim French	EB	C	430	48	30	0	30	78	352	473	18.07%
58751	Natural Bridge (Dirt)**	Jim French to Old Plank	WB	C	430	34	30	0	30	64	366	473	14.82%
59030	Oak Ridge Road	Crawfordville Hwy to SR 61	EB	C	430	70	6	0	6	76	354	473	17.67%
59031	Oak Ridge Road	SR 61 to Crawfordville Hwy	WB	C	430	68	7	0	7	75	355	473	17.44%
59050	Oak Ridge Road	SR 61 to Woodville Hwy	EB	C	430	33	20	6	26	59	371	473	13.64%
59051	Oak Ridge Road	Woodville Hwy to SR 61	WB	C	430	45	13	0	13	58	372	473	13.49%
59070	Oak Ridge Road	Woodville Hwy to Taff	EB	C	430	33	18	0	18	51	379	473	11.86%
59071	Oak Ridge Road	Taff to Woodville Hwy	WB	C	430	45	5	0	5	50	380	473	11.63%
60100	Old Bainbridge	Stone to Fred George	NW	D	964	190	93	87	180	370	594	1060	38.38%
60101	Old Bainbridge	Fred George to Stone	SE	D	1224	477	36	161	197	674	550	1346	55.07%
<b>60200</b>	<b>Old Bainbridge</b>	<b>Fred George to Capital Circle</b>	<b>NW</b>	<b>D</b>	<b>470</b>	<b>477</b>	<b>34</b>	<b>33</b>	<b>67</b>	<b>544</b>	<b>-74</b>	<b>517</b>	<b>115.74%</b>
60201	Old Bainbridge	Capital Circle to Fred George	SE	D	734	190	31	34	65	255	479	807	34.74%
60230	Old Bainbridge	Monroe to Lake Jackson Landi	NB	C	2210	349	8	147	155	504	1706	2431	22.81%
60231	Old Bainbridge	Lake Jackson Landing to Monr	SB	C	2210	165	3	11	14	179	2031	2431	8.10%
60260	Old Bainbridge	Lake Jackson Landing to Gads	NB	C	2210	537	12	143	155	692	1518	2431	31.31%
60261	Old Bainbridge	Gadsden to Lake Jackson Land	SB	C	2210	211	8	10	18	229	1981	2431	10.36%
60300	Old Magnolia Road (D U.S. 90 to Sun Ray		NB	C	430	4	7	0	7	11	419	473	2.56%
60301	Old Magnolia Road (D Sun Ray to US 90		SB	C	430	6	7	0	7	13	417	473	3.02%
60320	Old Magnolia Road (D Sun Ray to TS Green		NB	C	430	4	38	0	38	42	388	473	9.66%
60321	Old Magnolia Road (D TS Green to Sun Ray		SB	C	430	6	83	0	83	89	341	473	20.70%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
60330	Old Plank	Wakulla Co. to Natural Bridge	NB	C	430	20	0	0	0	20	410	473	4.65%
60331	Old Plank	Natural Bridge to Wakulla Co.	SB	C	430	30	0	0	0	30	400	473	6.98%
60340	Old Plank	Natural Bridge to Goodwin Ce	NB	C	430	41	0	0	0	41	389	473	9.53%
60341	Old Plank	Goodwin Cemetary to Natural	SB	C	430	60	0	0	0	60	370	473	13.95%
60800	Old St. Augustine	Southwood to Williams	EB	D	430	123	59	11	70	193	237	473	44.95%
60801	Old St. Augustine	Williams to Southwood	WB	D	430	75	10	1	11	86	344	473	19.99%
60830	Old St. Augustine	Williams to Louvinia	EB	D	430	60	15	3	18	78	352	473	18.10%
60831	Old St. Augustine	Louvinia to Williams	WB	D	430	55	0	1	1	56	374	473	13.01%
60860	Old St. Augustine (Dir	Louvinia to WW Kelley	EB	D	430	55	2	0	2	57	373	473	13.26%
60861	Old St. Augustine (Dir	WW Kelley to Louvinia	WB	D	430	74	0	0	0	74	356	473	17.21%
62430	Orchard Pond Road (D	Old Bainbridge to Buck Pond	EB	C	430	24	0	141	141	165	265	473	38.37%
62431	Orchard Pond Road (D	Buck Pond to Old Bainbridge	WB	C	430	14	1	9	10	24	406	473	5.51%
62460	Orchard Pond Road (D	Buck Pond to Meridian	EB	C	430	21	1	141	142	163	267	473	37.91%
62461	Orchard Pond Road (D	Meridian to Buck Pond	WB	C	430	12	0	9	9	21	409	473	4.88%
62500	Ox Bottom Road	Meridian to Kerry Forest Ext.	EB	D	1100	187	29	12	41	228	872	1210	20.73%
62501	Ox Bottom Road	Kerry Forest Ext. to Meridian	WB	D	1100	263	10	0	10	273	827	1210	24.82%
62600	Ox Bottom Road	Kerry Forest Ext. to Thomasvil	EB	D	1100	273	10	10	20	293	807	1210	26.64%
62601	Ox Bottom Road	Thomasville Rd to Kerry Fores	WB	D	1100	566	26	2	28	594	506	1210	54.00%
64520	Paul Russell Rd Ext.	Woodville Highway to Powerli	NE	D	1140	1	14	0	14	15	1125	1254	1.32%
64521	Paul Russell Rd Ext.	Powerline to Woodville Highw	SW	D	1140	1	132	0	132	133	1007	1254	11.67%
<b>65130</b>	<b>Pedrick Rd</b>	<b>Buck Lake to Mahan</b>	<b>NB</b>	<b>E</b>	<b>462</b>	<b>350</b>	<b>78</b>	<b>41</b>	<b>119</b>	<b>469</b>	<b>-7</b>	<b>508</b>	<b>101.59%</b>
65131	Pedrick Rd	Mahan to Buck Lake	SB	E	777	451	67	0	67	518	259	855	66.67%
65200	Pensacola	Capital Circle to Nina	EB	E	1600	629	21	518	539	1168	432	1760	73.00%
65201	Pensacola	Nina to Capital Circle	WB	E	1444	892	16	144	160	1052	392	1588	72.84%
67050	Perkins	Old Bainbridge to N. Monroe	NE	D	1140	163	9	74	83	246	894	1254	21.58%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
67051	Perkins	N. Monroe to Old Bainbridge	SW	D	1140	145	1	3	4	149	991	1254	13.07%
67180	Pimlico	Clarecastle to Whirlaway	NW	D	1140	35	0	0	0	35	1105	1254	3.07%
67181	Pimlico	Whirlaway to Clarecastle	SE	D	1140	25	0	0	0	25	1115	1254	2.19%
67200	Pimlico	Clarecastle to Centerville	EB	D	611	55	4	0	4	59	552	672	9.66%
67201	Pimlico	Centerville to Clarecastle	WB	D	640	90	11	0	11	101	539	704	15.78%
67220	Pisgah Church Road (I	Bradfordville to Centerville	EB	C	430	86	55	2	57	143	287	473	33.23%
67221	Pisgah Church Road (I	Centerville to Bradfordville	WB	C	430	40	67	0	67	107	323	473	24.88%
67450	Proctor Road	Roberts to Centerville	NB	C	430	76	42	5	47	123	307	473	28.53%
67451	Proctor Road	Centerville to Roberts	SB	C	430	30	1	1	2	32	398	473	7.43%
68050	Rhoden Cove	Meridian to Lake	EB	D	740	77	1	1	2	79	661	814	10.68%
68051	Rhoden Cove	Lake to Merdian	WB	D	740	132	0	1	1	133	607	814	17.97%
68740	Roberts	Centerville to Crump	EB	C	430	181	9	3	12	193	237	473	44.84%
68741	Roberts	Crump to Centerville	WB	C	430	226	57	15	72	298	132	473	69.31%
68770	Rococo Road	Veterans Memorial to Old Mag	EB	C	430	13	4	5	9	22	408	473	5.05%
68771	Rococo Road	Old Magnolia to Veterans Men	WB	C	430	9	0	5	5	14	416	473	3.19%
68800	Ross Road	Crawfordville to Shelfer	EB	E	512	82	0	8	8	90	422	563	17.67%
68801	Ross Road	Shelfer to Crawfordville	WB	E	341	63	0	1	1	64	277	375	18.75%
68830	Ross Road	Shelfer to Woodville	EB	E	156	97	7	0	7	104	52	172	66.67%
68831	Ross Road	Woodville to Shelfer	WB	E	477	107	8	0	8	115	362	525	24.11%
70350	Shady Oaks	Monroe to Ruth	NB	D	430	65	0	0	0	65	365	473	15.12%
70351	Shady Oaks	Ruth to Monroe	SB	D	430	45	0	0	0	45	385	473	10.47%
71100	Sharer Rd	Locksley to Lake Shore	NB	D	430	117	1	0	1	118	312	473	27.43%
71101	Sharer Rd	Lake Shore to Locksley	SB	D	430	68	0	0	0	68	362	473	15.81%
71150	Shelfer Rd	Capital Circle to Crossway	NB	E	512	135	47	0	47	182	330	563	35.55%
71151	Shelfer Rd	Crossway to Capital Circle	SB	E	341	78	17	0	17	95	246	375	27.86%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	A D O P T. L O S	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
71200	Shelfer Rd	Crossway to Ross	NB	E	512	105		0	0	0	105	407	563	20.51%
71201	Shelfer Rd	Ross to Crossway	SB	E	512	56		0	0	0	56	456	563	10.94%
71230	Shelfer Rd	Ross to Crawfordville Hwy	NB	E	352	94		1	0	1	95	257	387	26.99%
71231	Shelfer Rd	Crawfordville Hwy to Ross	SB	E	665	122		2	5	7	129	536	732	19.35%
71450	Silver Lake Rd	South End to Blountstown Hwy	NB	C	430	59		0	0	0	59	371	473	13.72%
71451	Silver Lake Rd	Blountstown Hwy to South End	SB	C	430	66		0	0	0	66	364	473	15.35%
72350	Smith Creek Road	Wakulla County to SR 20	NB	C	430	29		0	0	0	29	401	473	6.74%
72351	Smith Creek Road	SR 20 to Wakulla County	SB	C	430	22		1	0	1	23	407	473	5.35%
72850	Springhill Road	Wakulla County to Tom Roberts	NB	C	430	110		10	0	10	120	310	473	27.91%
72851	Springhill Road	Tom Roberts to Wakulla County	SB	C	430	119		26	10	36	155	275	473	36.13%
72900	Springhill Road	Tom Roberts to Capital Circle	NB	E	800	140		3	2	5	145	655	880	18.13%
72901	Springhill Road	Capital Circle to Tom Roberts	SB	E	800	224		93	14	107	331	469	880	41.38%
73000	Springhill Road	Capital Circle to Springsax	NB	E	1332	277		0	109	109	386	946	1465	28.98%
73001	Springhill Road	Springsax to Capital Circle	SB	E	981	332		14	13	27	359	622	1079	36.61%
74660	Sunflower/County Line	County Line to Elgin Rd	EB	C	430	15		90	0	90	105	325	473	24.42%
74661	Sunflower/County Line	Elgin Rd to County Line	WB	C	430	34		0	0	0	34	396	473	7.91%
74770	Taff Road	Natural Bridge to Oak Ridge R	NB	C	430	18		0	0	0	18	412	473	4.19%
74771	Taff Road	Oak Ridge to Natural Bridge R	SB	C	430	6		0	0	0	6	424	473	1.40%
74800	Talpeco Rd	Old Bainbridge to Monroe	EB	D	740	92		0	15	15	107	633	814	14.46%
74801	Talpeco Rd	Monroe to Old Bainbridge	WB	D	740	85		0	33	33	118	622	814	15.95%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
74820	Talpeco Rd	Monroe to Doris	EB	D	740	50	0	1	1	51	689	814	6.89%
74821	Talpeco Rd	Doris to Monroe	WB	D	740	27	0	3	3	30	710	814	4.05%
74850	Tekesta	Bannerman to Deerlake South	NB	D	1140	486	20	56	76	562	578	1254	49.30%
74851	Tekesta	Deerlake South to Bannerman	SB	D	1140	301	12	10	22	323	817	1254	28.36%
74870	Tennessee Street West	Gadsden Co to Aenon Church	EB	D	740	536	93	0	93	629	111	814	85.00%
74871	Tennessee Street West	Aenon Church to Gadsden	WB	D	740	787	148	64	212	999	-259	814	134.99%
74900	Tennessee Street West	Aenon Church to Capital Circle	EB	D	1363	646	34	239	273	919	444	1499	67.41%
74901	Tennessee Street West	Capital Circle to Aenon Church	WB	D	2132	1275	56	0	56	1331	801	2345	62.43%
77980	Tennessee Street East	Dempsey Mayo to Charlais	EB	D	1960	956	415	85	500	1456	504	2156	74.29%
77981	Tennessee Street East	Charlais to Dempsey Mayo	WB	D	1960	718	295	75	370	1088	872	2156	55.51%
78010	Tennessee Street East	Charlais to Pedrick	EB	D	1960	937	353	77	430	1367	593	2156	69.74%
78011	Tennessee Street East	Pedrick to Charlais	WB	D	1960	591	228	41	269	860	1100	2156	43.88%
78040	Tennessee Street East	Pedrick to Vineland	EB	D	1960	454	339	159	498	952	1008	2156	48.56%
78041	Tennessee Street East	Vineland to Pedrick	WB	D	1960	1059	448	111	559	1618	342	2156	82.55%
78070	Tennessee Street East	Vineland to I-10	EB	D	1960	631	284	40	324	955	1005	2156	48.75%
78071	Tennessee Street East	I-10 to Vineland	WB	D	1960	838	393	146	539	1377	583	2156	70.24%
78080	Tennessee Street East	(US 90)	EB	D	1960	332	165	0	165	497	1463	2156	25.36%
78081	Tennessee Street East	(US 90)	WB	D	1960	442	417	0	417	859	1101	2156	43.83%
78100	Tennessee Street East	I-10 to Apex	EB	D	1044	310	472	0	472	782	262	1148	74.90%
78101	Tennessee Street East	Apex to I-10	WB	D	1430	154	669	0	669	823	607	1573	57.55%
78130	Tennessee Street East	Apex to Chaires Crossroads	EB	D	1254	227	333	0	333	560	694	1379	44.66%
78131	Tennessee Street East	Chaires Crossroads to Apex	WB	D	748	98	69	0	69	167	581	823	22.33%
78160	Tennessee Street East	Chaires Crossroad to Baum	EB	C	560	200	93	0	93	293	267	616	52.32%
78161	Tennessee Street East	Baum to Chaires Crossroads	WB	C	560	118	60	0	60	178	382	616	31.79%
78190	Tennessee Street East	Baum to Magnolia Road	EB	C	560	381	77	7	84	465	95	616	83.04%



CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
78191	Tennessee Street East	Magnolia Road to Baum	WB	C	560	161	23	0	23	184	376	616	32.86%
78220	Tennessee Street East	Magnolia Rd to Jefferson Cour	EB	C	560	229	62	2	64	293	267	616	52.30%
78221	Tennessee Street East	Jefferson County to Magnolia I	WB	C	560	118	8	0	8	126	434	616	22.50%
81100	Thomasville Road	Killearny Way to Foxcroft	NB	D	3348	2597	278	118	396	2993	355	3683	89.40%
81101	Thomasville Road	Foxcroft to Killearny Way	SB	D	2520	2178	112	34	146	2324	196	2772	92.22%
81200	Thomasville Road	Foxcroft to Kerry Forest	NB	D	2705	2288	277	112	389	2677	28	2976	98.96%
81201	Thomasville Road	Kerry Forest to Foxcroft	SB	D	2520	1504	129	29	158	1662	858	2772	65.95%
81300	Thomasville Road	Kerry Forest to Brad/Bann	NB	D	2645	2169	294	114	408	2577	68	2910	97.43%
81301	Thomasville Road	Brad/Bann to Kerry Forest	SB	D	2029	1360	200	62	262	1622	407	2232	79.94%
81330	Thomasville Road	Bannerman to Kinhega	NB	C	1890	1315	115	91	206	1521	369	2079	80.48%
81331	Thomasville Road	Kinhega to Bannerman	SB	C	1890	920	42	26	68	988	902	2079	52.28%
81360	Thomasville Road	Kinhega to Iamonia	NB	C	2210	1413	29	8	37	1450	760	2431	65.61%
81361	Thomasville Road	Iamonia to Kinhega	SB	C	2210	883	21	3	24	907	1303	2431	41.04%
81390	Thomasville Road	Iamonia to Georgia St Line	NB	B	1560	622	20	3	23	645	915	1716	41.33%
81391	Thomasville Road	Georgia St Line to Iamonia	SB	B	860	526	3	0	3	529	331	946	61.51%
81470	Thornton Road	Mahan to Miccosukee	NB	D	1140	82	7	16	23	105	1035	1254	9.21%
81471	Thornton Road	Miccosukee to Mahan	SB	D	1140	61	18	17	35	96	1044	1254	8.41%
81500	Timberlane Rd	W. End to Meridian	EB	D	1140	37	0	5	5	42	1098	1254	3.68%
81501	Timberlane Rd	Meridian to W. End	WB	D	1140	60	0	0	0	60	1080	1254	5.26%
81530	Timberlane Road	Meridian to Trillium Ct	EB	D	1140	374	9	3	12	386	754	1254	33.86%
81531	Timberlane Road	Trillium Ct to Meridian	WB	D	1140	390	40	3	43	433	707	1254	37.98%
81550	Timberlane Road	Trillium Ct to Market	EB	D	1246	426	10	4	14	440	806	1371	35.31%
81551	Timberlane Road	Market to Trillium Ct	WB	D	1033	447	38	3	41	488	545	1136	47.24%
81850	Tower Rd	Bombadil to Capital Circle	EB	D	740	138	141	49	190	328	412	814	44.32%
81851	Tower Rd	Capital Circle to Bombadil	WB	D	740	216	189	33	222	438	302	814	59.18%

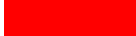


CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	A D O P T. L O S	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
82100	Tram Road	Capital Circle SE to Four Oaks	EB	E	964	280	E	130	23	153	433	531	1060	44.87%
82101	Tram Road	Four Oaks Blvd to Capital Cir	WB	E	939	193	D	66	0	66	259	680	1033	27.58%
82130	Tram Road	Four Oaks to St. Joe	EB	D	1430	179	O	290	23	313	492	938	1573	34.37%
82131	Tram Road	St. Joe to Four Oaks	WB	D	964	137	P	0	0	0	137	827	1060	14.21%
82160	Tram Road	St. Joe to WW Kelly	EB	C	850	158	T.	193	20	213	371	479	935	43.62%
82161	Tram Road	WW Kelly to St. Joe	WB	C	850	56	L	26	0	26	82	768	935	9.65%
82190	Tram Road	WW Kelley to Jefferson Count	EB	C	430	86	O	0	0	0	86	344	473	20.00%
82191	Tram Road	Jefferson County to WW Kelle	WB	C	430	33	S	0	0	0	33	397	473	7.67%
82550	T.S. Green Road	CR 59 to Jefferson County	EB	C	430	17		0	0	0	17	413	473	3.95%
82551	T.S. Green Road	Jefferson County to CR 59	WB	C	430	6		0	0	0	6	424	473	1.40%
82900	Velda Dairy	Kerry Forest to Bradfordville	NB	D	371	273		24	0	24	297	74	408	80.05%
82901	Velda Dairy	Bradfordville to Kerry Forest	SB	D	991	150		52	2	54	204	787	1090	20.57%
82930	Veterans Memorial	U.S. 90 to Rococo	NB	C	430	91		12	5	17	108	322	473	25.12%
82931	Veterans Memorial	Rococo to U.S. 90	SB	C	430	68		11	1	12	80	350	473	18.60%
82960	Veterans Memorial	Rococo to Moccasin Gap	NB	C	430	67		6	2	8	75	355	473	17.41%
82961	Veterans Memorial	Moccasin Gap to Rococo	SB	C	430	49		0	0	0	49	381	473	11.40%
82990	Veterans Memorial	Moccasin Gap to Georgia	NB	C	430	55		2	0	2	57	373	473	13.26%
82991	Veterans Memorial	Georgia to Moccasin Gap	SB	C	430	45		0	0	0	45	385	473	10.47%
83550	Village Way	Top Way to Capital Circle NW	EB	D	740	84		0	1	1	85	655	814	11.49%
83551	Village Way	Capital Circle NW to Top Way	WB	D	740	208		12	9	21	229	511	814	30.95%
84380	W.W. Kelley Road	Tram to Rose	NB	C	430	93		118	15	133	226	204	473	52.57%
84381	W.W. Kelley Road	Rose to Tram	SB	C	430	83		86	0	86	169	261	473	39.30%
84410	W.W. Kelley Road	Rose to US 27	NB	C	430	160		160	15	175	335	95	473	77.92%
84411	W.W. Kelley Road	U.S. 27 to Rose	SB	C	430	97		46	0	46	143	287	473	33.26%
84440	Wadesboro	Mahan to Baum Rd	EB	C	430	68		24	8	32	100	330	473	23.14%

CONCURRENCY ROADWAY INVENTORY

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Demand from Approved Projects	Committed Demand from Exempt & Vested Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
84441	Wadesboro	Baum Rd to Mahan	WB	C	430	35	10	2	12	47	383	473	10.90%
84530	Wakulla Springs Road	Wakulla County to Oak Ridge	NB	C	430	237	8	0	8	245	185	473	56.98%
<b>84531</b>	<b>Wakulla Springs Road</b>	<b>Oak Ridge Rd to Wakulla Co</b>	<b>SB</b>	<b>C</b>	<b>430</b>	<b>390</b>	<b>183</b>	<b>5</b>	<b>188</b>	<b>578</b>	<b>-148</b>	<b>473</b>	<b>134.35%</b>
84560	Wakulla Springs Road	Oak Ridge Rd to US 319	NB	C	1382	207	11	14	25	232	1150	1520	16.79%
<b>84561</b>	<b>Wakulla Springs Road</b>	<b>US 319 to Oak Ridge Rd</b>	<b>SB</b>	<b>C</b>	<b>640</b>	<b>386</b>	<b>350</b>	<b>14</b>	<b>364</b>	<b>750</b>	<b>-110</b>	<b>704</b>	<b>117.20%</b>
85040	Whirlaway Dr	Shannon Lake North to Pimlico	NE	D	1120	306	0	15	15	321	799	1232	28.66%
85041	Whirlaway Dr	Pimlico to Shannon Lake North	SW	D	1120	119	0	3	3	122	998	1232	10.88%
85070	Whirlaway Dr	Pimlico to Forward Pass	EB	D	1120	60	0	8	8	68	1052	1232	6.03%
85071	Whirlaway Dr	Forward Pass to Pimlico	WB	D	1120	43	0	1	1	44	1076	1232	3.92%
85290	Williams Road	St. Joe to WW Kelley	EB	C	430	61	32	0	32	93	337	473	21.63%
85291	Williams Road	WW Kelley to St Joe	WB	C	430	48	2	6	8	56	374	473	12.94%
85320	Williams Road	St. Joe to Old St. Augustine	NB	C	430	51	36	6	42	93	337	473	21.54%
85321	Williams Road	Old St. Augustine to St. Joe	SB	C	430	64	60	0	60	124	306	473	28.84%
85350	Williams Road	Old St. Augustine to US 27	NB	D	430	32	46	13	59	91	339	473	21.20%
85351	Williams Road	US 27 to Old St. Augustine	SB	D	430	156	53	0	53	209	221	473	48.60%
85430	Woodhill	Fred George to Carnwath	NE	D	430	79	0	0	0	79	351	473	18.37%
85431	Woodhill	Carnwath to Fred George	SW	D	430	53	0	4	4	57	373	473	13.26%
85470	Woodville Highway	Wakulla Co. to Natural Bridge	NB	C	780	299	24	0	24	323	457	858	41.41%
85471	Woodville Highway	Natural Bridge Road to Wakulla	SB	C	780	332	48	9	57	389	391	858	49.92%
85500	Woodville Highway	Natural Bridge Rd to Oak Ridge	NB	C	780	492	76	0	76	568	212	858	72.82%
<b>85501</b>	<b>Woodville Highway</b>	<b>Oak Ridge to Natural Bridge Rd</b>	<b>SB</b>	<b>C</b>	<b>780</b>	<b>612</b>	<b>395</b>	<b>9</b>	<b>404</b>	<b>1016</b>	<b>-236</b>	<b>858</b>	<b>130.31%</b>
85530	Woodville Highway	Ross to Paul Russell Ext	NB	C	767	314	28	0	28	342	425	844	44.59%
85531	Woodville Highway	Paul Russell Ext to Ross	SB	C	1126	484	402	9	411	895	231	1239	79.52%
85600	Woodville Highway	Capital Circle to Ross	NB	D	1236	480	1	11	12	492	744	1360	39.81%
85601	Woodville Highway	Ross to Capital Circle	SB	D	1100	935	20	10	30	965	135	1210	87.76%

**CONCURRENCY ROADWAY INVENTORY**

 Volume to Capacity > 110%  
 Volume to Capacity 100-109.99%  
 Volume to Capacity 80-99.9%

Seg#	Road	Segment	Dir	S	Cap	Traffic Counts	Committed Projects	Committed Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	# of Trips to Reach 110% Cap	V/C Ratio
				A			Committed Demand from Approved	Committed Demand from Exempt & Vested					
				D									
				O									
				P									
				T.									
				L									
				O									

Roadway Segments Exceeding the LOS Standard in Leon County

Segment	Roadway	Segment	LOS		Capacity	State Road	Capacity Constrained	Exceeding LOS due to Committed Demand	Exceeding LOS due to Traffic Counts	Proposed Improvements
			Dir	Std						
15801	Blountstown Highway	Coe's Landing to William's Landing	WB	C	430	Y			X	Staff will continue to monitor
<b>16831</b>	<b>Bradfordville Road</b>	<b>Velda Dairy to Thomasville</b>	<b>WB</b>	<b>D</b>	<b>720</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
<b>16850</b>	<b>Bradfordville Road</b>	<b>Centerville to Pisgah</b>	<b>NB</b>	<b>C</b>	<b>430</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
<b>18900</b>	<b>Buck Lake Road</b>	<b>Mahan to Vermillion</b>	<b>EB</b>	<b>E</b>	<b>1446</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
<b>18901</b>	<b>Buck Lake Road</b>	<b>Vermillion to Mahan</b>	<b>WB</b>	<b>E</b>	<b>768</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
23901	Capital Circle	Southbrook Entrance to Crawfordville	SE	D	1076	Y			X	Widening in Progress
24720	Capital Circle	I-10 to Fred George	NB	D	1058	Y		X		Staff will continue to monitor
24740	Capital Circle	Fred George to Old Bainbridge	NB	D	880	Y		X		Safety Improvements on Old Bainbridge Road
24760	Capital Circle	Old Bainbridge to North Monroe	NB	D	880	Y			X	Staff will continue to monitor
<b>26261</b>	<b>Chaires Crossroads</b>	<b>Buck Lake to Capitola</b>	<b>SB</b>	<b>C</b>	<b>430</b>	<b>N</b>				<b>Staff will continue to monitor</b>
29361	Crawfordville Road	SR 61 to Oak Ridge Rd	SB	C	1140	Y		X		Staff will continue to monitor
29501	Crawfordville Road	Shelfer to Capital Circle	SB	D	1232	Y			X	Staff will continue to monitor
<b>29660</b>	<b>Crump Rd</b>	<b>Miles Johnson to Miccosukee</b>	<b>NB</b>	<b>C</b>	<b>430</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
<b>52601</b>	<b>Miccosukee Road</b>	<b>Dempsey Mayo to Fleischmann</b>	<b>WB</b>	<b>D</b>	<b>413</b>	<b>N</b>	<b>X</b>	<b>X</b>		<b>Welaunee Boulevard North and South*</b>
58000	Monroe Street	Sams/Sessions to Fred George Rd	NW	D	1799	Y	X	X		Intersection of N Monroe Street & Crowder Road in Design
<b>60200</b>	<b>Old Bainbridge Road</b>	<b>Fred George to Capital Circle</b>	<b>NW</b>	<b>D</b>	<b>302</b>	<b>N</b>	<b>X</b>		<b>X</b>	<b>Safety Improvements on Old Bainbridge Road**</b>
<b>65130</b>	<b>Pedrick Rd</b>	<b>Buck Lake to Mahan</b>	<b>NB</b>	<b>E</b>	<b>462</b>	<b>N</b>		<b>X</b>		<b>Staff will continue to monitor</b>
74871	Tennessee Street West	Aenon Church to Gadsden	WB	D	740	Y			X	Staff will continue to monitor
84531	Wakulla Springs Road	Oak Ridge Rd to Wakulla County	SB	C	430	Y		X		FDOT Roundabout at Oak Ridge & Wakulla Springs Road under Construction
<b>84561</b>	<b>Wakulla Springs Road</b>	<b>US 319 to Oak Ridge Rd</b>	<b>SB</b>	<b>C</b>	<b>640</b>	<b>N</b>		<b>X</b>		<b>FDOT Roundabout at Oak Ridge &amp; Wakulla Springs Road under Construction</b>
85501	Woodville Highway	Oak Ridge to Natural Bridge Road	SB	C	780	Y			X	Staff will continue to monitor

\*Construction of Welaunee Boulevard (North & South) will Relieve Congestion on Miccosukee Road

\*\*Safety Improvements on Old Bainbridge Road, consisting of striping, new signage, and increased shoulder width to be constructed in FDOT FY 19/20

Notes:

1. 11 of the 21 segments operating below the adopted LOS Standard are state roads
  - a) 1 of the 11 state road segments is constrained
2. 10 County segments are operating below the adopted LOS Standard
  - a) 8 of the 10 County segments are operating below the LOS Standard based on committed (vested) trips not currently on the road
  - b) 2 of the 10 County segments are operating below the LOS Standard based on existing traffic counts
  - c) Miccosukee and Old Bainbridge Roads are Canopy Roads, and are therefore, constrained

**Area Parks**

<b>Park Name</b>	<b>Manager</b>	<b>Acres</b>	<b>LOS Park Type</b>
Bradfordville Community Center	County	7.51	Area Park
Brent Drive Park	County	0.96	Area Park
Canopy Oaks Community Park	County	10.69	Area Park
Daniel B. Chaires Community Park	County	125.00	Area Park
Dorothy Cooper Spence Community Center (Chaires)	County	1.57	Area Park
Flagg Street Park	County	0.34	Area Park
Fort Braden Community Center	County	4.91	Area Park
Fort Braden Community Park	County	8.15	Area Park
Fred George	County	157.70	Area Park
J. Lee Vause Park	County	25.95	Area Park
J. Lewis Hall Sr. (Woodville) Park	County	27.38	Area Park
Jackson View Park	County	44.51	Area Park
Kate Ireland Park	County	6.47	Area Park
Lake Henrietta Park	County	127.12	Area Park
Lake Jackson Community Center	County	11.21	Area Park
Martha Wellman Park	County	23.78	Area Park
Miccosukee Community Center	County	1.04	Area Park
Miccosukee Community Park	County	17.12	Area Park
NE Trail (Part of Northeast Park)	County	100	Area Park
Okeeheepkee Prairie	County	26.08	Area Park
Pedrick Pond	County	26.03	Area Park
Robinson Road Park	County	2.90	Area Park
Stoneler Road Park	County	11.40	Area Park
Tower Road Park	County	4.56	Area Park
Woodville Community Center	County	5.54	Area Park

<b>TOTAL</b>	<b>777.92</b>
<b>Leon County Population (2017)</b>	<b>290,292</b>
<b>County Acres per 1,000 County Population</b>	<b>2.67</b>

### Regional Parks

<u>Park Name</u>	<u>Manager</u>	<u>Acres</u>	<u>LOS Park Type</u>
Apalachee Regional Park	County	157.55	Regional Park
Ben Stoutamire Landing	County	3.51	Regional Park
Blount Landing	County	0.61	Regional Park
Bull Headley Landing	County	0.59	Regional Park
Cedar Hill Landing	County	1.44	Regional Park
Coe Landing	County	5.86	Regional Park
Crowder Landing	County	0.60	Regional Park
Cypress Landing	County	9.62	Regional Park
Elk Horn Landing	County	0.25	Regional Park
Faulk Drive Landing	County	4.67	Regional Park
Fuller Road Landing	County	0.54	Regional Park
Gardner Landing	County	0.31	Regional Park
Goose Creek	County	45.26	Regional Park
Hall Landing	County	0.64	Regional Park
J. R. Alford Greenway	County	874.24	Regional Park
Lake Munson Landing	County	0.44	Regional Park
Lake Munson Preserve Park (aka Gil Waters Preserve Park)	County	173.49	Regional Park
Meginnis Arm Landing	County	0.66	Regional Park
Miccosukee Canopy Road Greenway	County	499.40	Regional Park
Miller Landing	County	0.99	Regional Park
Observation Point	County	12.30	Regional Park
Ochlockonee Landing	County	1.54	Regional Park
Orchard Pond Trail	County	15.12	Regional Park
Reeves Landing	County	0.45	Regional Park
Rhoden Cove Landing	County	2.91	Regional Park
Sunset Landing	County	1.45	Regional Park
St. Marks Headwaters Greenway (includes Booth II and Copeland Sink)	County	754.00	Regional Park
US 27 North Landing	County	16.27	Regional Park
Van Brunt Landing	County	0.09	Regional Park
Vause Landing	County	0.90	Regional Park
Wainwright Landing	County	0.88	Regional Park
Williams Landing	County	7.70	Regional Park
Alfred B. Maclay Gardens State Park	State	1210.29	Regional Park
Lake Jackson Mounds Archaeological State Park	State	201.29	Regional Park
Mission San Luis de Apalachee	State	57.62	Regional Park
Natural Bridge Battlefield Historic State Park	State	7.66	Regional Park

**TOTAL 4071.14**  
**Leon County Population (2017) 290,292**  
**Total Acres per 1,000 Population 14.02**  
**County Acres per 1,000 County Population 16.7**  
**State Acres per 1,000 Countywide Population 4.77**

**Resource Management Areas**

<b>Park Name</b>	<b>Manager</b>	<b>Acres</b>	<b>LOS Park Type</b>
Apalachicola National Forest	Federal	104,636.00	Resource Management Area
Edwards Wildlife Area	State	692.92	Resource Management Area
Lake Talquin State Recreation Area	State	11,664.02	Resource Management Area

<b>TOTAL</b>	<b>116,992.94</b>
<b>Leon County Population (2017)</b>	<b>290,292</b>
<b>Acres per 1,000 Population</b>	<b>400.60</b>



**Leon County  
Board of County Commissioners**

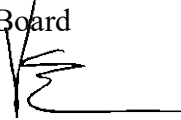
**Notes for Agenda Item #16**

# Leon County Board of County Commissioners

## Agenda Item #16

March 12, 2019

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

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

**Title:** Code Enforcement Board and Code Compliance Program 2017-2018 Annual Report

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
<b>Lead Staff/ Project Team:</b>	Emma Smith, Permit and Code Services Director Eunice Johnson-Shepherd, Compliance Board Coordinator

### **Statement of Issue:**

This agenda item presents the Code Enforcement 2017-2018 Annual Report in order to keep the Board apprised of the activities of the Code Enforcement Board and the Code Compliance Program.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Accept the Code Enforcement Board and the Code Compliance Program 2017-2018 Annual Report.

## **Report and Discussion**

### **Background:**

Each year staff prepares an agenda item to keep the Board apprised of the Code Enforcement Board (CEB) and Code Compliance Program activities through the presentation of an annual report. The 2017-2018 Annual Report was reviewed and approved by the CEB at their regularly scheduled meeting on January 17, 2019.

The CEB is empowered by Ordinance to enforce Chapter 5, Articles II and III (Building and Housing); Chapter 10 (Land Development Code); Chapter 11, Article XXIV (Refueling Assistance for Persons with Disabilities); Chapter 12 Article III (Criminal History Records Check and Waiting Period for Purchase of Firearms “Gun Show Loophole” Ordinance; Chapter 14 (Property Safety and Maintenance Code), and; Chapter 16, Article V (Communications Facilities and Utility Poles within the Public Rights-of-way). The CEB is supported by contractual legal services as required by law and is represented by Counsel Silvia Alderman of Akerman LLP. The Assistant County Attorney serves as legal counsel for the County. The CEB has seven board members who volunteer their time, which averages about five hours per month (Attachment #1).

On April 25, 2006, the Board of County Commissioners held a workshop to review the County’s Code Enforcement Program, discuss related issues, and consider recommendations for program enhancements. The Board also reiterated their goal of voluntary compliance. On May 9, 2006, the Board ratified the actions taken at the workshop. The County’s Code Compliance Program has been maintained at its current level of functionality to achieve voluntary compliance.

On June 21, 2018, a CEB Staff Workshop was held with the CEB and Staff Attorneys regarding the quasi-judicial proceedings; testimony at hearing; as well as the review and development of staff reports and Board orders.

On September 20, 2018, staff conducted a CEB Overview Workshop for new and current CEB members. Due to the recent turnover of CEB members, staff provided an overview of the code enforcement process from the initial complaint stage through compliance. In addition, the CEB and Staff Attorneys provided an orientation of the Leon County Code Enforcement and Nuisance Abatement processes; as well as the role and responsibilities of a CEB member.

### **Analysis:**

In order to serve the citizens of Leon County in a timely and efficient manner, the Department of Development Support and Environmental Management (DSEM) implemented a central complaint process system. The complaints are received through telephone calls, citizen on-line reporting or by walk-in customers, are then logged and routed to the appropriate Division for investigation within 48 hours. If the complaint call is a health, safety, or serious environmental issue, it is inspected within 24 hours. As a team, the program’s goal is to obtain voluntary compliance based on County policy.

An official Notice of Violation (NOV) letter is the first notice to an alleged violator and is sent through regular mail, certified mail return receipt. The nature of the violation is described within the NOV along with a list of the County codes allegedly violated. A description of what was found on-site (e.g. inoperable vehicles, debris, garbage, etc.), the necessary action to remedy the situation and a time frame to obtain compliance are also included in the NOV. This process usually takes 30 to 45 days and each complaint warrants an average of three inspections.

A Code Compliance Program Workload comparison table for FY16/17 and FY17/18, and the statistics for the four quarters of FY17/18 are included as Attachment #2. There was a 19% decrease in the total number of complaints received during FY17/18 as compared to FY16/17.

In conjunction with the Citizen Connect Service Request System, which enables citizens to file complaints via the internet, the Code Compliance Program website allows citizens to review the complaint processed on-line and download a complaint form to mail in. Citizens utilize the County's Code Compliance Program regularly to assure that their neighborhoods are kept in compliance.

To expand public education and awareness, a Code Compliance flyer is provided to Homeowners' and Neighborhood Associations in the unincorporated portions of Leon County (Attachment #3). In addition, the County launched a [Neighborhood Services](#) webpage, offering a form to request a County representative to speak at association meetings about code enforcement in their neighborhoods. During this fiscal year, there was one request for a presentation. Staff continues to work closely with Homeowners' Association representatives and distribute code compliance literature upon request.

On March 7, 2017, the Board adopted Ordinance No. 17-04, which substantially rewrote Chapter 14 of the Code of Laws of Leon County pertaining to property safety and maintenance and was subsequently amended on October 10, 2017. Notably, Ordinance No. 17-04 created Article V, entitled Nuisance Abatement, which in turn created the Nuisance Abatement Board that is comprised of the members of the Code Enforcement Board.

The intent of the Ordinance was to grant the Nuisance Abatement Board (NAB) the necessary authority to determine whether a building or premises presents a serious and continuing danger to the public and/or occupants. The NAB was granted the authority to notice and/or subpoena alleged violators and witnesses to its hearings, take testimony under oath, and enter orders which would allow the demolition or repair of dilapidated structures or unsafe buildings and mowing or cutting of overgrowth on the premises. Since the Ordinance was adopted, there have been four (4) abatement cases heard by the NAB. Of the 4 abatement cases, 3 were abated and 1 case is pending completion.

On April 10, 2018, the Board adopted Ordinance No. 18-03 ("Gun Show Loophole") amending Chapter 12 of the Code of Laws of Leon County, adding Article III, Criminal History Records Check and Waiting Period for Purchase of Firearms. The intent of this Ordinance is to implement countywide the constitutionally granted authority to ensure that no firearm is sold, offered for sale, transferred or delivered where any part of the transaction is conducted on property to which the public has a right of access, unless there is a full three-day waiting period, and a national criminal

history background check of the potential purchaser is conducted. This Ordinance applies to both sellers and purchasers of firearms, regardless if they are private individuals or a Federal Firearms Licensed (FFL) dealer. Since the adoption of the countywide Ordinance on April 10, 2018, staff has conducted periodic inspections at the Tallahassee Flea Market and attended scheduled Gun Show weekends at the Leon County Fairgrounds to ensure the Ordinance requirements were being met.

**Code Enforcement Board (CEB) Caseload Analysis:**

If the owner or violator fails to correct a violation within the time specified in the initial notice, if the violation is a repeat violation, or if the violation is a threat to public health, safety, or welfare or is irreparable/irreversible, the inspector will notify the CEB and request a hearing. Table #1 is summary of the CEB caseload for FY17/18.

<b>Table #1: FY17/18 CEB Caseload</b>	
<b>Case Type</b>	<b>Number</b>
New Cases	106
Continued Cases	5
Request for Amendment to the Board's Order	0
Request for Extension of Time to Comply	17
Fine Reduction	11
Foreclosure Considerations	1
<b>Total</b>	<b>140</b>

Of the 106 new cases, 98 were heard by the CEB and found in violation. Table #2 is a breakdown of the CEB cases that were found in violation.

<b>Table #2: FY17/18 CEB Cases Found in Violation</b>	
<b>Violation Type</b>	<b>Number</b>
Environmental Management	0
Junk	57
Building	21
Minimum Housing	4
Zoning	2
Mowing	14
<b>Total</b>	<b>98</b>

Of the 98 cases found in violation, 51 have been found in compliance and 40 failed to come into compliance. An Order Imposing Fine and Notice of Lien was filed with the Leon County Clerk of the Courts for each of the 40 cases which failed to come into compliance. The remaining seven cases had compliance deadlines following the conclusion of the fiscal year, so they will be accounted for in next year's report.

***Revenue Analysis:***

Of the total fines imposed (\$4,263,005) the amount of CEB imposed fines collected during FY17/18 was \$26,272 (Attachment #4). The disproportionate amount of revenue collected is reflective of the CEB's ability to significantly reduce fines through requests for reconsideration in order to bring the property into compliance. The CEB heard 11 requests for reduction of accrued fines and Attachment #5 lists the fines addressed for reduction during FY17/18. Also included are status reports on all outstanding fines during FY17/18 (Attachment #6), as well as a comparison chart of the CEB's activities for the past five years (Attachment #7). Staff continues to send periodic follow-up letters to property owners in attempt to address the outstanding fines.

***Foreclosure Analysis:***

On November 18, 1997, the Board provided direction to the CEB concerning outstanding fines and liens. The Board directed that the following be considered:

- When the property can be used for a County purpose;
- When the amount of the lien is equal to or greater than the Property Appraiser's assessment of the property; or
- When the property is not in compliance and there is a threat to public health, safety, or welfare.

There was one case brought to the CEB this year for consideration to proceed with foreclosure on non-homestead property that was not in compliance and had outstanding fines. The CEB forwarded this case to the County Attorney's Office to begin foreclosure proceedings. At the end of FY17/18, these fines totaled \$10,000. According to F.S. Chapter 162.09(3), an imposed fine will continue to accrue until the violator comes into compliance or until judgment is rendered in a suit, whichever occurs first (Attachment #8).

***Summary:***

The County CEB is a quasi-judicial Board that has the authority to impose administrative fines where a violation of a code provision has occurred, with the goal of obtaining voluntary compliance. Staff continues to work diligently in processing requests for public hearings in a timely and efficient manner. During FY17/18, no orders of the CEB were appealed to the Circuit Courts of Leon County.

As part of the County's continuous improvement efforts, and to reduce the number of false complaints, as of June 1, 2017, the County no longer accepts anonymous complaints. This effort allows staff to focus on legitimate complaints, as opposed to allowing neighbors to use Code Enforcement as a way to harass each other with false allegations. This approach is consistent with industry best practices for urbanized areas and is consistent with how the City of Tallahassee addresses these issues.

**Options:**

1. Accept the Code Enforcement Board and the Code Compliance Program 2017-2018 Annual Report.
2. Do not accept the Code Enforcement Board and the Code Compliance Program the 2017-2018 Annual Report.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Attendance Record for Fiscal Year 2017-2018
2. Code Compliance Program Workload Comparison Table
3. Code Compliance Program Public Awareness flyer
4. Fines Paid in Fiscal Year 2017-2018
5. Fines Addressed in Fiscal Year 2017-2018
6. Status of Outstanding Fines Report
7. Comparison Chart of Code Enforcement Board Activity
8. Cases Referred for Foreclosure on Non-Homestead Properties

**Leon County Code Enforcement Board  
Attendance Record for FY 2017-2018**

<b>Appointed by</b>	<b>Board Member</b>	<b>Term Expires</b>	<b>Percent of Attendance</b>
Commissioner Jackson	Paul Bobo*	07/31/2020	66%
Commissioner Proctor	Marcia Sanders*	07/31/2021	77%
Commissioner Dailey	Curtis Whigham**	08/31/2018	88%
Commissioner Minor	Will Shepherd***	07/31/2021	0%
Commissioner Dozier	Michael Eurich **	08/31/2018	33%
Commissioner Dozier	Paula Ryan ***	07/31/2021	11%
Commissioner Desloge	Betsy Henderson**	08/31/2018	55%
Commissioner Desloge	Claudette Cromartie***	07/31/2021	11%
Commissioner Lindley	Charles Cook****	07/31/2020	88%
Commissioner Lindley	David Muntean Jr. *****	07/31/2020	11%
Commissioner Maddox	Yogendra Buch****	07/31/2020	33%
Commissioner Maddox	Willie Vann *****	07/31/2021	44%

There were nine (9) meetings for the Fiscal Year 2017-2018.

\*Excused Absences

\*\*Term expired 08/31/2018

\*\*\* Filled previous appointee's expired term

\*\*\*\*Resigned before term expired

\*\*\*\*\*Filled previous appointee's unexpired term



**Code Compliance Program  
Workload Comparison Table for Fiscal Year 16-17 and 17-18**

	17/18 1st Qtr.	17/18 2nd Qtr.	17/18 3rd Qtr.	17/18 4th Qtr.	17/18 Year End Figures	17/18 Yr. End % of Total	16/17 Year End Figures	16/17 Yr. End % of Total
<b>Building</b>	33 Bldg w/o 10 Min. H. 7 Unsafe 16	30 Bldg w/o 11 Min. H. 3 Unsafe 16	52 Bldg w/o 17 Min. H. 4 Unsafe 31	55 Bldg w/o 16 Min. H. 8 Unsafe 31	170	10%	189	9%
<b>Junk &amp; Litter</b>	77	70	99	88	334	20%	435	21%
<b>Junk Vehicles</b>	55	35	56	47	193	12%	166	8%
<b>Environmental</b>	13	31	21	17	82	5%	113	5%
<b>Addressing</b>	3	2	1	0	6	1%	N/A	0%
<b>Development Services</b>	21 Home 8 Zoning 12 Signs 1	18 Home 6 Zoning 8 Signs 4	18 Home 6 Zoning 9 Signs 3	11 Home 6 Zoning 2 Signs 3	68	4%	74	4%
<b>Lot Mowing</b>	18	14	64	73	169	10%	164	8%
<b>Right-of-Way</b>	12	13	13	8	46	3%	50	2%
<b>Abandoned Prop.*</b>	0	0	0	0	0	0%	1	0%
<b>Refueling Assistance</b>	10	1	1	0	0	0%	12	1%
<b>Invalid **</b>	50	27	45	49	171	10%	257	13%
<b>Referrals</b>	107	63	119	132	421	25%	586	29%
<b>TOTAL</b>	389	303	488	480	1660	100%	2049	100%
<b>Miscellaneous/Info</b>	348	269	396	415	1428		1691	
<b>Call Back Status</b>	79	41	117	132	369		314	
<b>Telephone Calls</b>	816	613	1001	1027	3457		4077	
<b>NOV &amp; F/U (Closed) Compliance</b>	94	52	84	104	334	31%	488	41%
<b>TOTAL ACTIVITY</b>	1726	1278	2086	2158	7248		8619	

\* BCC approved Abandoned Property Registration (APR) Ordinance on 3/12/13 – Amended Ordinance 12/10/13 -- Number of Notice of Violations for failure to register the property.

\*\* Invalid calls refer to complaints that are received and not considered County code violations.

**NEIGHBORHOOD  
PUBLIC AWARENESS PROGRAM**

LEON COUNTY WOULD LIKE TO HELP YOU HELP US MAKE  
YOUR NEIGHBORHOOD A BETTER PLACE TO LIVE!!!!

The Development Support and Environmental Management staff would like to come to your association meeting to talk about the Leon County Codes that make a difference in your neighborhood. Through public education and awareness, we can work together to make your neighborhood shine! We will discuss the **JUNK, BUILDING, ZONING, ENVIRONMENTAL and MOWING** issues that you feel most pertain to you and your neighbors.

We will answer these questions and more:

**WHAT IS CONSIDERED JUNK? WHAT IS CONSIDERED A JUNK VEHICLE?**  
**WHEN DOES SOMEBODY NEED TO GET A BUILDING PERMIT?**  
**CAN SOMEBODY LIVE IN A TRAVEL TRAILER?**  
**WHAT CAN BE DONE ABOUT UNSAFE BUILDINGS?**  
**WHAT BUSINESSES ARE CONSIDERED HOME OCCUPATIONS?**  
**HOW MANY DWELLINGS ARE ALLOWED ON ONE PARCEL?**  
**DO I NEED A PERMIT TO CUT A TREE DOWN ON MY PROPERTY?**  
**WHAT CAN BE DONE ABOUT THESE ISSUES?**

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**If you are interested in having a County staff member speak at your meeting, please complete this form and return to the following address:**

Leon County Department of Development Support and Environmental Management  
Neighborhood Public Awareness Program  
435 N. Macomb Street, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32301

**Association Name and Location of Meeting Place:** \_\_\_\_\_

\_\_\_\_\_

**Association President (Contact Person)** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

**Date of Meeting in which staff is invited** \_\_\_\_\_

**CIRCLE THE TOPICS YOU WOULD LIKE COUNTY STAFF TO DISCUSS:**

**JUNK      BUILDING      ZONING      ENVIRONMENTAL      MOWING**

**If you have any questions, please contact the Code Compliance Program at 606-1300.**

*We look forward to hearing from you, and we thank you for another opportunity to serve you!*

**LEON COUNTY CODE ENFORCEMENT BOARD  
FINES PAID IN FISCAL YEAR 2017-2018**

DATE RECEIVED	CASE NUMBER	RESPONDENT NAME	ORIGINAL FINE	AMOUNT PAID
12/5/2017	08-040 LEC070320	Dirk Wonsey*	\$844,500.00	\$955.00
1/22/2018	10-052 LEC091070	Margaret E. Rains	\$5,105.00	\$500.00
1/22/2018	16-032 LEC160303	Horace Sheffield Jr. and Gloria Sheffield	\$4,750.00	\$1,000.00
1/26/2018	17-051 LEC170587	Ann M. Stevens	\$500.00	\$500.00
3/27/2018	09-045 LEC080128	Certificate Holder of CWABS Series 99-02*	\$97,015.00	\$785.00
4/30/2018	16-042 LEC160225	Horace Sheffield Jr. and Gloria Sheffield	\$17,000.00	\$1,000.00
5/3/2018	17-111 LEC170954	Hossein Sameri and Elabeh Parvin	\$15,500.00	\$100.00
8/20/2018	13-059 LEC130099	New Century Home Equity Loan Trust	\$58,830.00	\$2,080.00
10/18/2018	17-106 LEC170323	Panhandle Building Services Inc.	\$8,185.00	\$1,635.00
10/18/2018	17-107 LEC170324	Panhandle Building Services Inc.	\$8,185.00	\$1,135.00
10/18/2018	17-108 LEC170325	Panhandle Building Services Inc.	\$59,250.00	\$2,130.00
10/8/2018	13-076 LEC130271	Iskcon of Tallahassee, Inc.*	\$328,500.00	\$1,000.00
N/A	13-044 LEC130036	Alicia A. Howell**	\$66,670.00	\$5,200.00
N/A	13-045 LEC130035	Alicia A. Howell**	\$46,750.00	\$0.00
8/17/2018	15-067 LEC150168	Patricia & William Jenkins***	\$10,000.00	\$1,102.92
8/17/2018	15-068 LEC150169	Patricia & William Jenkins***	\$10,000.00	\$1,102.92
9/21/2018	15-060 LEC150580	Korbin and Phylliss Laiminger*	\$109,250.00	\$3,080.63
9/21/2018	15-091 LEC140642	Patricia Jenkins-Ward and Jerry Ward	\$259,000.00	\$2,965.49
N/A	15-028 LEC140706	US Bank National Association****	\$20,155.00	\$0.00
N/A	17-097 LEC170678	Denise Black****	\$10,000.00	\$0.00
N/A	17-109 LEC170436	David and Marga Roberts****	\$85,500.00	\$0.00
N/A	17-019 LEC161138	Glen E. Guthrie	\$18,300.00	\$0.00
N/A	17-020 LEC161137	Glen E. Guthrie	\$18,300.00	\$0.00
N/A	09-103 LEC090230	Mary J. Williams*****	\$743,500.00	\$0.00
N/A	11-064 LEC110141	Shane S. Laufman*****	\$606,750.00	\$0.00
N/A	12-008 LEC110333	Christopher M. Shepard*****	\$71,185.00	\$0.00

**LEON COUNTY CODE ENFORCEMENT BOARD  
 FINES PAID IN FISCAL YEAR 2017-2018**

DATE RECEIVED	CASE NUMBER	RESPONDENT NAME	ORIGINAL FINE	AMOUNT PAID
N/A	12-034 LEC110792	Danny Ray & Joyce M. Hutto*****	\$515,750.00	\$0.00
N/A	13-048 LEC0047	James and Kimberly Prine*****	\$3,075.00	\$0.00
N/A	15-043 LEC140739	Kenneth W. Klotz, Jr. and Jessica Renee Arnold*****	\$221,500.00	\$0.00
		<b>Grand Total</b>	\$4,263,005.00	\$26,271.96

- \*Settlement with CAO
- \*\*Foreclosure Sale
- \*\*\*Funds received through Tax Auction proceeds
- \*\*\*\*Mortgage foreclosure, CEB inferior and extinguished.
- \*\*\*\*\*Escheated to the County
- \*\*\*\*\*County obtained deed-in-lieu of foreclosure

**FINES ADDRESSED FOR REDUCTION BY  
THE CODE ENFORCEMENT BOARD  
FISCAL YEAR 2017-2018**

HEARING DATE:	CASE NO:	RESPONDENT NAME:	ACCRUED FINE:	STAFF RECOM.:	BOARD ACTION:
1/18/2018	10-052 LEC091070	Margaret E. Rains	\$5,105.00	Not less than \$1,400.00	\$500.00
3/15/2018	18-012 LEC171192	Mattie M. Harris	\$32,500.00	Not less than \$1,695.00	\$0.00
4/19/2018	13-001 LEC120772	Lillian Inez Miller	\$327,000.00	Not less than \$1,805.00	\$0.00
4/19/2018	17-081 LEC170135	Kevin Pennington	\$4,090.00	Not less than \$1,205.00	\$0.00
4/19/2018	17-111 LEC170954	Hossein Sameri and Elabeh Parvin	\$15,500.00	Not less than \$1,355.00	\$100.00
4/19/2018	13-031 LEC120629	Juan A. Gibson	\$771,750.00	Not less than \$1,590.00	\$0.00
5/17/2018	16-072 LEC150710	Lori Elyse Brodeur	\$87,000.00	Not less than \$1,720.00	\$0.00
5/17/2018	16-028 LEC151155	Talvia D. Still	\$10,000.00	Not less than \$1,955.00	\$955.00
8/16/2018	13-016 LEC120237	Evans and Victoria Tettey	\$66,105.00	Not less than \$2,275.00	\$0.00
8/16/2018	13-059 LEC130099	New Century Home Equity Loan Trust Series 2004-A	\$58,830.00	Not less than \$2,080.00	\$2,080.00
8/16/2018	14-101 LEC131201	Genovera E. Ramirez	\$10,000.00	Not less than \$3,020.00	\$0.00
N/A	09-045 LEC080128	Certificate Holder of CWABS Series 99-02*	\$97,015.00	\$785.00	N/A
N/A	08-040 LEC070320	Dirk Wonsey*	\$844,250.00	\$955.00	N/A
N/A	15-060 LEC150580	Korbin and Phyliss Laiminger*	\$109,250.00	\$3,080.63	N/A
N/A	13-076 LEC130271	Iskcon of Tallahassee, Inc.*	\$328,500.00	\$1,000.00	N/A
		<b>Grand Total</b>	<b>\$2,766,895.00</b>	<b>\$25,920.63</b>	<b>\$3,635.00</b>

\*Settlement reached with County Attorney's Office due to case being referred to CAO to begin foreclosure proceedings.

**STATUS OF OUTSTANDING CEB FINES FOR FY 2017/2018**

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
9/26/2001	01-029	Ronald Pontones	9/20/2001	Board heard case		\$870.00	
	LEC010341	<b>(Non-Homestead) - Junk Code</b>	12/12/2001	Notice of Lien filed			
<b>District 2</b>		<b>9406 Barwick Drive</b>	<b>12/20/2001</b>	<b>In Compliance. Fine unpaid.</b>			
			7/3/2002	Filed Order Imposing Fine			
			2/8/2018	Reminder letter mailed			
3/5/2002	02-002	Alton Pernell Martin (New Owner)	2/21/2002	Board heard case			\$750.00
	LEC000697	<b>(Non-Homestead) - Junk Code</b>	4/25/2002	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>280 Louis John Lane</b>	10/4/2005	Staff inspected property - Not In Compliance			
			<b>5/18/2006</b>	Board approved sending case to CAO to begin process to foreclose			
			<b>10/26/2018</b>	<b>In Compliance. Fine unpaid.</b>			
				Settlement agreement reached with CAO. Fine reduced from \$211,780.00 to \$750.00 to be paid within 6 months.			
3/5/2002	02-003	Alton Pernell Martin (New Owner)	2/21/2002	Board heard case			\$750.00
	LEC010122	<b>(Non-Homestead)-Building Code</b>	6/7/2002	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>280 Louis John Lane</b>	<b>5/18/2006</b>	Board approved sending case to CAO to begin			
			<b>10/26/2018</b>	<b>In Compliance. Fine unpaid.</b>			
				Settlement agreement reached with CAO. Fine reduced from \$1,504,750.00 to \$750.00 to be paid within 6 months.			
3/18/2004	04-004	Larry Grantham	3/18/2004	Board heard case			\$183,395.00
	LEC030558	<b>(Non-Homestead) - Junk Code</b>	7/8/2004	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4742 Orchid Drive</b>	4/20/2007	Staff inspected property - <b>Not In Compliance</b>			
			<b>6/21/2007</b>	Board approved sending case to CAO to begin process to foreclose			
7/15/2004	04-009	Anita H. Kirkland	7/15/2004	Board heard case			\$176,815.00
	LEC020647	<b>(Non-Homestead) - Junk Code</b>	10/8/2004	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1307 Southern Drive</b>	<b>4/21/2016</b>	Board directed staff to send to CAO to begin foreclosure actions.			
			12/1/2016	Staff inspected property - <b>Not in Compliance</b>			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
6/3/2005	05-005	Roger Malebranche	5/19/2005	Board heard case	\$3,915.00		
	LEC030734	<b>(Homestead) - Junk Code</b>	10/20/2005	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1347 Yons Place</b>	<b>11/21/2005</b>	<b>In Compliance. Fine unpaid.</b>			
			2/3/2011	Staff inspected property - <b>Not In Compliance</b>			
			2/8/2018	Reminder letter mailed			
9/1/2005	05-014	Matthew B. Williams	9/1/2005	Board heard case	\$166,280.00		
	LEC040728	<b>(Homestead) - Junk Code</b>	10/21/2005	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1984 Register Road</b>	9/12/2007	Amnesty Program Panel approved application. Fine will be reduced to \$1,000.00 if property is brought into compliance within 30 days.			
			10/22/2007	Amnesty follow up inspection performed. <b>Not in Compliance.</b>			
			2/8/2018	Reminder letter mailed			
8/7/2006	06-020	Lamar & Monica E.R. Dukes	7/20/2006	Board heard case			\$2,480.00
	LEC050147	<b>(Non-Homestead) - Junk Code</b>	10/17/2006	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>2433 Windy Pine Way</b>	<b>11/17/2006</b>	<b>In Compliance. Fine unpaid</b>			
			<b>9/20/2012</b>	Board directed staff to refer case to CAO to begin foreclosure proceeding			
			1/7/2016	Staff inspected property - <b>Not In Compliance</b>			
11/30/2006	06-050	James R. Woodruff, Jr.	11/16/2006	Board heard case		\$2,445.00	
	LEC050835	<b>(Non-Homestead) - Junk Code</b>	1/19/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>7567 Maige Lane</b>	<b>3/19/2007</b>	<b>In Compliance. Fine unpaid</b>			
			5/25/2016	Change in Homestead Status- <b>Non-Homestead</b>			
			3/3/2016	Staff inspected property - <b>Not In Compliance</b>			
			2/8/2018	Reminder letter mailed			
1/25/2007	06-059	Gordon L. Smith & Amy L. Dillow	1/18/2007	Board heard case	\$25,510.00		
	LEC050754	<b>(Homestead) - Junk Code</b>	4/24/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>8483 E. Belk Drive</b>	<b>2/27/2009</b>	<b>In Compliance. Fine unpaid</b>			
			3/3/2016	Staff inspected property - <b>Not In Compliance</b>			
			2/8/2018	Reminder letter mailed			
5/1/2007	07-020	Ronald Pontones	4/19/2007	Board heard case.		\$145,000.00	
	LEC060460	<b>(Non-Homestead) - Junk Code</b>	5/18/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9406 Barwick Drive</b>	2/8/2018	Reminder letter mailed			
			9/30/2018	Change in Homestead Status- <b>Non-Homestead</b>			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
5/1/2007	07-052	Douglas & A.L. Renken	4/19/2007	Board heard case	\$10,500.00		
	LEC070217	<b>(Homestead)-Junk Code (Repeat</b>	<b>4/27/2007</b>	<b>In Compliance. Fine unpaid</b>			
<b>District 4</b>		<b>6601 Tim Tam Trail</b>	5/18/2007	Filed Order Imposing Fine and Notice of Lien			
			2/8/2018	Reminder letter mailed			
7/6/2007	07-060	Jesse L. & Beverly Y. Metz	6/21/2007	Board heard case.	\$26,175.00		
	LEC070129	<b>(Homestead) - Junk Code</b>	8/17/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>8224 Pin Oak Road</b>	<b>9/1/2009</b>	<b>In Compliance. Fine unpaid</b>			
			8/4/2014	Staff inspected property - <b>Not in Compliance.</b>			
			2/18/2018	reminder letter mailed			
6/1/2007	07-063	Felicia Riley	5/17/2007	Board heard case.	\$143,985.00		
	LEC060218	<b>(Homestead) - Junk Code</b>	8/17/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4457 Lost Pine Drive</b>	9/12/2014	Staff inspected property - <b>Not in Compliance.</b>			
			2/8/2018	Reminder letter mailed			
7/30/2007	07-088	Lewis P. Powell, Sr. & A.J. Powell	7/19/2007	Board heard case	\$3,670.00		
	LEC060496	<b>(Homestead) - Junk Code</b>	9/7/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>4445 Blue Bill Pass</b>	<b>1/10/2008</b>	<b>In Compliance. Fine unpaid</b>			
			4/16/2009	Board reduced fine to \$250.00 to be paid within 3 months or fine will revert to original amount of \$3,670.00			
			6/2/2009	Payment reminder letter mailed			
			8/17/2009	Payment reminder letter mailed			
			10/1/2009	Reduced fine amount not paid. Fine reverts to original amount			
			8/27/2014	Staff inspected property - <b>Not In Compliance.</b>			
			2/8/2018	Reminder letter mailed			
7/30/2007	07-091	Robert B. Pompey, Jr.	7/19/2007	Board heard case	\$140,800.00		
	LEC070101	<b>(Homestead) - Junk Code</b>	10/15/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4601 Shelfer Road</b>	8/4/2014	Staff inspected property - <b>Not In Compliance.</b>			
			2/8/2018	Reminder letter mailed			
9/27/2007	07-115	Elaine Sarkkinen	9/20/2007	Board heard case.			\$139,820.00
	LEC060620	<b>(Non-Homestead) - Mowing Code</b>	11/7/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>402 Big Richard Road</b>	<b>4/17/2008</b>	Board directed staff to refer to CAO to begin foreclosure proceedings.			
			1/26/2016	Staff inspected property - <b>Not in Compliance.</b>			



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11/29/2007	07-137	James D. & K.Y. Thomas	11/15/2007	Board heard case	\$137,580.00		
	LEC070109	<b>(Homestead) - Junk Code</b>	1/4/2007	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>5047 Dry Gulch Court</b>	9/26/2012	Staff inspected property - <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			
1/29/2008	08-007	Frank S. & SL Stephens	1/17/2008	Board heard case	\$957,250.00		
	LEC040454	<b>(Homestead)-Building Code</b>	3/7/2008	LB0800242 issued. Inspection Deadline			
<b>District 2</b>		<b>3391 Whippoorwill Drive</b>	4/8/2008	Staff checked PETS, owners have not received read inspections - <b>Not in Compliance</b>			
			4/21/2008	Filed Order Imposing Fine and Notice of Lien			
			2/8/2018	Reminder letter mailed			
8/4/2008	08-095	Mary L. Woods	7/17/2008	Board heard case	\$1,745.00		
	LEC070905	<b>(Homestead) - Junk Code</b>	9/19/2008	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>5018 Saray Way</b>	<b>10/20/2008</b>	<b>In Compliance. Fine unpaid</b>			
			2/4/2013	Staff inspected property - <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			
2/4/2009	09-005	Douglas E. & A.L. Renken	1/15/2009	Board heard case	\$229,000.00		
	LEC081156	<b>(Homestead) - Junk Code (2nd Repeat)</b>	2/10/2009	Filed Order Imposing Fine and Notice of Lien			
<b>District 4</b>		<b>6601 Tim Tam Trail</b>	<b>3/17/2010</b>	<b>In Compliance. Fine unpaid</b>			
			2/8/2018	Reminder letter mailed			
6/4/2009	09-031	Harry Brown c/o Aragon Riley	5/21/2009	Board heard case			\$844,500.00
	LEC080014	<b>(Non-Homestead) - Building Code</b>	7/14/2009	Filed Order Imposing Fine and Notice of Lien			
<b>District 4</b>		<b>4052 Crump Road</b>	<b>4/15/2010</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			1/19/2016	Staff inspected property - <b>Not in Compliance</b>			
7/24/2009	09-046	Ed Michael Jefferson	7/16/2009	Board heard case	\$116,545.00		
	LEC080137	<b>(Homestead) - Junk Code</b>	9/18/2009	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4056 Buster Lane</b>	9/26/2012	Staff inspected property - <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			

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7/24/2009	09-058	Michael B. Quinlan	7/16/2009	Board heard case	\$804,750.00		
9/1/2009	LEC080356	<b>(Homestead) - Building Code</b>	8/20/2009	Board granted 30 day extension of time.			
<b>District 3</b>		<b>2606 Hastings Drive</b>	3/15/2010	Filed Order Imposing Fine and Notice of Lien			
			5/9/2012	Checked records - no inspections. <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			
2/4/2010	10-011	David E. Brumley	1/21/2010	Board heard case		\$68,140.00	
	LEC090239	<b>(Non-Homestead) - Junk Code</b>	3/19/2010	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>5057 Tillie Lane</b>	<b>7/1/2015</b>	<b>In Compliance. Fine unpaid</b>			
			7/15/2010	Board directed staff to send the 1st notice of possible foreclosure actions			
4/1/2010	10-027	Angela & JB McCoy	3/18/2010	Board heard case			\$107,760.00
	LEC090816	<b>(Non-Homestead) - Junk Code</b>	5/6/2010	Filed Order Imposing Fine and Notice of Lien			
<b>District 4</b>		<b>8839 Divine Way</b>	<b>1/20/2011</b>	Board directed staff to CAO to begin foreclosure proceedings			
			9/5/2012	Staff inspected property - <b>Not in Compliance</b>			
9/23/2010	10-089	Richard & Angela Messer	9/16/2010	Board heard case	\$101,600.00		
	LEC100244	<b>(Homestead) - Junk Code</b>	11/5/2010	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1009 Shady Wood Trail</b>	8/4/2014	Staff inspected property - <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			
9/23/2010	10-090	Richard & Angela Messer	9/16/2010	Board heard case	\$717,500.00		
	LEC100245	<b>(Homestead) - Building Code</b>	12/13/2010	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1009 Shady Wood Trail</b>	8/31/2017	Staff checked computer records, has not received req'd permit - <b>Not in Compliance</b>			
			2/8/2018	Reminder letter mailed			
11/4/2010	10-099	Sharon Smith	10/21/2010	Board heard case			\$76,295.00
	LEC100291	<b>(Non-Homestead) - Junk Code</b>	1/21/2011	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>462 Long Pine Drive</b>	<b>11/15/2012</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			8/4/2014	Staff inspected property - <b>Not in Compliance</b>			
			<b>11/18/2016</b>	<b>In Compliance. Fine unpaid</b>			

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10/21/2010	10-100	Sharon Smith	10/21/2010	Board heard case			\$714,500.00
	LEC100301	<b>(Non-Homestead) - Building Code</b>	12/13/2010	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>462 Long Pine Drive</b>	5/10/2012	Property is now Non-Homestead			
			<b>11/15/2012</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			3/24/2017	\$95.00 received from tax deed sale profits. New deed has not been recorded			
			8/31/2017	Staff checked records, has not received req'd permit - Not in Compliance			
8/4/2011	11-030	Sharon Smith	7/21/2011	Board heard case			\$66,390.00
	LEC100958	<b>(Non-Homestead) - Mowing Code</b>	9/19/2011	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>462 Long Pine Drive</b>	5/10/2012	Property is now Non-Homestead			
			<b>11/15/2012</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			<b>11/18/2016</b>	<b>In Compliance. Fine unpaid</b>			
10/3/2011	11-049	Lamar Dukes Estate & Monica E.R. Dukes	9/15/2011	Board heard case			\$88,615.00
	LEC101039	<b>(Non-Homestead) - Mowing Code</b>	1/19/2011	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>2433 Windy Pine Way</b>	9/20/2012	Board directed staff to send to CAO to begin foreclosure proceedings			
			7/20/2016	Staff inspected property - <b>Not in Compliance</b>			
10/3/2011	11-050	Lamar Dukes Estate & Monica E.R. Dukes	9/15/2011	Board heard case			\$632,500.00
	LEC101040	<b>(Non-Homestead) - Building Code</b>	1/19/2011	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>2433 Windy Pine Way</b>	9/20/2012	Board directed staff to send to CAO to begin foreclosure proceedings			
			7/20/2016	Staff inspected property - <b>Not in Compliance</b>			
2/27/2012	12-002	5T Weath Partners LP (New Owner)	2/16/2012	Board heard case			\$83,295.00
	LEC110450	<b>(Non-Homestead) - Junk Code</b>	4/30/2012	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>7498 Southern Country Ln</b>		New Deed Recorded			
			<b>9/19/2013</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			1/26/2016	Staff inspected property - <b>Not in Compliance</b>			

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2/8/2012	12-003	Edward Rodgers & Sandra Trahan	1/19/2012	Board heard case			\$83,960.00
	LEC110392	<b>(Non-Homestead) - Junk Code</b>	4/4/2012	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>368 Post Oak Drive</b>	9/19/2014	Tax Deed reflects change in Homestead status			
			<b>10/15/2015</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
4/4/2012	12-025	Deloris McCoy	3/15/2012	Board heard case	\$45,950.00		
	LEC110682	<b>(Homestead) - Junk Code</b>	5/17/2012	Filed Order Imposing Fine and Notice of Lien			
<b>District 5</b>		<b>2308 Lou Ann Court</b>	<b>12/8/2015</b>	<b>In Compliance. Fine unpaid</b>			
			2/8/2018	Reminder letter mailed			
6/28/2012	12-028	Loretta Williams	6/21/2012	Board heard case			\$52,810.00
	LEC110891	<b>(Non-Homestead) - Junk Code</b>	8/16/2012	Filed Order Imposing Fine and Notice of Lien			
<b>District 4</b>		<b>4859 Anhinga Lane</b>	<b>8/15/2013</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			<b>9/12/2016</b>	<b>In Compliance. Fine unpaid</b>			
3/5/2013	13-002	Mary L. Woods	2/21/2013	Board heard case	\$575,500.00		
	LEC120400	<b>(Homestead) - Repeat Junk Code</b>	3/21/2013	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>5018 Saray Way</b>	2/8/2018	Reminder letter mailed			
2/18/2013	13-007	William Leonard Parker Estate and April Letitia Love	1/17/2013	Board heard case		\$70,800.00	
	LEC120565	<b>(Non-Homestead) - Mowing Code</b>	6/10/2013	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>1911 Sika Deer Dr</b>	3/7/2018	Staff inspected property - Not in Compliance			
			3/15/2018	Board directed staff to send the 1st Notice of possible foreclosure			
7/31/2013	13-051	Atlas FI I SP LTD Partnership	7/18/2013	Board heard case			\$1,535.00
	LEC130148	<b>(Non-Homestead) - Junk Code</b>	9/19/2013	Filed Order Imposing Fine and Notice of Lien			
<b>District 5</b>		<b>Hill N Dale Dr S</b>	<b>10/10/2013</b>	<b>In Compliance. Fine unpaid</b>			
			<b>8/18/2016</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
7/31/2013	13-053	Parkway Land Inc	7/18/2013	Board heard case			\$4,000.00
	LEC130058	<b>(Non-Homestead) - Building Code</b>	9/3/2013	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>5055 Crystal Brook Ln</b>	<b>9/13/2013</b>	<b>In Compliance. Fine unpaid</b>			
			<b>7/17/2014</b>	Board directed staff to send to CAO to begin foreclosure proceedings			

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10/3/2013	13-075	James M. Skipper	9/19/2013	Board heard case			\$199,250.00
	LEC130241	<b>(Non-Homestead) - Building Code</b>	5/28/2014	Filed Order Imposing Fine and Notice of Lien			
District 3		7244 Newfield Drive	11/20/2014	Board directed staff to send to CAO to begin foreclosure proceedings			
			1/29/2016	<b>In Compliance. Fine unpaid</b>			
11/6/2013	13-085	Thomas Schmokel	10/17/2013	Board heard case	\$61,630.00		
	LEC130437	<b>(Homestead) - Junk Code</b>	1/16/2014	Filed Order Imposing Fine and Notice of Lien			
District 1		810 Brent Drive	2/8/2018	Reminder letter mailed			
1/31/2014	14-014	Aaron & Rosa Ervin	1/16/2014	Board heard case	\$19,500.00		
	LEC130615	<b>(Homestead) - Building Code</b>	3/20/2015	Filed Order Imposing Fine and Notice of Lien			
District 5		13665 Driftwood Court	5/4/2015	<b>In Compliance. Fine unpaid</b>			
			2/8/2018	Reminder Letter mailed			
4/29/2014	14-042	Ronald Singleton	4/17/2014	Board heard case	\$10,000.00		
	LEC130861	<b>(Homestead) - Junk Code</b>	9/18/2014	Filed Order Imposing Fine and Notice of Lien			
District 1		4030 Morgan Road	2/8/2018	Reminder letter mailed			
04/29//2014	14-044	Cedrick Frazier	4/17/2014	Board heard case	\$6,470.00		
	LEC130944	<b>(Homestead) - Junk Code</b>	9/23/2014	Filed Order Imposing Fine and Noice of Lien.			
District 1		4025 Bishop Rd.	1/26/2015	<b>In Compliance. Fine unpaid</b>			
			2/19/2015	Board reduced fine from \$6435.00 to \$120.00 to			
			5/20/2015	Reduced fine amount not paid. Fine reverts to original amount			
			2/8/2018	Reminder Letter mailed			
5/30/2014	14-050	Tina Louise Tongen	5/15/2014	Board heard case			\$10,000.00
	LEC131093	<b>(Non-Homestead) - Junk Code</b>	7/17/2014	Filed Order Imposing Fine and Notice of Lien			
District 3		1676 Talpeco Road	8/20/2015	Board directed staff to send to CAO to begin foreclosure proceedings			
5/30/2014	14-051	Tina Louise Tongen	5/15/2014	Board heard case			\$10,000.00
	LEC131094	<b>(Non-Homestead) - Mowing Code</b>	7/17/2014	Filed Order Imposing Fine and Notice of Lien			
District 3		1676 Talpeco Road	8/20/2015	Board directed staff to send to CAO to begin foreclosure proceedings			

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8/6/2014	14-062	Richard L. Owens	7/17/2014	Board heard case	\$10,000.00		
	LEC130799	<b>(Homestead) - Junk Code</b>	9/19/2014	Filed Order Imposing Fine and Notice of Lien.			
<b>District 5</b>		<b>3628 Chaires Cross Road</b>	2/8/2018	Reminder letter mailed			
9/3/2014	14-074	Lizetta and Gregory Williams	8/21/2014	Board heard case	\$10,000.00		
	LEC131132	<b>(Homestead) - Junk Code</b>	11/21/2014	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>8004 Pin Oak Road</b>	2/8/2018	Reminder letter mailed			
10/8/2014	14-089	Robert Strong	9/18/2014	Board heard case	\$1,185.00		
	LEC140085	<b>(Homestead) - Junk Code</b>	11/21/2014	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>1795 Monday Court</b>	<b>12/11/2014</b>	<b>In Compliance. Fine unpaid</b>			
			2/8/2018	Reminder letter mailed			
10/30/2014	14-096	Robert Lee Williams Life Estate, Brenda Arnett & Elizabeth Williams	10/16/2015	Board heard case	\$10,000.00		
	LEC140032	<b>(Homestead) - Junk Code</b>	3/20/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9823 Fair Oaks Ln</b>	2/8/2018	Reminder letter mailed			
12/2/2014	14-102	G. Reed (new owner)	11/20/2014	Board heard case			\$10,000.00
	LEC131184	<b>(Non-Homestead) - Mowing Code</b>	1/16/2015	Filed Order Imposing Fine and Notice of Lien			
		<b>8417 Blackjack Road</b>	<b>5/19/2016</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			1/27/2017	Sold at tax deed auction. New Owner			
			<b>10/10/2017</b>	<b>In Compliance. Fine unpaid</b>			
1/28/2015	15-008	Estella Minnis	1/15/2015	Board heard case.			\$327,500.00
	LEC140022	<b>(Non-Homestead) - Building Code</b>	12/15/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>2908 Sharer Road</b>	<b>9/15/2016</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
3/16/2015	15-019	Linear Financial Group LLC (new owner)	2/19/2015	Board heard case.			\$10,000.00
	LEC140535	<b>(Non-Homestead) - Junk Code</b>	5/26/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>2528 Shadowwood Drive</b>	<b>1/19/2017</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			10/30/2018	Property sold, new owner.			

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3/16/2015	15-020	Panhandle Building Services	2/19/2015	Board heard case.		\$10,000.00	
	LEC140252	<b>(Non-Homestead) - Mowing Code</b>	5/26/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>4139 B Williams Lane</b>	12/18/2017	Property Appraiser Database reflects new owner as of 3/24/17			
			6/19/2018	New owner letter mailed			
5/7/2015	15-024	Katia White & Claribel Cantillo	4/16/2015	Board heard case.			\$10,000.00
	LEC140718	<b>(Non-Homestead) - Junk Code</b>	8/6/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>114 Ponce De Leon</b>	<b>2/16/2017</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
5/7/2015	15-027	Katia White & Claribel Cantillo	4/16/2015	Board heard case.			\$10,000.00
	LEC140719	<b>(Non-Homestead) - Mowing Code</b>	8/6/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>114 Ponce De Leon</b>	<b>2/16/2017</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
6/15/2015	15-036	Gloria Y. & Clarence G. Washington	5/21/2015	Board heard case.		\$10,000.00	
	LEC140764	<b>(Non-Homestead) - Junk Code</b>	8/6/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>1444 Breck Drive</b>	1/1/2017	Change in Non-Homestead Status			
			1/2/2018	Staff inspected property, <b>Not in Compliance</b>			
6/3/2016	15-045	T R. Lebrun	7/16/2015	Board heard case.		\$4,860.00	
	LEC150106	<b>(Non-Homestead) - Junk Code</b>	10/15/2015	Board Granted Extension, amended deadline 4/26/16			
<b>District 2</b>		<b>1567 Van Delia Road</b>	5/19/2016	Board Granted Extension, amended deadline 9/4/16			
			11/16/2016	Filed Order Imposing Fine and Notice of Lien			
			<b>1/18/2017</b>	<b>In Compliance. Fine unpaid</b>			
7/30/2015	15-050	Robert L. Nute and O.L. Nute	7/16/2015	Board heard case.		\$10,000.00	
	LEC150204	<b>(Non-Homestead) - Mowing Code</b>	11/5/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 5</b>		<b>2065 Foshalee Drive</b>	3/1/2018	Staff inspected property, <b>Not in Compliance</b>			
			3/15/2018	Board directed staff to send the 1st Notice of possible foreclosure			
7/31/2015	15-051	William D. Watson	7/16/2015	Board heard case.			\$287,250.00
	LEC140740	<b>(Non-Homestead) - Minimum Housing</b>	8/21/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 3</b>		<b>5729 Eunice Court</b>	<b>1/19/2017</b>	Board directed staff to send to CAO to begin foreclosure proceedings			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
8/31/2015	15-055	Wesley K. Messer	8/20/2015	Board heard case.	\$10,000.00		
	LEC150677	<b>(Homestead) - Mowing Code</b>	10/7/2015	Staff inspected property, <b>Not in Compliance</b>			
<b>District 4</b>		<b>3229 Gallant Fox Trail</b>	12/11/2015	Filed Order Imposing Fine and Notice of Lien			
9/1/2015	15-062	Mellie Delores Clark	8/20/2015	Board heard case.			\$401,000.00
	LEC150675	<b>(Non-Homestead) - Repeat Building Code</b>	11/5/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 4</b>		<b>6636 Tim Tam Trail</b>	4/21/2016	The Board directed staff to refer to CAO to begin foreclosure actions.			
			<b>9/30/2017</b>	<b>In Compliance. Fine unpaid</b>			
8/31/2015	15-065	C.J. and Patricia Ann Johnson	8/20/2015	Board heard case.		\$10,000.00	
	LEC150167	<b>(Non-Homestead) - Junk Code</b>	11/5/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>3624 Robin Road</b>	2/14/2018	Change in Homestead Status noted			
			3/16/2017	Board directed staff to send the 1st Notice of possible foreclosure			
8/31/2015	15-067	Patricia & William Jenkins	8/20/2015	Board heard case.		\$10,000.00	
	LEC150168	<b>(Non-Homestead) - Junk Code</b>	11/5/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>3653 Robin Road</b>	2/14/2018	New owner as of 9/22/17			
			6/19/2018	New owner letter mailed			
			8/17/2018	Received surplus of Tax Deed sale \$1,102.92			
			12/7/2018	Staff inspected property, <b>Not in Compliance</b>			
8/31/2015	15-068	Patricia & William Jenkins	8/20/2015	Board heard case.		\$10,000.00	
	LEC150169	<b>(Non-Homestead) - Mowing Code</b>	11/5/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>3653 Robin Road</b>	2/14/2018	New owner as of 9/22/17			
			6/19/2018	New owner letter mailed			
			8/17/2018	Received surplus of Tax Deed sale \$1,102.92			
			12/7/2018	Staff inspected property, <b>Not in Compliance</b>			
12/8/2015	15-070	Betty Sue Forbes	10/15/2015	Board heard case.	\$1,115.00		
	LEC150547	<b>(Homestead) - Junk Code</b>	12/11/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4297 Slash Pine Lane</b>	<b>1/5/2016</b>	<b>In Compliance. Fine unpaid</b>			



ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
10/28/2015	15-091	Patricia Jenkins-Ward & Jerry Ward (new owners)	10/15/2015	Board heard case.			\$256,034.51
	LEC140642	<b>(Non-Homestead) - Building Code</b>	12/11/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>10056 Spring Sink Road</b>	<b>1/19/2017</b>	Board directed staff to send to CAO to begin foreclosure proceedings			
			9/22/2017	New Owner/Tax Deed Sale			
			9/7/2018	Received surplus of Tax Deed sale \$2,965.49			
10/28/2015	15-092	Robert C. Strong	11/15/2015	Board heard case.	\$6,750.00		
	LEC150960	<b>(Homestead) Repeat Junk Code</b>	12/11/2015	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>1795 Monday Court</b>	11/20/2015	<b>In Compliance. Fine unpaid</b>			
12/8/2015	15-096	James and Elaine Williams	11/19/2015	Board heard case.			\$10,000.00
	LEC150472	<b>(Non-Homestead) - Junk Code</b>	1/21/2016	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>1446 Craft Street</b>	<b>2/16/2017</b>	The Board directed staff to refer to CAO to begin foreclosure actions.			
12/8/2015	15-099	Hortencia V. Martinez	11/19/2015	Board heard case.			\$10,000.00
	LEC150843	<b>(Non-Homestead) - Mowing Code</b>	1/21/2016	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>4717 Center Drive</b>	<b>7/21/2016</b>	The Board directed staff to refer to CAO to begin foreclosure actions.			
			11/20/2018	Staff inspected property, <b>Not in Compliance</b>			
12/8/2015	15-100	James and Elaine Williams	11/19/2015	Board heard case.			\$249,000.00
	LEC150574	<b>(Non-Homestead) - Building Code</b>	1/21/2016	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>1446 Craft Street</b>	<b>2/16/2017</b>	The Board directed staff to refer to CAO to begin foreclosure actions.			
3/1/2016	16-016	Donald Rushing	2/18/2016	Board heard case.	\$10,000.00		
	LEC150951	<b>(Homestead) - Junk Code</b>	5/3/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>805 Brent Drive</b>	6/6/2016	Filed Order Imposing Fine and Notice of Lien			
3/1/2016	16-026	John H. Vardakas and Nicole L. Vardakas	2/18/2016	Board heard case.		\$10,000.00	
	LEC150821	<b>(Non-Homestead) - Junk Code</b>	5/4/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 5</b>		<b>2103 Plantation Forest Drive</b>	6/6/2016	Filed Order Imposing Fine and Notice of Lien			
			1/1/2018	Homestead status changed			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
3/31/2016	16-028	Talvia D. Still	3/17/2016	Board heard case.	\$955.00		
	LEC151155	<b>(Homestead) - Junk Code</b>	6/6/2016	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>8469 Titus Lane</b>	<b>11/17/2017</b>	<b>In Compliance. Fine unpaid</b>			
			5/17/2018	Board heard case for reduction of fine. Reduced to \$955.00 to be paid within 12 months or it will revert to the original amount of \$10,000.00			
3/31/2016	16-036	5T Wealth Partners LP (new owner)	3/17/2016	Board heard case.		\$10,000.00	
	LEC151149	<b>(Non-Homestead) - Mowing Code</b>	6/6/2016	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>7498 Southern Country Lane</b>	4/20/2017	Board directed staff to send the 1st Notice of possible foreclosure			
			9/10/2018	Property sold at Tax Auction. New owner			
8/3/2016	16-068	Peter F. Phillips	7/21/2016	Board heard case.	\$10,000.00		
	LEC160173	<b>(Homestead) - Junk Code</b>	9/20/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 3</b>		<b>4118 Sonnet Drive</b>	11/16/2016	Filed Order Imposing Fine and Notice of Lien			
		<b>Junk Code</b>	2/8/2018	Reminder Letter mailed			
6/6/2016	16-071	Vikas Kapoor	5/19/2016	Board heard case.			\$10,000.00
	LEC160171	<b>(Non-Homestead) - Junk Code</b>	7/15/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>7519 Big Horn St</b>	7/22/2016	Filed Order Imposing Fine and Notice of Lien			
			4/19/2018	The Board directed staff to refer to CAO to begin foreclosure actions.			
8/3/2016	16-075	Geraldine H. Waltermon	8/3/2016	Board heard case.		\$10,000.00	
	LEC160112	<b>(Non-Homestead) - Mowing Code</b>	9/20/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 3</b>		<b>5098 Meadowlark Lane</b>	11/16/2016	Filed Order Imposing Fine and Notice of Lien			
8/3/2016	16-077	Michael John Reyes (new owner)	7/21/2016	Board heard case.		\$10,000.00	
	LEC160273	<b>(Non-Homestead)-Junk Code</b>	9/7/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>424 Ravensview Drive</b>	11/16/2016	Filed Order Imposing Fine and Notice of Lien			
			1/13/2017	Property sold, new owner			
8/3/2016	16-078	Jon Steven Goldstein	7/21/2016	Board heard case.		\$10,000.00	
	LEC160268	<b>(Non- Homestead) - Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9213 Bartlett Lane</b>	4/3/2018	Staff inspected property, <b>Not in Compliance</b>			
8/3/2016	16-080	Susan Kennedy	7/21/2016	Board heard case.	\$10,000.00		
	LEC160081	<b>(Homestead)-Junk Code</b>	9/22/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 5</b>		<b>2193 Pineland Drive</b>	11/16/2016	Filed Order Imposing Fine and Notice of Lien			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
9/7/2016	16-098	John & Deanna Padgett (new owners)	8/18/2016	Board heard case.		\$10,000.00	
	LEC160172	<b>(Non-Homestead) - Junk Code</b>	10/19/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>7523 Big Horn Street</b>	11/16/2016	Filed Order Imposing Fine and Notice of Lien			
11/7/2016	16-112	Wendell Lee Henderson, Sr.	10/20/2016	Board heard case.		\$10,000.00	
	LEC160221	<b>(Non-Homestead) - Junk Code</b>	12/20/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>4778 Preston Johnson Rd</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
9/28/2016	16-118	Michael & Theresa Smith	9/15/2016	Board heard case.	\$10,000.00		
	LEC160313	<b>(Homestead) - Junk Code</b>	1/5/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 5</b>		<b>4890 Chaires Cross Rd</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
9/28/2016	16-119	Raymond & Makeith Brown	9/15/2016	Board heard case.		\$10,000.00	
	LEC160723	<b>(Non-Homestead) Junk Code</b>	11/15/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 3</b>		<b>4224 Carnwath Road</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
11/7/2016	16-131	Kimberly Wade	10/20/2016	Board heard case.	\$10,000.00		
	LEC160581	<b>(Homestead) - Junk Code</b>	12/20/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>214 Beth Circle</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
11/7/2016	16-136	Johnston Noble	10/20/2016	Board heard case.		\$10,000.00	
	LEC151043	<b>(Non-Homestead) - Junk Code</b>	12/20/2016	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>1319 Bayberry Drive</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
12/13/2016	16-148	Donald Green & Kevin Green	11/17/2016	Board heard case.		\$10,000.00	
	LEC150667	<b>(Non-Homestead) - Mowing Code</b>	10/4/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 5</b>		<b>7869 Talley Ann Dr</b>	11/2/2017	Filed Order Imposing Fine and Notice of Lien			
12/8/2016	16-149	Vincent M. Smith	11/17/2016	Board heard case.		\$149,000.00	
	LEC160684	<b>(Non-Homestead) - Building Code</b>	2/13/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>2168 Hickory Lane</b>	9/7/2017	Filed Order Imposing Fine			
12/1/2017	17-001	Renee M. Gadson	11/16/2017	Board heard case.	\$9,620.00		
	LEC160891	<b>(Homestead) - Junk Code</b>	2/14/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>215 Ponce De Leon</b>	3/15/2018	Filed Order Imposing Fine			
2/28/2017	17-013	William K. Cone	2/16/2017	Board heard case.		\$137,000.00	
	LEC160418	<b>(Non-Homestead) - Building Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9742 Snail Street</b>	4/3/2018	Staff inspected property, <b>Not in Compliance</b>			

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4/5/2017	17-017	Robert & OL Nute	3/16/2017	Board heard case.		\$10,000.00	
	LEC160618	<b>(Non-Homestead) - Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 5</b>		<b>2065 Foshalee Drive</b>	3/1/2018	Staff inspected property, <b>Not in Compliance</b>			
			3/15/2018	Board directed staff to send the 1st Notice of possible foreclosure			
4/5/2017	17-018	Robert & OL Nute	3/16/2017	Board heard case.		\$44,000.00	
	LEC161211	<b>(Non-Homestead) - Building Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 5</b>		<b>2065 Foshalee Drive</b>	3/1/2018	Staff inspected property, <b>Not in Compliance</b>			
			3/15/2018	Board directed staff to send the 1st Notice of possible foreclosure			
4/5/2017	17-021	Page Turo, Yovanis & Marilyn M. Harris	3/16/2017	Board heard case.		\$10,000.00	
	LEC160701	<b>(Non-Homestead)</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9226 Bartlett Lane</b>	1/25/2018	Staff inspected property, <b>Not in Compliance</b>			
4/5/2017	17-023	Page Turo, Yovanis & Marilyn M. Harris	3/16/2017	Board heard case.		\$128,000.00	
	LEC160702	<b>(Non-Homestead) - Building Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9226 Bartlett Lane</b>	1/25/2018	Staff inspected property, <b>Not in Compliance</b>			
5/18/2017	17-026	Vikas Kapoor	5/18/2017	Board heard case.		\$134,500.00	
	LEC170419	<b>(Non-Homestead) - Repeat Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>5608 Westview Lane</b>					
5/9/2017	17-034	Matthew & Agnes Thompson	4/20/2017	Board heard case.		\$10,000.00	
	LEC161233	<b>(Non-Homestead) - Junk Code</b>	7/18/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 3</b>		<b>6534 N Meridian Rd</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
6/15/2017	17-035	Vikas Kapoor	5/18/2017	Board heard case.		\$139,000.00	
	LEC170321	<b>(Non-Homestead) - Repeat Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>384 Inkwood Lane</b>	10/16/2018	Staff inspected property, <b>Not in Compliance</b>			
5/9/2017	17-036	Mark A. Kelly	4/20/2017	Board heard case.		\$10,000.00	
	LEC161241	<b>(Non-Homestead) - Junk Code</b>	11/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 1</b>		<b>3410 Springhill Rd</b>	4/18/2018	Staff inspected property, <b>Not in Compliance</b>			
5/9/2017	17-041	Vikas Kapoor	4/20/2017	Board heard case.		\$125,000.00	
	LEC170295	<b>(Non-Homestead)-Repeat Minimum Housing</b>	5/20/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>8417 Sand Ridge Court</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
6/15/2017	17-043	Vernon & Winifred Bishop	5/18/2017	Board heard case.		\$10,000.00	
	LEC170047	<b>(Non-Homestead) - Junk Code</b>	7/18/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>6017 Button Willow Ln</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
6/15/2017	17-045	Vernon & Winifred Bishop	5/18/2017	Board heard case.		\$110,750.00	
	LEC170061	<b>(Non-Homestead) - Building Code</b>	7/16/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>6017 Button Willow Ln</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
6/15/2017	17-047	Wade Enterprises of Leon LLC	5/18/2017	Board heard case.		\$141,250.00	
	LEC170244	<b>(Non-Homestead) - Repeat Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>301 Wilkinson Street</b>					
6/15/2017	17-049	Beverly Beaumont Revocable Trust	5/18/2017	Board heard case.		\$3,565.00	
10/3/2017	LEC161019	<b>(Non-Homestead) - Junk Code</b>	9/21/2017	Board heard Request for Extension to Comply			
<b>District 2</b>		<b>712 Merry Robin Rd</b>	1/30/2018	Filed Order Imposing Fine			
			<b>3/29/2018</b>	<b>In Compliance. Fine unpaid</b>			
6/15/2017	17-052	Dorothy Sadler Estate	5/18/2017	Board heard case.		\$10,000.00	
	LEC161012	<b>(Non-Homestead) - Mowing Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>261 Pond Pine Street</b>	<b>3/29/2018</b>	<b>In Compliance. Fine unpaid</b>			
6/15/2017	17-053	Dorothy Sadler Estate	5/18/2017	Board heard case.		\$10,000.00	
	LEC161013	<b>(Non-Homestead) - Junk Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>261 Pond Pine Street</b>	<b>3/29/2018</b>	<b>In Compliance. Fine unpaid</b>			
6/15/2017	17-054	Jerry W. Ward	5/18/2017	Board heard case.		\$110,750.00	
	LEC161118	<b>(Non-Homestead)</b>	7/16/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>2366 (2370) Natural Bridge</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
		<b>Minimum Housing</b>	1/1/2018	Change in homestead status			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
6/15/2017	17-056	Ronald Pontones	5/18/2017	Board heard case.		\$116,500.00	
	LEC161266	<b>(Non-Homestead) - Building Code</b>	9/7/2017	Filed Order Imposing Fine and Notice of Lien			
<b>District 2</b>		<b>9406 Barwick Drive</b>	9/20/2018	Nuisance Abatement Board heard case			
			11/20/2018	Staff inspected property, <b>Not in Compliance. Abatement Pending</b>			
8/28/2017	17-074	Jodie Smith	8/17/2017	Board heard case.		\$95,500.00	
	LEC170148	<b>(Non-Homestead) - Building Code</b>	9/22/2017	Staff checked computer records. Permit has not been issued. <b>Not in Compliance</b>			
<b>District 2</b>		<b>1027 Nature Trail Way</b>	11/1/2017	Filed Order Imposing Fine and Notice of Lien			
			11/30/2017	Permit Issued (LB1701337)			
			12/5/2017	Correction Notice			
10/3/2017	17-086	Wade Enterprises of Leon LLC	9/21/2017	Board heard case.		\$82,250.00	
	LEC170246	<b>(Non-Homestead) - Building Code</b>	2/15/2018	Filed Order Imposing Fine			
<b>District 2</b>		<b>301 Wilkinson Street</b>	8/31/2018	Staff inspected property, <b>Not in Compliance</b>			
11/2/2017	17-099	Swift Real Estate Group (new owner)	10/19/2017	Board heard case		\$10,000.00	
	LEC170443	<b>(Non-Homestead) - Junk Code</b>	12/18/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 1</b>		<b>4617 Tall Oak Dr</b>	1/18/2018	Filed Order Imposing Fine			
			8/27/2018	Property sold at tax auction; new owner			
11/2/2017	17-101	Kismet III LLC	10/19/2017	Board heard case		\$4,615.00	
	LEC170512	<b>(Non-Homestead) - Junk Code</b>	7/17/2018	Filed Order Imposing Fine			
<b>District 1</b>		<b>3420 Springhill Rd</b>	<b>10/23/2018</b>	<b>In Compliance. Fine unpaid</b>			
11/2/2017	17-102	Christopher J. Owens	10/19/2017	Board heard case		\$10,000.00	
	LEC170619	<b>(Non-Homestead) - Junk Code</b>	12/14/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 4</b>		<b>8056 Red Eagle Drive</b>	1/24/2018	Filed Notice of Lien			
11/2/2017	17-103	Phyllis Everett Trustee for Thomas Spears	10/19/2017	Board heard case		\$10,000.00	
	LEC170626	<b>(Non-Homestead) - Junk Code</b>	12/14/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 4</b>		<b>1608 Southbrook Lane</b>	1/24/2018	Filed Order Imposing Fine			
11/2/2017	17-104	Thomas & Iris Bryant	10/19/2017	Board heard case		\$8,500.00	
	LEC170092	<b>(Non-Homestead) - Junk Code</b>	2/8/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>8514 Moore Woods Rd</b>	2/15/2015	Board heard Request for Extension of Time. Denied			
			2/23/2018	Filed Order Imposing Fine			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
11/2/2017	17-105	Thomas & Iris Bryant	10/19/2017	Board heard case		\$8,500.00	
	LEC170726	<b>(Non-Homestead) - Mowing Code</b>	2/8/2017	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>8514 Moore Woods Rd</b>	2/15/2015	Board heard Request for Extension of Time. Denied			
			2/23/2018	Filed Order Imposing Fine			
4/23/2018	17-110	Daniel Rentz, Kelly Rentz & Clarence Rentz	3/15/2018	Board heard case	\$5,350.00		
	LEC170974	<b>(Homestead) - Junk Code</b>	5/3/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>		<b>838 Friar Tuck Rd</b>	5/15/2018	Filed Order Imposing Fine			
12/1/2017	17-132	Sabrina E. Truman	11/16/2017	Board heard case		\$9,620.00	
	LEC170741	<b>(Non-Homestead) - Mowing Code</b>	2/14/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 3</b>		<b>5195 Water Valley Drive</b>	3/15/2018	Filed Order Imposing Fine			
1/3/2018	17-137	Troy Law	11/16/2017	Board heard case		\$5,665.00	
2/23/2018	LEC170140	<b>(Non-Homestead) - Junk Code</b>	2/15/2018	Board granted request for an extension of time			
		<b>3396 Whippoorwill Drive</b>	4/28/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 2</b>			6/14/2018	Filed Order Imposing Fine			
1/31/2018	18-002	Doc & Kei Realty	1/18/2018	Board heard case		\$195.00	
	LEC170906	<b>(Non-Homestead) - Mowing Code</b>	6/14/2018	Filed Order Imposing Fine			
		<b>2711 Gerald Drive</b>	<b>7/24/2018</b>	<b>In Compliance. Fine unpaid</b>			
			11/15/2018	Board heard Request for Reduction of Fine. Fine reduced to \$195.00 to be paid within 30 days or reverts to original fine amount of \$5105.00			
1/31/2018	18-008	Baldwin Land Trust	1/19/2018	Board heard case		\$7,485.00	
	LEC170611	<b>(Non-Homestead) - Mowing Code</b>	3/5/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 4</b>		<b>6512 Montrose Trail</b>	5/18/2018	Filed Order Imposing Fine			
1/30/2018	18-009	David Simpson	1/18/2018	Board heard case.	\$7,485.00		
<b>District 2</b>	LEC170336	<b>(Homestead) - Junk Code</b>	3/7/2018	Staff inspected property, <b>Not in Compliance</b>			
		<b>5409 Sullivan Rd</b>	3/15/2018	Filed Order Imposing Fine			
1/30/2018	18-010	David Simpson	1/18/2018	Board heard case.	\$53,000.00		
	LEC170343	<b>(Homestead) - Building Code</b>	3/7/2018	Staff checked computer records. Permit has not been issued. <b>Not in Compliance</b>			
<b>District 2</b>		<b>5409 Sullivan Rd</b>	3/15/2018	Filed Order Imposing Fine			

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	STATUS DATE:	STATUS:	HOMESTEAD FINE AMOUNT	NON-HOMESTEAD FINE AMOUNT	AMOUNT REFERRED TO CAO
2/23/2018	18-014	Julie G. Miller & Eddie J. Syfrett, Jr.	2/15/2018	Board heard case.		\$6,680.00	
	LEC170600	<b>(Non-Homestead) - Mowing Code</b>	5/24/2018	Staff inspected property, <b>Not in Compliance</b>			
<b>District 5</b>		<b>2007 Plantation Forest Drive</b>	6/4/2018	Filed Order Imposing Fine			
2/23/2018	18-016	Ray Perry	2/15/2018	Board heard case.		\$36,500.00	
	LEC171206	<b>(Non-Homestead)</b>	3/15/2018	Filed Order Imposing Fine			
<b>District 1</b>		<b>419 Moonlit Trace</b>	3/15/2018	Filed Order Imposing Fine			
		<b>Buidling Code</b>	4/19/2018	NAB heard case, found to be a Public Nuisance. Property will be abated			
			<b>8/2/2018</b>	<b>In Compliance. Fine unpaid</b>			
3/16/2018	18-018	Ronald Glover & Misty Cumby	2/15/2018	Board heard case.		\$47,250.00	
	LEC170429	<b>(Non-Homestead) - Building Code</b>	5/24/2018	Staff checked computer records. Permit has not been issued. <b>Not in Compliance</b>			
		<b>9530 Lance Road</b>	6/14/2018	Filed Order Imposing Fine			
4/23/2018	18-032	Doc & Kei Realty	1/18/2018	Board heard case		\$37,750.00	
	LEC181183	<b>(Non-Homestead) - Building Code</b>	5/22/2018	Staff checked computer records. Permit has not been issued. <b>Not in Compliance</b>			
		<b>2711 Gerald Drive</b>	6/14/2018	Filed Order Imposing Fine			
8/22/2018	18-039	Owner Redacted	4/19/2018	Board heard case.	\$4,335.00		
	LEC170860	<b>(Homestead) - Junk Code</b>	6/21/2018	Staff inspected property, <b>Not in Compliance</b>			
		<b>4285 Slash Pine Lane</b>	7/16/2018	Filed Order Imposing Fine			
8/22/2018	18-045	Owner Redacted	4/19/2018	Board heard case.	\$36,250.00		
	LEC170892	<b>(Homestead) - Minimum Housing Code</b>	5/10/2018	Staff inspected property, <b>Not in Compliance</b>			
		<b>4285 Slash Pine Lane</b>	5/17/2018	Filed Order Imposing Fine			
6/22/2018	18-053	Mustafa Hatim	5/17/2018	Board heard case.	\$3,180.00		
	LEC170985	<b>(Homestead) - Junk Code</b>	7/5/2018	Staff inspected property, <b>Not in Compliance</b>			
		<b>8709 Manchester Court</b>	8/6/2018	Filed Order Imposing Fine			
6/22/2018	18-054	Eugene W. Thompson, Jr. & Florestine W. Thompson Estate	5/17/2018	Board heard case.	\$3,180.00		
	LEC171034	<b>(Homestead) - Junk Code</b>	7/5/2018	Staff inspected property. <b>Not in Compliance</b>			
		<b>1416 Bahia Drive</b>	8/6/2018	Filed Order Imposing Fine			
					\$4,528,260.00	\$2,241,940.00	\$5,070,204.51
		<b>GRAND TOTAL</b>					<b>\$11,840,404.51</b>
		<b>TOTAL NUMBER OF CEB CASES</b>	<b>135</b>				
Updated: 09/30/2018							



**COMPARISON OF CODE ENFORCEMENT BOARD ACTIVITY**

<b>ACTIVITY</b>	<b>FY 13-14</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>
Breakdown of Cases Heard:					
EMA Code	1	0	0	1	0
Junk Code	47	36	67	53	63
Zoning	2	1	2	1	3
Building	8	3	5	5	9
Unsafe Building	7	7	11	15	13
Electrical Code	0	0	0	0	0
Minimum Housing	5	2	4	5	4
Mowing	20	16	22	16	14
Flithy Fluids	0	0	0	0	0
<b>Total Cases Heard by CEB</b>	<b>90</b>	<b>65</b>	<b>111</b>	<b>96</b>	<b>106</b>
Cases Dismissed	0	0	0	0	2
Cases Withdrawn	3	2	2	0	0
In Compliance	0	0	0	0	0
Staff Reconsideration	3	2	0	0	0
Change of Ownership	0	0	0	0	0
Deadline not Expired	17	11	16	6	9
Cases Found in Compliance by CEB deadline	42	28	57	47	51
Cases not Found in Compliance by CEB deadline	26	26	31	39	40
Board Assessed Fines	\$193,015	\$171,230	\$1,111,170	\$526,995	\$526,475
Staff Recommended-Reductions	\$199,115	\$61,765	\$23,375.00	\$21,332	\$25,443
Board Action-Reductions	\$499,945	\$615,050	\$608,689.65	\$751,840	1,387,880
Fines Collected*	\$4,540	\$13,680	\$22,696.88	\$17,634	\$26,272

\* Fine Collection is not necessarily collected in the same fiscal year as assessed.

**CASES REFERRED TO CAO FOR FORECLOSURE ON NON-HOMESTEAD PROPERTIES  
FY 2017-2018**

HEARING DATE:	CASE NO:	RESPONDENT NAME:	ADDRESS	FINE AMOUNT	DATE REFERRED TO CAO
5/19/2016	16-071 LEC160171	Vikas Kapoor	7519 Big Horn Street <b>Not in Compliance</b>	\$10,000.00	4/19/2018
			<b>Grand Total</b>	\$10,000.00	

**NOTE:** Fine amount reflects the amount accrued at the end of FY 17/18.

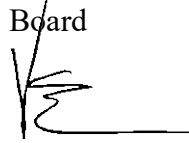
**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #17**

# Leon County Board of County Commissioners

## Agenda Item #17

March 12, 2019

**To:** Honorable Chairman and Members of the Board  
**From:** Vincent S. Long, County Administrator   
**Title:** Contractors' Licensing and Examination Board 2017-2018 Annual Report

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
<b>Lead Staff/ Project Team:</b>	Emma Smith, Director, Permit and Code Services Eunice Johnson-Shepherd, Compliance Board Coordinator

### **Statement of Issue:**

This agenda item presents the Leon County Contractors' Licensing and Examination Board 2017-2018 Annual Report in order to keep the Board apprised of the Leon County Contractors' Licensing and Examination Board's activities.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Accept the Contractors' Licensing and Examination Board 2017-2018 Annual Report.

## **Report and Discussion**

### **Background:**

Each year staff prepares an agenda item to keep the Board apprised of the Leon County Contractors' Licensing and Examination Board (CLEB) activities through the presentation of an annual report. The 2017-2018 Annual Report has been reviewed by the CLEB members. This item seeks Board acceptance of the Leon County Contractors' Licensing and Examination Board's fiscal year 2017-2018 annual report.

The CLEB is empowered by Ordinance to enforce Chapter 5, Article IV of the Leon County Code of Laws, as well as Chapter 489 of the Florida Statutes, to regulate contractor licensing and has the authority to take disciplinary actions. The CLEB's responsibilities include review and approval of applications for licensing and review of complaints filed against licensed contractors operating in Leon County (Attachment #1).

There are seven CLEB members that volunteer their time (Attachment #2). The CLEB meets on the first Thursday of every month, and is supported by staff consisting of one full time person, the CLEB Administrator, and two backup support positions. At the CLEB hearings, the CLEB is represented by counsel from the County Attorney's Office.

### **Analysis:**

The County currently maintains 902 active contractor files, including State Certified Contractors, Leon County Registered Contractors, and Specialty Contractors (Attachment #3).

#### *Examination Analysis:*

During Fiscal Year 2017-2018, there were three meetings held. Two licensing applications were received, resulting in two applications being approved by the CLEB to take the examination. The CLEB also approved one request for reciprocity.

#### *Complaint Action:*

The CLEB processes all complaints against contractors that fall within its statutory authority, regardless if the alleged violation occurs within the city limits or the unincorporated areas. During FY 2017-2018, no orders of the CLEB were overruled, either in civil courts or by the Florida Construction Industry Licensing Board (FCILB). Staff continues to work diligently in processing complaints in a timely and efficient manner.

The complaint process has been streamlined and the database updated, which allows easy accessibility, timely inspections, and follow-up. Utilizing the advanced automation resources approved by the Board of County Commissioners, County and City staff have implemented several modifications to the electronic database where licensing information is shared.

Complaints brought to the CLEB are processed faster than those processed by the FCLIB. Currently, it takes the State approximately 10 months to process a contractor complaint; Leon County averages 60 days to process and bring complaints to resolution. With success and quality customer service, the licensing program continues to be a model program throughout the state.

Table #1 is a comparison chart of the licensing activity for the last five fiscal years.

<b>Table #1: Comparison of Contractors Licensing Board Activity</b>					
<b>CONTRACTOR COMPLAINTS</b>	<b>FY13-14</b>	<b>FY14-15</b>	<b>FY15-16</b>	<b>FY16-17</b>	<b>FY17-18</b>
Complaints Resolved Administratively (In Compliance, Non-Jurisdictional or No Probable Cause Found)	1	1	5	3	0
Pending Complaints	0	0	0	0	0
<b>Total Complaints Received</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>0</b>
<b>Public Hearings requiring CLEB action:</b>					
Total Complaints Scheduled before the CLEB	0	0	0	0	0
Public Hearings Carried Over from Previous Year	0	0	0	0	0

Table #2 shows the revenue for the last five fiscal years.

<b>Table #2: Revenue Analysis</b>					
	<b>FY 13-14</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY17-18</b>
Excavation Contractor's License Applications	\$4,267	\$0	\$2,438.48	\$1,561.25	\$1,561.25
Permit File Maintenance	\$2,381	\$818.51	\$1,711.43	\$2,083.48	\$1,637.02
License Renewal Fees	\$5,878	\$8,482.74	\$4,911.06	\$5,074.12	\$6,087.38
<b>Total</b>	<b>\$12,526</b>	<b>\$9,301.25</b>	<b>\$9,060.97</b>	<b>\$8,718.85</b>	<b>\$9,285.65</b>

*Note: Fees are paid into the Building Enterprise Fund.*

**Options:**

1. Accept the Contractors' Licensing and Examination Board 2017-2018 Annual Report.
2. Do not accept the Contractors' Licensing and Examination Board 2017-2018 Annual Report.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Contractors' Licensing & Examination Board Activity for FY 2017-2018
2. Board Members Attendance Log
3. Chart of Active Contractors

### Contractors Licensing Board Activity for FY 2017-2018

	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Year-End Figures
<b>Licensing Complaints Received</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Complaints Resolved Administratively</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Public Hearings</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Probable Cause Hearings</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>New Applications</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>
<b>Requests for Reciprocity</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Walk-Ins for Licenses</b>	<b>23</b>	<b>22</b>	<b>23</b>	<b>38</b>	<b>106</b>
<b>Permits Routed to verify license for Contractors and Sub-contractors</b>	<b>433</b>	<b>567</b>	<b>621</b>	<b>300</b>	<b>1921</b>
<b>Number of verified Contractors and Subcontractors Licenses</b>	<b>924</b>	<b>1628</b>	<b>1619</b>	<b>915</b>	<b>5086</b>
<b>Telephone Calls Received</b>	<b>92</b>	<b>145</b>	<b>259</b>	<b>115</b>	<b>611</b>
<b>Insurance Certificates Entered</b>	<b>638</b>	<b>526</b>	<b>421</b>	<b>345</b>	<b>1930</b>
<b>Accela Inquiries</b>	<b>27</b>	<b>21</b>	<b>78</b>	<b>73</b>	<b>199</b>
<b>TOTAL ACTIVITY</b>	<b>2,138</b>	<b>2,910</b>	<b>3,021</b>	<b>1,786</b>	<b>9,856</b>

**LEON COUNTY CONTRACTORS LICENSING  
AND EXAMINATION BOARD**

**ATTENDANCE REPORT FOR  
FISCAL YEAR 2017-2018**

Three (3) meetings were held in FY 2017-2018.

<b>Appointed by</b>	<b>Board Member</b>	<b>Term Expires</b>	<b>Percent of Attendance</b>
Commissioner Sauls	Stephen Hodges	03/31/2019	66%
Commissioner Proctor	William Muldrow	03/31/2018	100%
Commissioner Proctor	Cheryl Clark*	03/31/2021	100%
Commissioner Dailey	Royce Van Jackson	03/31/2018	100%
Commissioner Dailey	William Carpenter**	03/31/2021	100%
Commissioner Dozier	April Hughes	03/31/2020	100%
Commissioner Desloge	John Salvo	03/31/2020	100%
Commissioner Lindley	Scott Flowers	03/31/2021	100%
Commissioner Maddox	Shaddick Haston	03/31/2020	66%

\* Cheryl Clark filled William Muldrow's expired term

\*\* William Carpenter filled Royce Van Jackson's expired term



**LEON COUNTY ACTIVE CONTRACTORS**  
**Fiscal Year 2017-2018**

<b>Contractor Type</b>	<b>State Certified</b>	<b>Leon County Registered</b>	<b>Total</b>
<b>General</b>	<b>224</b>	<b>11</b>	<b>235</b>
<b>Building</b>	<b>259</b>	<b>12</b>	<b>271</b>
<b>Residential</b>	<b>65</b>	<b>0</b>	<b>65</b>
<b>Roofing</b>	<b>207</b>	<b>6</b>	<b>213</b>
<b>Pool</b>	<b>20</b>	<b>1</b>	<b>21</b>
<b>Underground Utility</b>	<b>11</b>	<b>0</b>	<b>11</b>
<b>Certified Solar</b>	<b>11</b>	<b>0</b>	<b>11</b>
<b>Aluminum Structures</b>	<b>12</b>	<b>0</b>	<b>12</b>
<b>Subtotal:</b>			<b>839</b>
<b>Local Specialty Contractors</b>		<b>Specialty Contractors</b>	<b>Total</b>
<b>Excavation</b>		<b>52</b>	<b>52</b>
<b>Aluminum Structure</b>		<b>2</b>	<b>2</b>
<b>Vinyl Siding</b>		<b>3</b>	<b>3</b>
<b>Carpentry</b>		<b>0</b>	<b>0</b>
<b>Garage Door</b>		<b>6</b>	<b>6</b>
<b>Total Contractors:</b>			<b>902</b>

**Leon County  
Board of County Commissioners**

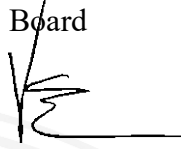
**Notes for Agenda Item #18**

# Leon County Board of County Commissioners

## Agenda Item #18

March 12, 2019

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

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

**Title:** Action Plan to Implement the Strategic Initiative of Increasing the Quantity and Quality of Citizen Input Opportunities

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator
<b>Lead Staff/ Project Team:</b>	Mathieu Cavell, Assistant to the County Administrator Britney Smith, Public Information and Communications Manager

### **Statement of Issue:**

This item seeks approval of Leon County's planned actions to implement the strategic initiative of increasing the quantity and quality of citizen input.

### **Fiscal Impact:**

This item has a fiscal impact. To pay for Leon County video programming on streaming devices (e.g. Amazon Fire TV stick, Apple TV, Roku, etc.), it is recommended that \$7,000 be allocated from the General Fund contingency account.

### **Staff Recommendations:**

- Option #1: Approve Leon County's action plan to implement the strategic initiative of increasing the quantity and quality of citizen input opportunities.
- Option #2: Approve the Budget Amendment Request transferring \$7,000 from the general fund contingency account to pay for video programming on streaming devices (Attachment #1).

## Report and Discussion

### **Background:**

The County's ongoing efforts in citizen engagement as well as the actions described in this item are essential to the following FY 2017 - FY 2021 Strategic Initiative:

- *Explore ways to promote and build upon Leon County's success in citizen engagement by identifying additional ways to increase the quantity and quality of citizen input opportunities. (2018-16)*

This particular Strategic Initiative aligns with the Board's Governance Strategic Priorities:

- *(G1) Sustain a culture of transparency, accessibility, accountability, civility, and the highest standards of public service.*
- *(G3) Sustain a culture that respects, engages and empowers citizens in important decision facing the community.*

This item seeks approval of Leon County's planned actions to implement the strategic initiative of increasing the quantity and quality of citizen input.

Leon County has a nationally recognized history of engaging citizens and creating meaningful opportunities for citizen input. Throughout the year, Leon County partners with The Village Square to host innovative programs and presentations like Created Equal, Our Town Series, Club of Honest Citizens, and The Longest Table. Through these Village Square events, the County has engaged thousands of citizens on issues of significance to the community, and recently the Our Town Series has been broadcast on radio, television, and social media platforms to reach even more citizens. Forums like Speed Date Your Local Leaders and other events provide citizens direct access to their elected officials and create opportunities for discussion and input. In addition, the County continues to host the Citizen Engagement Series, conduct the Library Lecture Series, and engage students in community service with Big Event Tallahassee. All of these events engage citizens as cocreators and provide meaningful opportunities to capitalize on their talents in making important decisions.

In addition to citizen engagement activities, the County provides many other opportunities for citizens to provide input throughout the year. The County currently engages 262 citizens on 32 different citizen committees to provide input and recommendations on Leon County programs and policies. Leon County also creates ad hoc committees focused on specific and important topics, such as the Citizens Charter Review Committee and the Sales Tax Committee. Most recently, the 2017-18 Citizens Charter Review Committee held nine meetings including three public hearings, with all meetings broadcast live on television, the website, and social media platforms, and with regular presentations and testimony provided by citizens.

Beyond committees, staff meets regularly with citizens to receive direct input and feedback, such as the ongoing update of the Internal Sustainability Action Plan. Sustainability staff hosted several public meetings in February and continues to host a monthly forum called "Insights and Input" where staff listens to citizens' changing needs.

As part of the Leon LEADS strategic framework, every other year the County conducts LEADS Listening Sessions, where work areas meet with customers to assess service delivery, quality, efficiency, relevance, and customer experience. In 2018, 30 sessions engaged 300 key stakeholders and 100 County staff leading to 96 actionable recommendations to improve business operations and customer experience. LEADS Listening Sessions will reconvene in 2020.

To provide every opportunity for citizen input, the County also maintains the Citizens Connect web portal and mobile application, which allows citizens to report a problem, request a service, suggest an improvement, and speak with someone who can help them. Through Citizens Connect, the County has resolved more than 2,000 requests for service or information since 2012. The mobile application also asks citizens to submit bright ideas for the County to improve, which is a bold goal in the FY 2017-2021 Strategic Plan: implement 500 citizen ideas, improvements, solutions and opportunities for co-creation. Through the Citizens Connect mobile app and the County's continuous efforts to engage citizens in other ways, the County is on target to achieve the bold goal with 207 implemented citizen ideas to date.

The County complements all the ongoing efforts above by leveraging its more than 25,000 social media followers for real-time feedback, engagement, and input. For those who cannot engage online, the County also offers suggestion boxes at all County libraries so that every idea can be shared.

### **Analysis:**

Building on the many ways the County already engages citizens and seeks input on important issues facing the community this item recommends an action plan for 2019 to do even more in new and innovative ways. Below is a list of proposed activities, initiatives, and programs that are recommended to be launched in 2019. In addition, staff will continue to look for other timely and relevant opportunities to engage citizens throughout the year.

#### **Connecting with Local Neighborhoods via Nextdoor Social Media App**

Since launching the County's Facebook account in 2012, staff has invested in social media as one of the most effective ways to connect with digitally-minded citizens on a regular basis, leading to opportunities for input and engagement. To further enhance the County's social media presence, staff will add the social media app Nextdoor to the County's other platforms of Facebook, Twitter, Instagram, LinkedIn, and Pinterest. Nextdoor brands itself as "the private social network for your neighborhood" and allows residents of the same community to connect with one another, share information, find local community resources and much more.

As an approved local government user, the County will be able to use the Nextdoor app to communicate specific messages to targeted neighborhoods, or message directly to all registered neighborhoods in Leon County. Messages could be as specific as a public meeting regarding ongoing development from Development Support and Environmental Management, or as a broad as an invitation to the County's Operation Thank You event at the Lake Ella American Legion. Nextdoor will allow neighborhood representatives and citizens the opportunity to engage with the County on specific issues affecting them.

#### "Focused on People" Social Media Events

Beginning March 2019, Leon County will launch a regular "Focused on People" social media program with County work area experts on important and timely topics, initiatives, and services. The program will give citizens the opportunity to ask questions of County experts on issues that matter most to them. Streamed live on various social media platforms such as Facebook and Twitter, the interviews will also be archived for citizens to watch later. In addition, "Focused on People" would feature a rotating interview segment profiling a different County Commissioner. Conducted several times throughout the year, the interview would give citizens the opportunity to engage directly with their elected officials on multiple social media platforms.

Through "Focused on People," County staff will receive real-time input from citizens in the form of questions and comments on County programs and services, and questions can also be submitted before the program begins. Some early topics include the importance of knowing CPR, the upcoming 2019 Sustainable Community Summit, Summer Youth reading programs, and more.

#### Community Survey as Part of the County's Strategic Planning Process

In developing the FY 2017-2021 Strategic Plan, the County surveyed approximately 600 citizens from Board-appointed advisory committees, LEADS Listening Sessions, and other citizen engagement events. Staff presented the survey results at the December 2016 Board Retreat and the input proved instrumental in developing the County's Vision Statement and informing the Strategic Priority areas of Economy, Environment, Quality of Life, and Governance.

Building upon the success of the 2016 survey, staff recommends engaging a consulting firm to develop a more extensive, community-wide survey that would be conducted during the planning year of every five-year Strategic Plan cycle. The community-wide survey could gather data from all key sectors, including residents, businesses, neighborhood leaders, and others. Survey data would provide information and analysis on the community's values and priorities. By engaging a consulting firm with experience in conducting comprehensive community surveys, the County will ensure a larger and more diverse representation of countywide citizen input for the development of the FY 2022-2026 Strategic Plan. The results of the survey would be presented at the January 2022 Board Retreat.

Funding for the citizen survey would be considered as part of the FY 2021 budget cycle.

#### "Coffee with the County Administrator"

Launching mid-2019, every quarter the County Administrator will sit down at different venues in the County and ask for citizens to share a cup of coffee with him and other key staff in a relaxed atmosphere. Morning coffee sit downs could address specific topics or policy issues, but all public input is welcome. Events will be promoted ahead of time through media partners, social media, and other outreach. This proposed activity continues the County's commitment to increasing citizen engagement and transparency by meeting citizens out in the community.

#### Increasing Reach to "Cord Cutters" - Streaming Leon County Television Programming

For years, the County has offered video programming on Comcast, CenturyLink, the County website, Facebook, and YouTube. In 2019, the County will begin to offer programming on streaming devices such as Amazon Fire TV stick, Apple TV, Roku, Chromecast, and more. The service is free to download for citizens and will make County programming available to anyone with a streaming device, in addition to the other methods the County already supports. County programming includes live and recorded broadcast of Board meetings and workshops, as well as other County short-form videos like the County's Annual Report and special event videos. In addition, to add even more content to Leon County's video programming, Community and Media Relations has begun recording long-form videos of speakers at Library Lecture Series events and most recently Eric Klinenberg at Leon County's Club of Honest Citizens event in December. As part of this new citizens engagement programming, viewers will be encouraged to connect with Leon County on social media or at future events in-person to provide input.

To pay for Leon County video programming on streaming devices (e.g. Amazon Fire TV stick, Apple TV, Roku, etc.), it is recommended that \$7,000 be allocated from the General Fund contingency account (Attachment #1). With this approach "cord cutters" will have access to the same Leon County content as constituents who subscribe to Cable TV. As this is a recurring expenditure, future funding would be contemplated as part of the annual budget process.

#### Feedback on County Customer Service and Programs

As part of its continuous commitment to improvement, the County will incorporate email survey feedback focused on assessing customer service and County programs. A request for customer feedback will be sent at the conclusion of every Citizens Connect service request. In addition, feedback e-mails will be sent at the end of certain County processes, such as, when a customer completes a permit request with Development Support and Environmental Management. Such real time feedback from citizens reflects the County's People Focused, Performance Driven culture and staff's commitment to the County's core practices of "Delivering the WOW Factor in Customer Service" and "Accepting Accountability." These point-in-time surveys will allow staff to listen for changing needs and deliver more value in the many ways the County touches citizens every day.

Through all the ways listed above and consistent with the County's long history of engaging citizens, staff recommends approving the included action plan to implement the strategic initiative of increasing the quantity and quality of citizen input opportunities.

**Options:**

1. Approve Leon County's action plan to implement the strategic initiative of increasing the quantity and quality of citizen input opportunities.
2. Approve the Budget Amendment Request transferring \$7,000 from the general fund contingency account to pay for video programming on streaming devices (Attachment #1).
3. Do not approve Leon County's action plan to implement the strategic initiative of increasing the quantity and quality of citizen input opportunities.
4. Do not approve the Budget Amendment Request transferring \$7,000 from the general fund contingency account to pay for video programming on streaming devices.
5. Board direction.

**Recommendations:**

Options #1 and #2

**Attachment:**

1. Budget Amendment Request



**FISCAL YEAR 2018/2019  
BUDGET AMENDMENT REQUEST**

No: BAB19014  
Date: 2/28/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

County Administrator

Deputy County Administrator

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

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

**Request Detail:**

**Revenues**

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				

Subtotal: -

**Expenditures**

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				
001	990	59900	599	General Contingency	125,000	(7,000)	118,000
001	116	53100	513	Community and Media Relations	55,684	7,000	62,684

Subtotal: -

**Purpose of Request:**

This budget amendment appropriates \$7,000 through the current year General Revenue Contingency account to support expanding Leon County video programming on streaming devices.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:                      Resolution                          Motion                                  Administrator

BUDGET "OPERATING" CONTINGENCY RESERVES CONTINGENCY FUND UPDATE (FY 2018/19)				
		GENERAL FUND 001-990-59900-599		Beginning Balance: <b>\$200,000.00</b>
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1	Not Approved	<del>11-Dec-18</del>	Funding for the Apalachee Regional Planning Council for the management of a Solar Energy Improvement Fund \$85k	\$0
2	<i>Pending</i>	<b>12-Mar-19</b>	<b><i>to the Community Quarterback Organization in support of the Purpose Built housing model</i></b>	<b>\$75,000</b>
3	<i>Pending</i>	<b>12-Mar-19</b>	<b><i>To CMR to expand video programming on streaming</i></b>	<b>\$7,000</b>
<i>Bold, Italic Items are pending Board Approval</i>				
<b>USAGE TO DATE (TOTAL AMENDMENTS)</b>				<b><u><u>\$82,000.00</u></u></b>
<b>ENDING BALANCE</b>				<b>118,000.00</b>
<b>END BALANCE AS % OF BEGIN BALANCE</b>				<b>59%</b>
<b>USAGE BALANCE AS % OF BEGIN BALANCE</b>				<b>41%</b>

**Leon County  
Board of County Commissioners**

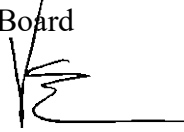
**Notes for Agenda Item #19**

# Leon County Board of County Commissioners

## Agenda Item #19

March 12, 2019

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

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

**Title:** FY 2020 Maximum Discretionary Funding Levels and Initial Budget Policy Guidance

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Wanda Hunter, Assistant County Administrator
<b>Lead Staff/ Project Team:</b>	Scott Ross, Director, Office of Financial Stewardship Tim Barden, Budget Manager Tiffany Fisher, Management Analyst

### **Statement of Issue:**

This item seeks Board approval of the FY 2020 maximum discretionary funding levels as required by County Ordinance. This item will establish, based on the Discretionary Funding Guidelines, maximum funding levels for a series of categories and determine which agencies are eligible to receive funding for FY 2020.

### **Fiscal Impact:**

This item has a fiscal impact. Specifically, this item establishes the maximum discretionary funding levels for FY 2020.

### **Staff Recommendations:**

See next page.

**Staff Recommendations:**

- Option #1: Approve the Community Human Services Partnership (CHSP) funding level for FY 2020 at \$1,300,000.
- Option #2: Approve the non-departmental maximum discretionary funding level for FY 2020 at \$27,000 for special events funding.
- Option #3: Maintain the Commissioner District Budgets at \$12,500.

Board direction for Options #4, #5 or #6:

- Option #4: Direct staff to prepare a Budget Discussion item for the April 23, 2019 Budget Workshop to consider the funding request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually and include the \$100,000 as part of the maximum discretionary funding limit per the County's Discretionary Funding Ordinance.
- Option #5: Approve the funding the request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually and include this amount in the FY 2020 Preliminary Budget contingent on the City providing an equivalent amount of funding.
- Option #6: Do not approve the funding request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually.

Board direction for Options #7, #8 or #9:

- Option #7: Direct staff to prepare a Budget Discussion item for the April 23, 2019 Budget Workshop to consider the funding request from the Community Quarterback Organization and include the \$75,000 as part of the maximum discretionary funding limit per the County's Discretionary Funding Ordinance.
- Option #8: Approve the funding request from the Community Quarterback Organization by allocating \$75,000 from the General Fund Contingency Account (Attachment #6).
- Option #9: Do not approve the funding request from the Community Quarterback Organization.

## Report and Discussion

### **Background:**

As specified in the County’s “Discretionary Funding Guidelines”, Chapter 2, Article XI, Leon County Code of Laws (Attachment #1), and Policy No. 93-44 “Fiscal Planning” (Attachment #2), prior to March 31 of each year, the Board shall determine the discretionary funding limits for the next fiscal year and may provide additional direction to be considered as part of the tentative budget development process.

Consistent with the adopted FY 2020 Budget Calendar, this agenda item recommends the maximum discretionary funding levels for the Community Human Services Partnership (CHSP); Commissioner District Budgets; and Non-departmental (Special Events, Outside Agencies) categories.

As authorized in the County’s “Discretionary Funding” Ordinance, this item considers funding for agencies that do not directly align with the County’s core services, and the Board determines that there is a paramount public purpose in providing the funding. This agenda item establishes the maximum funding level for these outside agencies.

As approved by the Board at the March 11, 2014 Budget Workshop, for agencies that provide services that align with County core functions funding is established through annual contracts. These services can be provided more efficiently through contracts with outside agencies as opposed to the direct provision of the service. To ensure the contracts receive appropriate budget oversight, the County’s Fiscal Planning Policy No. 93-44 requires that: *Annually, as part of the annual budget process, staff will prepare a budget discussion item providing a mid-year performance report for all outside agency contracts and include funding recommendations for the following fiscal year.* This budget discussion item will be presented at the April 23, 2019 Budget Workshop. Attachment #3 provides a list of the existing outside agency contracts.

### **Analysis:**

Consistent with the County’s Discretionary Funding Guidelines, the Board annually establishes maximum funding levels for a series of categories. Table 1 summarizes the funding for the discretionary categories allocated during FY 2018 and FY 2019 and the recommended amounts for FY 2020.

**Table 1: FY 2018-FY 2020 Total Discretionary Funding**

<b>Discretionary Funding Category/Fiscal Year</b>	<b>FY 2018 Actual</b>	<b>FY2019 Actual</b>	<b>FY 2020 Recommended</b>
Community Human Service Partnership (CHSP)	\$1,200,000	\$1,300,000	\$1,300,000
Commission District Budgets	\$87,500	\$87,500	\$87,500
Special Event Sponsorships	\$27,000	\$27,000	\$27,000
Line Item - Kearney/Homeless Shelter Capital	\$100,000	\$100,000	Board Direction
<b>Total</b>	<b>\$1,414,500</b>	<b>\$1,514,000</b>	<b>\$1,414,500</b>

Community Human Service Partnership Funding

This agenda item recommends funding for the second year of the first two-year grant funding cycle. In conjunction with the City, a Memorandum of Understanding was adopted in FY 2018 that adopted a two-year application and funding cycle as requested by the human service agencies. This new two-year funding cycle, which started in FY 2019, allows for budget certainty for participating human service agencies.

It is important to note that FY 2018 was the final year in which the United Way participated as a partner in the CHSP process; the United Way has a separate fund distribution process which began in FY 2019. After the United Way left the CHSP partnership, at the end of the FY 2019 two-year grant cycle allocation process, some agencies received significant reductions in recommended funding due to the amount of funding available in certain service categories.

To avoid interruption in services from affected agencies, the County increased funding for the Community Human Service Partnerships program by \$100,000 at the September 24, 2018 meeting (\$1,200,000 to \$1,300,000) for the two-year period FY 2019 - FY 2020. This agenda item recommends maintaining the FY 2020 funding level commitment for year two of the current CHSP grant cycle at \$1,300,000. If a lower level of funding is established, funding for agencies would be reduced proportionally.

To support the increase in CHSP funding, the September 24, 2018 agenda item contemplated that as part of the FY 2020 budget process utilizing the \$100,000 currently supporting the capital funding of the Kearney Center. FY 2019 completes the County’s original five-year commitment to support the Kearney Center capital funding. However, as noted below, the Kearney Center has made a request to maintain the \$100,000 per year capital funding commitment for an additional five years.

Special Event Funding

Leon County has traditionally assisted in sponsoring small community festivals and events. These requests do not require a written application but are included in the budget as direct event sponsorships at the direction of the Board as specified in the Discretionary Funding Ordinance. Table 2 reflects the special event funding agencies that have received funding in FY 2019, and the recommendation to maintain these levels for FY 2020.

**Table 2: FY 2019 and Recommended FY 2020 Special Event Funding**

Special Event Agencies	FY 2019 Actual	FY 2020 Recommended
Celebrate America 4 <sup>th</sup> of July Celebration	\$2,500	\$2,500
Dr. Martin Luther King Celebration (Inter-Civic Southern Leadership Council of Tallahassee)	\$4,500	\$4,500
NAACP Freedom Fund Award (Tallahassee NAACP)	\$1,000	\$1,000
Soul Santa (Frenchtown \$2,500 and Walker Ford \$1,500)	\$4,000	\$4,000
County Sponsored Tables/Community Event Funds	\$15,000	\$15,000
<b>Total</b>	<b>\$27,000</b>	<b>\$27,000</b>

Previous budget action aligned funding for the Veteran's Parade, and Operation Thank You! with Leon County Division of Veterans Services, and funding for the Annual Friends of the Library Authors event with the Library Services Department. In addition, as the Capital City Classic basketball tournament and the Downtown New Year's Eve Celebration met the eligibility requirements for Tourist Development event funding, and these two events now apply annually for tourist development special event grant funding.

#### Commissioner District Budgets

This item recommends maintaining individual Commissioner District Budgets at the current \$12,500 level.

#### Outside Agency Funding: Kearney Center/Homeless Shelter Capital Funding Request

During the FY 2015 budget process, Leon County entered a \$500,000 funding commitment towards the capital construction of the new center to be paid in \$100,000 increments over five years. Leon County made the final payment for this arrangement this fiscal year. The Kearney Center has requested a continuation of funding to assist with paying down the debt service on the capital construction of the facility for an additional 5-year period in the amount of \$100,000 annually (Attachment #4). This request is the same as the request approved during the FY 2015 budget process. Since this capital funding request is not CHSP eligible, it is categorized as non-departmental funding, and is allowed by the Discretionary Funding Ordinance. CHSP funds support agency programs that provide direct service delivery to an agency's clients. Capital funding is not considered direct service funding.

The Kearney Center has indicated that without this additional capital funding, the Center will not be able to reduce their operating deficit, which has occurred due to an increase in the number of individuals served and a reduction in grant revenue. If this additional funding is considered, it is recommended that it be contingent on equivalent funding by the City.

As noted earlier, during the current fiscal year the County made the final \$100,000 payment of its current five-year commitment to the Kearny Center. For FY 2020, this \$100,000 previously used to support the Kearny Center was planned to support the increase in CHSP funding from \$1.2 million to \$1.3 million. To accommodate this request, the Board could instruct staff to include the \$100,000 five-year request in the FY 2020 preliminary budget. Alternatively, the Board may wish to have staff prepare an April 23, 2019 Budget Discussion item to consider the Kearney funding request while including the \$100,000 as part of the maximum discretionary funding limit per the County's Discretionary Funding Ordinance.

#### Outside Agency Funding: Purpose Built Communities – Community Quarterback Organization

On December 11, 2017, following two joint Workshops with the City Commission (October 27, 2016 and October 26, 2017) to discuss mutual affordable housing efforts and to receive recommendations from the joint Tallahassee-Leon County Affordable Housing Workgroup (Workgroup) established by the Commissions, the Board held its Annual Retreat and adopted the implementation of the Workgroup's 13 recommendations as a strategic initiative. As recommended by the Workgroup, the County and City Commissions respectively invited Purpose Built Communities (Purpose Built) to assess the feasibility of applying its model to the South City neighborhood.



Purpose Built is a nonprofit consulting firm that provides guidance on best practices to eradicate inter-generational poverty, unsafe environments, high crime, poor health, and failing schools in a specific neighborhood. The Purpose Built model incorporates three key components to address these issues:

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

In order to address these issues in a neighborhood, a non-profit organization also known as a "Community Quarterback" is formed for the sole purpose of ensuring the implementation of projects and initiatives that meet the three key components. The Community Quarterback organization must be established with a formal operating structure to join the Purpose Built Network. Purpose Built has consistently stated that Community Quarterback organizations are typically comprised of private community leaders and funded with private dollars for its operation.

Based on the recommendation of the Workgroup, the Orange Avenue Public Housing Apartments located in the South City neighborhood was identified for implementation of the Purpose Built model. The Workgroup determined that the current plans and efforts to redevelop the Orange Avenue Public Housing Apartments into a mixed-income housing development aligned with one of the three components of the Purpose Built model.

Following the invitation of the County and City Commissions, Purpose Built created the Tallahassee-Leon County Steering Committee (Steering Committee) comprised of members of the Workgroup, citizens of various backgrounds and skill sets, and County and City staff to determine if the Purpose Built model could be incorporated as part of the Orange Avenue Apartments redevelopment project.

Purpose Built and the Steering Committee has held several meetings with Leon County Schools, Tallahassee Housing Authority, Florida A&M University, Florida State University, Tallahassee Memorial HealthCare and other community stakeholders which have resulted in preliminary discussions on implementing the Purpose Built model in early learning and elementary curriculums at schools attended by the students that reside in the South City neighborhood and taking an inventory of the health and community wellness resources (e.g. health care facilities, parks, sidewalks, etc.) available to the South City neighborhood.

The Steering Committee, led by Representative Lorraine Ausley, has also met monthly to educate and engage community leaders on the Purpose Built model in order to identify those that could serve on the Community Quarterback organization. Once in place, Purpose Built works with the Community Quarterback organization to develop strategies and plans to implement projects and initiative that meet the three key components.

The following community leaders have committed to serve on the Community Quarterback Organization:

- |                               |                   |
|-------------------------------|-------------------|
| 1. Lorrane Ausley (co-chair)  | 8. Quincy Griffin |
| 2. Ramon Alexander (co-chair) | 9. Darrick McGhee |
| 3. Christic Henry             | 10. Daryl Parks   |
| 4. Kim Williams               | 11. Iris Wilson   |
| 5. Steve Evans                | 12. Darnell Smith |
| 6. Rick Kearney               | 13. Brenda Jarmon |
| 7. Mark O'Bryant              |                   |

County and City staff would continue to assist in the Purpose Built effort by serving on the Advisory Council to the Community Quarterback Organization. The Advisory Council would also include the Tallahassee Housing Authority and Leon County Schools.

Purpose Built has advised that the Community Quarterback Organization will need to hire a full-time executive director to handle its day-to-day operations. Purpose Built provided the Steering Committee with an estimated operating budget for the Community Quarterback Organization of \$200,000 per year. They also recommended that the organization seek commitments for the first three-year operating expenses (total of \$600,000). This budget would cover costs such as salary, rent, and, legal fees.

As previously mentioned, Purpose Built has consistently stated that Community Quarterback organizations are typically funded with private dollars for its operation. However, the local Community Quarterback Organization has secured a very limited amount of private funding. As a result, on behalf of the Community Quarterback Organization, Representative Ausley and Representative Alexander are requesting that the County and City provide a total in one-time funding of \$100,000 each over the next three years (Attachment #5). As reflected in Table 1, the remaining source of funding would include the Community Redevelopment Agency, Tallahassee Memorial HealthCare and Florida Blue.

**Table 1. Tallahassee-Leon County Community Quarterback Organization  
 Proposed Funding Sources**

Sources	2019	2020	2021
Leon County	\$50,000	\$25,000	\$25,000
City of Tallahassee	\$50,000	\$25,000	\$25,000
CRA	\$76,000	\$77,000	\$77,000
Other Sources*	\$70,000	\$50,000	\$50,000
<b>Total</b>	<b>\$246,000</b>	<b>\$177,000</b>	<b>\$177,000</b>

*\*Includes: Tallahassee Memorial HealthCare and Florida Blue*

After the initial three years, the Community Quarterback is expected to generate funding from other sources including development fees generated from the redevelopment of the Orange Avenue Apartments and grant funding from national foundations.

If the Board wants to consider funding the Community Quarterback Organization this fiscal year, funding of \$75,000 to support the FY 2019 and FY 2020 request is available in the general contingency fund account (Attachment #6). This approach addresses the immediate request for funding in the current fiscal year and provides the organization budget certainty for next fiscal year. The use of the one-time nature of the County's contingency account aligns with this one-time funding request. Should the ballot to establish the Children Services Council (Council) pass in November 2020, it is recommended that the Community Quarterback Organization request the third year of funding to the Council. If the ballot was not approved by the Leon County voters, then County funding for the third year may be revisited. Alternatively, the \$75,000 funding request could be considered as part of the maximum discretionary funding level set for the FY 2020 budget process, and an April 23, 2019 budget discussion item would be prepared to consider the Community Quarterback Organization's request.

### Conclusion

In addition to establishing the maximum discretionary funding levels, which includes CHSP and special event funding, County Fiscal Policy No. 93-44 states that the Board may provide direction to staff regarding additional appropriation requests that should be considered during the tentative budget development process. Currently, the Board has provided budget policy direction or requested budget discussion items regarding the following:

- Outside Agency Funding
- Development of the Legacy Event Grants guidelines, criteria and associated modifications to the Tourism Grant Program
- Consideration of increasing the solid waste non-ad valorem assessment to eliminate the general revenue subsidy to the solid waste fund
- Development a formal policy to implement the private dirt road safety stabilization program to be funded through L.I.F.E (2% sales tax extension)
- Analysis of a possible joint hiring of an archeologist or preservation specialist with the City of Tallahassee and the training provided by the Florida Bureau of Archeological Research
- Elimination of Pre-Trial Release Fees
- Updating the Sustainability Action Plan for County operations
- Consideration of utilizing consultants for assessing data as part of the Comprehensive Land Use Element update and provide a timeline for a possible future joint workshop with the City of Tallahassee

Detailed budget discussion items for these specific topics will be prepared for Board consideration during the April 23, 2019 and June 18, 2019 budget workshops. Additionally, staff will prepare budget discussion items regarding the Department and Constitutional budget submissions, any other policy direction the Board may wish to provide, and policy items where staff needs direction from the Board to prepare the FY 2020 Tentative Budget.

**Options:**

1. Approve the Community Human Services Partnership (CHSP) funding level for FY 2020 at \$1,300,000.
2. Approve the non-departmental maximum discretionary funding level for FY 2020 at \$27,000 for special events funding.
3. Maintain the Commissioner District Budgets at \$12,500.
4. Direct staff to prepare a Budget Discussion item for the April 23, 2019 Budget Workshop to consider the funding request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually and include the \$100,000 as part of the maximum discretionary funding limit per the County's Discretionary Funding Ordinance.
5. Approve the funding the request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually and include this amount in the FY 2020 Preliminary Budget contingent on the City providing an equivalent amount of funding.
6. Do not approve the funding request from the Kearney Center to extend capital funding for an additional 5-year period in the amount of \$100,000 annually.
7. Direct staff to prepare a Budget Discussion item for the April 23, 2019 Budget Workshop to consider the funding request from the Community Quarterback Organization and include the \$75,000 as part of the maximum discretionary funding limit per the County's Discretionary Funding Ordinance.
8. Approve the funding request from the Community Quarterback Organization by allocating \$75,000 from the General Fund Contingency Account (Attachment #6).
9. Do not approve the funding request from the Community Quarterback Organization.
10. Board direction.

**Recommendations:**

Options #1, #2, #3 and Board direction for Options #4, #5 or #6 and Options #7, #8 or #9

**Attachments:**

1. County's Discretionary Funding Guidelines, Chapter 2, Article XI, Leon County Code of Laws
2. Fiscal Planning Policy No. 93-44
3. List of Outside Agencies Funded through Contacts
4. The Kearney Center Funding Request
5. Community Quarterback Funding Request
6. Budget Amendment Request

## ARTICLE XI. - DISCRETIONARY FUNDING GUIDELINES

### 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.

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

### **Policy No. 93-44**

Title: Fiscal Planning

Date Adopted: May 10, 2016

Effective Date: May 10, 2016

Reference: N/A

Policy Superseded: Policy No. 92-3, "Fiscal Planning," adopted 3/10/92. Superseded by Policy No. 93-44, adopted 8/10/93; and amended 11/16/04, 2/8/11, and 3/11/14

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It shall be the policy of the Board of County Commissioners of Leon County, Florida that: Policy No. 93-44, amended by the Board of County Commissioners on March 11, 2014, is hereby further amended as follows:

The County will establish fiscal planning practices to:

1. Provide that the annual operating and capital budget for Leon County shall be developed in conformity with the Tallahassee-Leon County Comprehensive Plan by the Office of Management and Budget, under the advisement of the County Administrator and adopted as provided in State law by a majority vote of the Board of County Commissioners presiding in a public hearing.
2. Provide for the development and annual review of a capital improvement budget. This budget shall contain a 5-year plan for acquisition and improvement of capital investments in the areas of facilities, transportation, equipment and drainage. This budget shall be coordinated with the annual operating budget.
3. Provide that the Board of County Commissioners will continue to reflect fiscal restraint through the development of the annual budget. In instances of forthcoming deficits, the Board will either decrease appropriations or increase revenues.
4. Provide that the County will strive to better utilize its resources through the use of productivity and efficiency enhancements while at the same time noting that the costs of such enhancements should not exceed the expected benefits.
5. Provide that expenditures which support existing capital investments and mandated service programs will be prioritized over those other supporting activities or non-mandated service programs.



6. Provide that the County Administrator shall be designated Budget Officer for Leon County and will carry out the duties as set forth in Ch. 129, F.S.
7. Provide that the responsibility for the establishment and daily monitoring of the County's accounting system(s) shall lie with the Finance Division of the Clerk of the Circuit Court, and that the oversight of investment and debt management for the government of Leon County shall lie with the Board of County Commissioners.
8. Annually, prior to March 31, the Board of County Commissioners will:
  - A. Establish a budget calendar for the annual budget cycle.
  - B. Confirm the list of permanent line item funded agencies that can submit applications for funding during the current budget cycle.
  - C. Establish the amount of funding to sponsor community partner/table events in an account to be managed by the County Administrator.
  - D. Provide direction to staff on additional appropriation requests that should be considered as part of the tentative budget development process.
9. Provide that this policy shall be reviewed annually by the Board of County Commissioners to ensure its consistency and viability with respect to the objectives of the Board and its applicability to current state law and financial trends.
10. Annually, as part of the annual budget process, staff will prepare a budget discussion item providing a mid-year performance report for all outside agency contracts and include funding recommendations for the following fiscal year.

*Revised 5/10/2016*

<b>Outside Agencies</b>
1) Legal Services of North Florida
2) DISC Village
3) Tallahassee Senior Citizens Foundation
4) St. Francis Wildlife Association
5) Tallahassee Trust for Historic Preservation
6) Whole Child Leon
7) Domestic Violence Coordinating Council
8) United Partners for Humans Services (UPHS)
9) OASIS Center/Commission on Status of Women
10) Sharing Tree
11) Sustainable Tallahassee



**PHONE:** (850) 329-2224  
**EMAIL:** info@cesctlh.org  
**WEB:** www.CESctlh.org

February 8, 2019

Dear County Administrator:

On April 27, 2019 the Kearney Center will celebrate four years of service to the community. This is a shared success, county-wide, as countless individuals participated in the planning and execution of this state-of-the-art facility. We would like to thank you for your partnership and recognize the eminent faith you put in a non-profit to provide such an essential service- shelter for the homeless.

Since opening in 2015 the Kearney Center has experienced steady growth. This growth can be measured in many ways. The primary impact we have had on our community is through the direct services the Kearney Center provides.

	Clients Served Annually	Average Nightly Census	Lodging Nights	Meals
2015	2,545	250	80,243	173,558
2016	2,532	302	110,118	206,315
2017	3,230	364	132,685	250,436
2018	2,693	365	133,045	252,313

Through the continued partnership with the Leon County, the Kearney Center has been able to leverage many valuable community resources including 27,493 volunteer hours in 2017 for an approximate value of \$678,800 and 30,000 volunteer hours for an approximate value of \$740,700 in 2018. The community provided us with in-kind donations totaling \$741,650 in 2017 and \$713,033 in 2018. Over 35 community partners have partnered to provide wrap-around services to our clients at Kearney Center. Local students have provided much needed services to our clients from:

- FSU: College of Social Work, Dedman School of Hospitality, College of Fine Arts, College of Nursing, Pre-Dental Association, Center for Leadership and Social Change, FSU Scholar Society, Department of Sport Management
- FAMU: College of Social Work
- Thomas University: Division of Social Work
- TCC: Dental Hygiene Program
- Keiser University: Occupational Therapy

As the only comprehensive emergency shelter for 19 counties, the Kearney Center continues to grow, expand, and serve the most vulnerable individuals in our community.



Registration number ch 48430. Cesc, inc. Receives 100% of each contribution. A copy of the official registration and financial information may be obtained from the florida division of consumer services by calling 1-800-435-7325 toll free within the state of florida. Registration does not imply endorsement, approval, or recommendation by the state. 496.411(2) florida statutes.

This past year 345 of our communities most vulnerable persons were successfully moved from homelessness into stable housing. The Kearney Center has added vital, cutting-edge services to provide lifesaving resources to the most marginalized individuals in our community. We have expanded our evening clinic to now include dental care. Over the next month we will be introducing telemedicine services to Kearney Center clients. We know that access to medical specialists and dental care is most often out of reach to the clients we serve, and this new access revolutionizes how health services are provided to this underserved population. Achievements of this nature are only possible through our continuous partnership with Leon County. This is OUR success.

As you may recall, in 2014, City, County and United Way representatives came together in partnership with this project. Each of these three entities pledged a \$100,000 annual contribution for 5 years, totaling \$1,500,000. The earmarked contribution by Leon County served as debt reduction for the initial cost of the building. This valuable support has had measurable impact on our ability to continue to meet the growing need in Leon County.

As we serve a growing number of clients, we have needed to hire additional direct-support staff and case managers. Additionally, serving more individuals has increased the frequency and volume of supplies needed to clean and maintain the building, as well as the food needed to serve meals. The combination of increased expenses and decreases in grant funding has left the Kearney Center with a deficit. As a result, we return to Leon County to request a continuation of these dedicated funds. The Kearney Center would like to request a continuation of the annual \$100,000 contribution towards debt reduction for an additional five years.

We recognize that you all are stewards of precious funds in this community, but believe that providing shelter is an essential service in Leon County. We are available to answer any questions you may have regarding this request. We appreciate your time and consideration.

Sincerely,



Monique Ellsworth  
Executive Director  
CESC, Inc.

## ***The South City Foundation***

March 1, 2019

Vince Long, County Administrator  
Leon County Administration  
301 S. Monroe St.  
Tallahassee, FL 32301

Dear Administrator Long,

On behalf of The South City Foundation, we hereby request funding assistance to support our community wide effort towards becoming a Purpose Built Community.

### Purpose Built Model/South City

The Purpose Built model envisions a holistic “place-based” neighborhood revitalization effort, which includes a focus on mixed income housing, an A+ cradle to career education pipeline, and a community wellness strategy all in a defined neighborhood. The Purpose Built vision is typically implemented through the creation of a “Community Quarterback” organization that is responsible for implementing the vision and ensuring that existing neighborhood residents are engaged at every level.

For the past 14 months, we have been working with Leon County, the City of Tallahassee, the Tallahassee Housing Authority and a broad array of community partners in support of the redevelopment of the Orange Avenue apartments in the South City neighborhood. The developer that has been selected, Columbia Residential, has partnered with Purpose Built in several other communities and has been instrumental in community engagement efforts with South City residents. This already planned investment presents an opportunity for neighborhood transformation, which would be greatly enhanced by the Purpose Built model. We are engaging with Superintendent Hanna and the Leon County School Board to create an education pipeline starting with Hartsfield Elementary, which is the elementary school that serves Orange Avenue. Southside health partners have also started a dialogue around the health and wellness strategy.

### Community Quarterback: South City Foundation

The South City Foundation, a newly created 501c3, will serve as the Community Quarterback. We anticipate an organizational board meeting in the next several weeks to formalize the board – our recommended governance structure is on the attached slide. Working with the Atlanta based Purpose Built team, we have developed an initial three year budget to support the organization and its initial activities, which include the hiring of an executive director. We are requesting \$50,000 for FY 2019, \$25,000 for FY 2020 and \$25,000 for FY 2021 from Leon County, and

**1126 Lee Avenue - Tallahassee Florida 32303**

**The South City Foundation**

Administrator Long  
Page Two

will make a similar request from the City of Tallahassee and the Community Redevelopment Agency (CRA). We are also seeking funding support from other community partners, and already have commitments of \$70,000 for the first three years. Our Community Quarterback board will be committed to identifying additional sources of revenue to replace the public investment and to ensure the long term success and sustainability of this project in future years.

Signed on behalf of The South City Foundation



Representative Lorraine Ausley



Representative Ramon Alexander

**1126 Lee Avenue - Tallahassee Florida 32303**

# The South City Foundation

## PROPOSED LEADERSHIP STRUCTURE

### COMMUNITY QUARTERBACK

CHAIRS:

Rep. Lorraine Ausley    Rep. Ramon Alexander

MEMBERS:

Steve Evans	Iris Wilson
Rick Kearney	Quincy Griffin
Kim Williams	Mark O'Bryant
Daryl Parks	Darnell Smith
Christic Henry	Wendy Walker
Dr. Brenda Jarmon	Darrick McGhee

### ADVISORY COUNCIL

Brenda Williams, TLH Housing Authority  
 Michael Parker, City of Tallahassee  
 Shington Lamy, Leon County  
 Courtney Atkins, Whole Child Leon  
 Nicole Patton Terry, FSU/FCRR  
 Rosanne Wood, Leon County School Board  
 Joy Watkins, Community Foundation  
 Leisa Wiseman, Rep. Ausley's Office  
 Chicarla Williams-Pye, Rep. Alexander's Office

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## 2018 PURPOSE BUILT ACTIVITIES

### OUTREACH/PARTNERSHIP BUILDING

City of Tallahassee  
 Leon County  
 Tallahassee Housing Authority  
 Leon County Schools  
 Whole Child Leon  
 Community Foundation  
 FSU/FAMU/TCC  
 Business Community/Chambers  
 TMH/TMH Foundation

### CONNECTIONS WITH PURPOSE BUILT NETWORK

Site Visits: Atlanta, Charlotte, West Palm, Orlando, Columbus, Birmingham  
 Purpose Built National Conference:  
 10 person delegation attended 2 days  
 2 featured speakers: Nicole Patten-Terry, FSU; Dr. Joe Draecka Brown

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## WHAT WE HAVE ACCOMPLISHED

- Target Area Identified
- Mixed Income Housing Strategy – Developer Selected
- Education Pipeline Strategy – LCSDistrict/Board engaged (2/25 presentation)
- Community Wellness Strategy – key partners interested/engaged
- 501c3 Organization Created (SCRC - name and bylaws change)



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**1126 Lee Avenue - Tallahassee Florida 32303**

## FISCAL YEAR 2018/2019 BUDGET AMENDMENT REQUEST

No: BAB19012  
Date: 2/27/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

County Administrator

Deputy County Administrator

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

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

### Request Detail:

#### Revenues

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				

Subtotal:

-

#### Expenditures

<i>Fund</i>	<i>Org</i>	<i>Account Information</i>		<i>Title</i>	<i>Current Budget</i>	<i>Change</i>	<i>Adjusted Budget</i>
		<i>Acct</i>	<i>Prog</i>				

Subtotal:

-

### Purpose of Request:

This budget amendment appropriates \$75,000 to the Community Quarterback Organization through the current year General Revenue Contingency account to support the Purpose Built housing model. This request will allocate funding for the FY 19 and FY 20. The funds would be provided to the organization for each fiscal year subsequent to a formal agreement being executed.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:

Resolution

Motion

Administrator



BUDGET "OPERATING" CONTINGENCY RESERVES				
CONTINGENCY FUND UPDATE (FY 2018/19)				
			GENERAL FUND 001-990-59900-599	Beginning Balance: \$200,000.00
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1	Not Approved	<del>11-Dec-18</del>	Funding for the Apalachee Regional Planning Council for the management of a Solar Energy Improvement Fund \$85k	\$0
2		<b><i>12-Mar-19</i></b>	<b><i>to the Community Quarterback Organization in support of the Purpose Built housing model</i></b>	<b><i>\$75,000</i></b>
<i>Bold, Italic Items are pending Board Approval</i>				
<b>USAGE TO DATE (TOTAL AMENDMENTS)</b>				<b><u><u>\$75,000.00</u></u></b>
<b>ENDING BALANCE</b>				<b>125,000.00</b>
<b>END BALANCE AS % OF BEGIN BALANCE</b>				<b>63%</b>
<b>USAGE BALANCE AS % OF BEGIN BALANCE</b>				<b>38%</b>

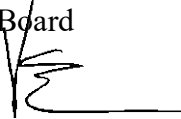
**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #20**

# Leon County Board of County Commissioners

## Agenda Item #20

March 12, 2019

**To:** Honorable Chairman and Members of the Board  
**From:** Vincent S. Long, County Administrator   
**Title:** Revised Funding Strategy to Pay for Hurricane Michael Recovery Expenses

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

### **Statement of Issue:**

This item requests Board approval of a revised funding strategy to pay for Hurricane Michael related expenses by budgeting \$7.4 million in expedited Hurricane Michael FEMA reimbursement funding. This funding became available due to recent changes in the FEMA and Florida Department of Emergency Management (FDEM) reimbursement process.

### **Fiscal Impact:**

This item has a fiscal impact. Due to the new expedited FEMA/FDEM reimbursement process for Hurricane Michael, and the reduced County required match, the County expects to receive \$7.4 million in reimbursement from FEMA this fiscal year. This negates the need to procure a bank line-of-credit, allows \$1.1 million to be allocated to the homestead exemption reserve, and \$326,947 to be allocated to fund balance.

### **Staff Recommendation:**

Option #1: Approve the Resolution and Associated Budget Amendment to appropriate the \$7.4 million in Hurricane Michael FEMA reimbursement (Attachment #1).

## Report and Discussion

### **Background:**

This item requests Board approval of a revised funding strategy to pay for Hurricane Michael related expenses by budgeting \$7.4 million in expedited Hurricane Michael FEMA reimbursement funding. This funding became available due to recent changes in the FEMA and Florida Department of Emergency Management (FDEM) reimbursement process.

At the January 22, 2019 meeting, staff recommended and the Board approved additional appropriation to pay the County's 12.5% FEMA grant match required to receive reimbursement for eligible storm related costs. In addition, in order to maintain County reserves within policy requirements to pay for the continued on-going operations of County government, staff recommended and the Board approved issuing a request for proposal for a \$5.47 million line-of-credit from a bank to cash flow remaining expenses related to the storm. As a result of the new expedited reimbursement process which will provide the County \$7.4 million prior to the end of the fiscal year, the line-of-credit is no longer necessary. In addition, the updated reimbursement process has reduced the County match requirement.

### **Analysis:**

Subsequent to the January 22, 2019 meeting, FEMA/FDEM have instituted two substantive changes to the Hurricane Michael reimbursement process 1) a reduced match requirement from the County and 2) an expedited reimbursement process for the first 45 days of expenses. The following summarizes each of the two changes:

- Expenses related to emergency protective measures and debris removal for the 45-day period from October 10, 2018 to November 24, 2018 will be reimbursed at 100%. The previous reimbursement amount was 87.5% with the County providing the additional 12.5% match.
  - This change reduces the County match from \$2.76 million to \$970,000. The \$2.76 million was previously proposed to be paid from the one-time homestead reserve account and fund balance. This item recommends continuing to pay the \$970,000 County match from the one-time homestead reserve. This recommendation allocates \$1.1 million to the homestead reserve account. Previously, the entire reserve was contemplated to pay the match requirements. Recommendations for the use of the \$1.1 million in one-time homestead exemption reserve funds will be provided as part of the upcoming budget process.
- An expedited reimbursement process was also established by FEMA and the FDEM for debris removal and emergency protective measures, that fall within the 45-day reimbursement period. For these expenses, applicants can submit an expedited reimbursement request for 50% of the cost estimate.
  - For Leon County, \$7.4 million is eligible for expedited approval, and is expected to be received during the current fiscal year. Based on previous experiences from Hermine and Irma, the normal reimbursement process can take well over a year or

longer. The expedited reimbursement provides the necessary cash flow to pay for the remaining Hurricane Michael expenses. The use of the expedited funds allows the County’s reserves to stay above the required 10% minimum level for cash flow purposes to pay for on-going operating expenditures.

In summary, as shown in Table #1, the County anticipates receiving \$7,420,558 in reimbursable expenses prior to the end of the fiscal year. The County has incurred \$22.6 million in Hurricane Michael expenses. As reflected in the table, the expediated reimbursement provides the funding to pay the expenses and restore a portion of the homestead reserve account. The County will continue to work closely with FEMA/FDEM to ensure all eligible expenditures are reimbursed. Subsequent to the expediated reimbursement process, the County will have approximately \$14.2 million in projected reimbursements.

**Table #1:  
Recommended Allocation of Expediated Hurricane Michael Reimbursement**

	<b>Current Budget</b>	<b>Expediated Hurricane Michael Reimbursement</b>	<b>Adjusted Budget</b>
<b>Catastrophe Reserve: Hurricane Michael</b>	\$16,634,402	\$5,970,185	\$22,604,587
<b>Homestead Exemption Reserve</b>	\$0	\$1,123,426	\$1,123,426
<b>Allocation to Fund Balance</b>	N/A	\$326,947	N/A
<b>Total</b>		<b>\$7,420,558</b>	

The attached resolution and budget amendment appropriates the \$7.4 million in Hurricane Michael expedited FEMA reimbursement, allocates \$1.1 million to the homestead exemption reserve, and allocates \$326,000 to fund balance (Attachment #1). This expedited payment eliminates the need for the previously recommended bank line of credit, as well as, reducing the County’s grant match requirement.

**Options:**

1. Approve the Resolution and Associated Budget Amendment to appropriate the \$7.4 million in Hurricane Michael FEMA reimbursement (Attachment #1).
2. Do not approve the Resolution and Associated Budget Amendment to appropriate the \$7.4 million in Hurricane Michael FEMA reimbursement.
3. Board direction.

**Recommendation:**

Option #1

Attachment:

1. Resolution and Budget Amendment

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2018/2019; 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 12<sup>th</sup> day of March, 2019.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTEST:  
Gwendolyn Marshall, 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 2018/2019  
BUDGET AMENDMENT REQUEST**

No: BAB19013  
Date: 2/27/2019

Agenda Item No: \_\_\_\_\_  
Agenda Item Date: 3/12/2019

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>			
001	000	332322	000	Hurricane Michael Reimbursement	-	7,420,558	7,420,558

**Subtotal:** 7,420,558

**Expenditures**

Account Information					Current Budget	Change	Adjusted Budget
<i>Fund</i>	<i>Org</i>	<i>Acct</i>	<i>Prog</i>	<i>Title</i>			
001	990	586002	599	Catastrophe Reserves	16,634,402	5,970,185	22,604,587
001	992	59905	599	Budgeted Reserves-Homestead	-	1,123,426	1,123,426
001	990	59918	599	Reserve For Fund Balance	-	326,947	326,947

**Subtotal:** 7,420,558

**Purpose of Request:**

This budget amendment appropriates \$7.4 million in Hurricane Michael FEMA reimbursement. \$5,970,185 is appropriated to the Catastrophe Reserve and \$1,123,426 is to replenish the Homestead reserve established during the FY19 budget process making these funds available for contemplation in the FY 2020 budget process. The remaining \$323,947 is allocated to the Reserved for Fund Balance.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By:

Resolution

Motion

Administrator

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #21**



# Leon County Board of County Commissioners

## Agenda Item #21

March 12, 2019

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

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

**Title:** 2019 Canopy Roads Management Plan

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, Planning, Land Management & Community Enhancement Cherie Bryant, Director, Planning Department
<b>Lead Staff/ Project Team:</b>	Mindy Mohrman, Urban Forester

**Statement of Issue:**

This item seeks Board acceptance of the updated Canopy Roads Management Plan

**Fiscal Impact:**

This item does not have a fiscal impact.

**Staff Recommendation:**

Option #1: Accept the 2019 Canopy Roads Management Plan (Attachment #1).

## Report and Discussion

### **Background:**

This update to the Canopy Roads Management Plan is essential to the following FY2017-FY2021 Strategic Initiative:

- *In partnership with the Canopy Roads Committee, update the long-term management plan for the Canopy Roads including an active tree planting program. (2016-17)*

This particular Strategic Initiative aligns with the Board's Environment Strategic Priority and 5-Year Target:

- *(EN3) Promote orderly growth and sustainable practices.*
- *(T5) Plant 15,000 trees including 1,000 in canopy roads.*

The Canopy Roads Citizens Committee (CRCC) was established as an ad hoc committee by the Board of Commissioners and the City Commission in 1991 and subsequently made a standing committee in 1993. The CRCC developed the first Canopy Roads Management Plan, adopted by Board of County Commissioners and the City Commission in 1992. In 2017, the Board of County Commissioners and the City Commission directed staff to work with the CRCC to provide an update to the 1992 Management Plan.

In February of 2017 the CRCC reviewed the 1992 Canopy Roads Management Plan and began discussing possible goals moving forward. The Canopy Roads Citizens Committee has spent the past year and a half reviewing the original Management Plan adopted in 1992 and discussing current challenges and goals for the management of our canopy roads moving forward. Over the course of ten public meetings the Committee refined these goals and then developed objectives and strategies for achievement, along with a five-year timeline to ensure progress. During that time, staff from Planning, Leon County Public Works, Leon County Development Services and Environmental Management, and Tallahassee Growth Management, Utilities, and Community Beautification Divisions have participated in the development and refinement of the plan.

### **Analysis:**

While the 1992 Management Plan focused on maintenance strategies, the CRCC recognized that because much of this tree canopy exists on private property, a multi-faceted approach is necessary to facilitate proactive management of our canopy roads. The updated Canopy Roads Management Plan (Attachment #1) includes actionable objectives and strategies to achieve the following four identified goals:

- *Goal 1: Educate and Engage the Community in the Canopy Roads Experience.*  
Because much of the Canopy Protection Zone exists on private property, the CRCC found that community support, especially from canopy roads landowners, is essential. Landowners should be educated about the benefits of our canopy roads and the Canopy Protection Zone regulations. Strategies include creating a canopy roads website and developing educational materials that describe the benefits and regulations of canopy roads.

- *Goal 2: Guide Development Policies that Protect, Improve, Enhance, and Expand the Canopy Roads Experience.*

As our community grows and development continues, the aesthetic of the canopy roads should be achieved in ways that work for the surrounding area. Additionally, the CRCC would like to apply common sense recommendations to allow for continuation of the canopy road aesthetic while allowing for fair property use. Strategies include developing a design manual that establishes standards for driveways, sidewalks, etc. and investigating how best to improve the canopy road aesthetic in the urban service area while staying consistent with Comprehensive Plan updates.

- *Goal 3: Preservation and Enhancement of Intrinsic Resources.*

More than trees and vegetation, the intrinsic resources along canopy roads includes scenic view sheds and historic elements such as cut banks and historic structures and fences. The CRCC recognizes and supports County and City staff continuing to make ecological improvements including native tree and understory plantings and invasive species control according to best management practices. Additionally, CRCC and staff will continue to encourage landowners to take interest in the ecological improvement of the canopy roads. Strategies include developing a GIS mapping application to identify the quality of canopy road segments based on canopy quality criteria established in the 1992 Management Plan, developing programs to assist landowners in making improvements to the Canopy Protection Zone, and realizing Leon County's 5-Year Target of planting 1,000 trees along canopy roads.

- *Goal 4: Provide and Support Safe Non-motorized Access and Connectivity While Preserving the Integrity of the Canopy Roads Experience.*

Providing multiple ways for users to experience the canopy roads, including walking and biking trails, promotes their use and increases awareness of this rich natural resource. Bicycle and pedestrian facilities must be balanced with preservation and protection of the resource, and safety of the user. Strategies include identifying and supporting opportunities to install or enhance sidewalks or multi-use trails near canopy roads, prioritizing safety, and supporting creative infrastructure solutions that preserve trees.

The CRCC presented the final draft of the Canopy Roads Management Plan to the community at their October 24, 2018 and November 28, 2018 Canopy Roads meetings. Approximately 25 citizens attended and feedback was positive. The CRCC has developed a final draft for the Commissions to review and accept or provide feedback and direction. It is anticipated that the Plan will be presented to the City Commission at their March 27, 2019 meeting.

**Options:**

1. Accept the 2019 Canopy Roads Management Plan (Attachment #1).
2. Do not accept the 2019 Canopy Roads Management Plan.
3. Board direction.

**Recommendation:**

Option #1

**Attachment:**

1. 2019 Canopy Roads Management Plan



# CANOPY ROADS MANAGEMENT PLAN 2019

Prepared by the Tallahassee-Leon County  
Canopy Roads Citizens Committee



# The Tallahassee-Leon County Canopy Roads Citizens Committee

The CRCC was established as an ad-hoc committee by the County Commission on October 8, 1991. The CRCC developed the first Canopy Roads Management Plan, adopted by the City and County Commissions in 1992. Subsequently, the CRCC was established into a joint standing committee by both City and County Commissions in 1993.

The 2018 members of the Canopy Roads Citizens Committee:

Katie Britt, County Appointee  
Robert Buccellato, City Appointee  
Marie Cowart, County Appointee  
Hollie Myers Elhilow, County Appointee  
Megan Reynolds, City Appointee  
Kevin Sossong, City Appointee  
John Forrest Watson, Chairperson, City Appointee  
Ryan Wetherell, County Appointee  
Mary Anne Koos, Ex-Officio Member  
2018 County Commission Liaison: Mary Ann Lindley  
2018 City Commission Liaison: Gil Ziffer

Support Staff:

Mindy Mohrman, Urban Forester, Tallahassee-Leon County Planning Department  
Sherri Calhoun, Recording Secretary, Tallahassee-Leon County Planning Department

Former members who contributed are:

Pierce Withers, County Appointee and former Chairperson  
Ken Schilling, City Appointee

According to the by-laws of the Joint City and County Canopy Roads Citizens Committee, the purpose of the committee is to:

- To function as a standing committee that will make recommendations to the City and County Commissions on matters related to canopy road preservation.
- Assist in coordinating the efforts of government, private sector, civic groups and individuals in an effort to protect, maintain, enhance and where applicable, reevaluate canopy roads.

The duties of the committee are to:

- Assist in coordinating the efforts of the government, private sector, civic groups and individuals in an effort to maintain, protect and enhance existing canopy roads and incorporate new canopy roads.
- Oversee the re-evaluation of existing officially designated canopy road segments.
- Make recommendations to the City and County Commissions on any item related to canopy roads that are referred to the committee by the elected officials.
- Assist both local governments through their designated Canopy Roads Coordinators to implement the Canopy Road Management Plan.
- Review and report annually to the full commissions regarding the progress of the Canopy Road Management Plan. Commission liaisons will receive quarterly status report from CRCC Chairperson.
- Help develop a Canopy Road Design Manual and criteria for designating new canopy roads.
- Actively encourage participation from groups of individuals outside of the committee.

Tallahassee-Leon County Canopy Roads Citizens Committee (CRCC) is entrusted with coordinating the protection, maintenance, and enhancement of the designated Canopy Roads in the City of Tallahassee and Leon County, and serves as a public advocate for the support and enhancement of the Canopy Roads.

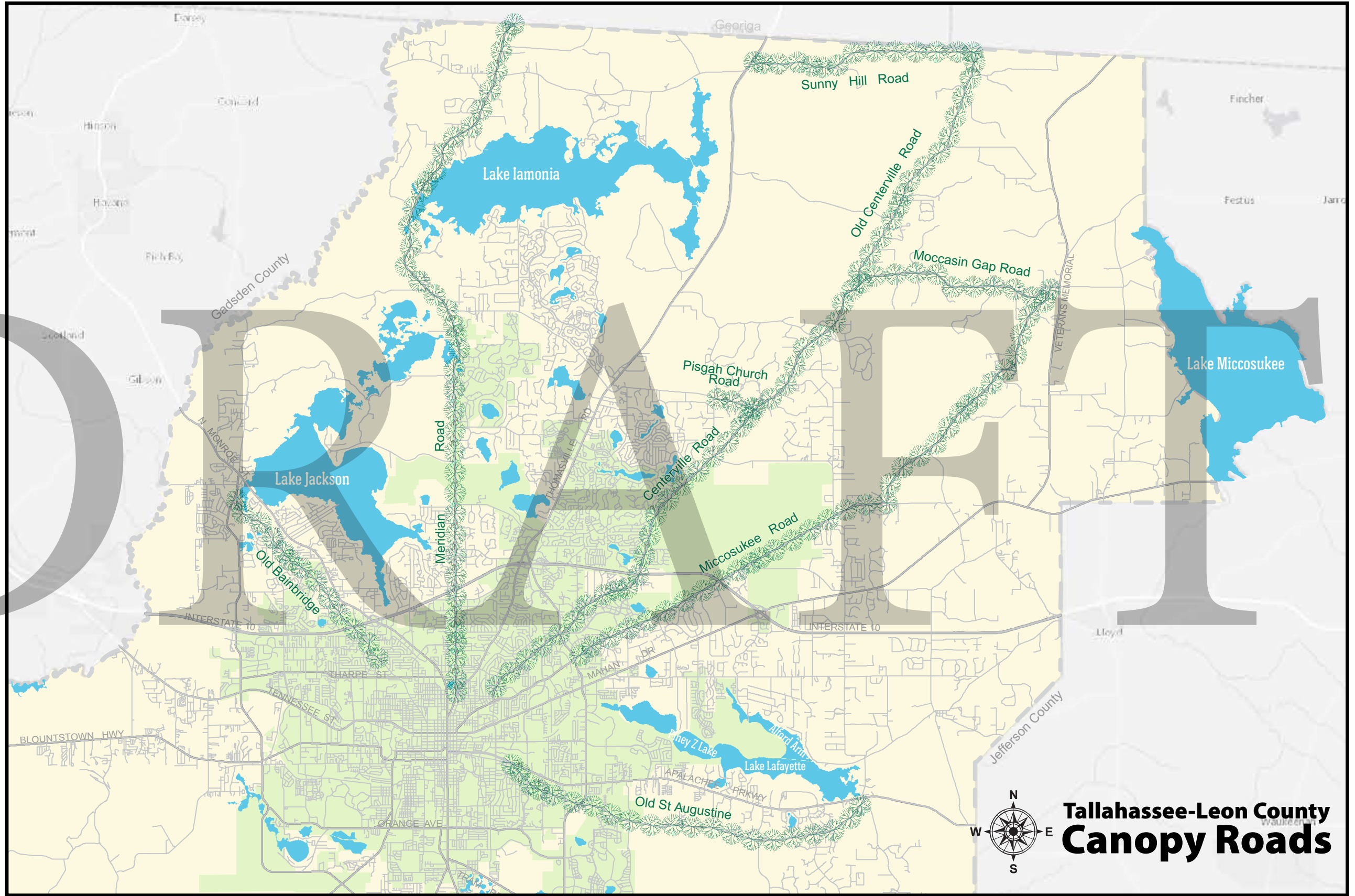
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CANOPY ROADS  
MANAGEMENT PLAN  
2019

Posted March 4, 2019



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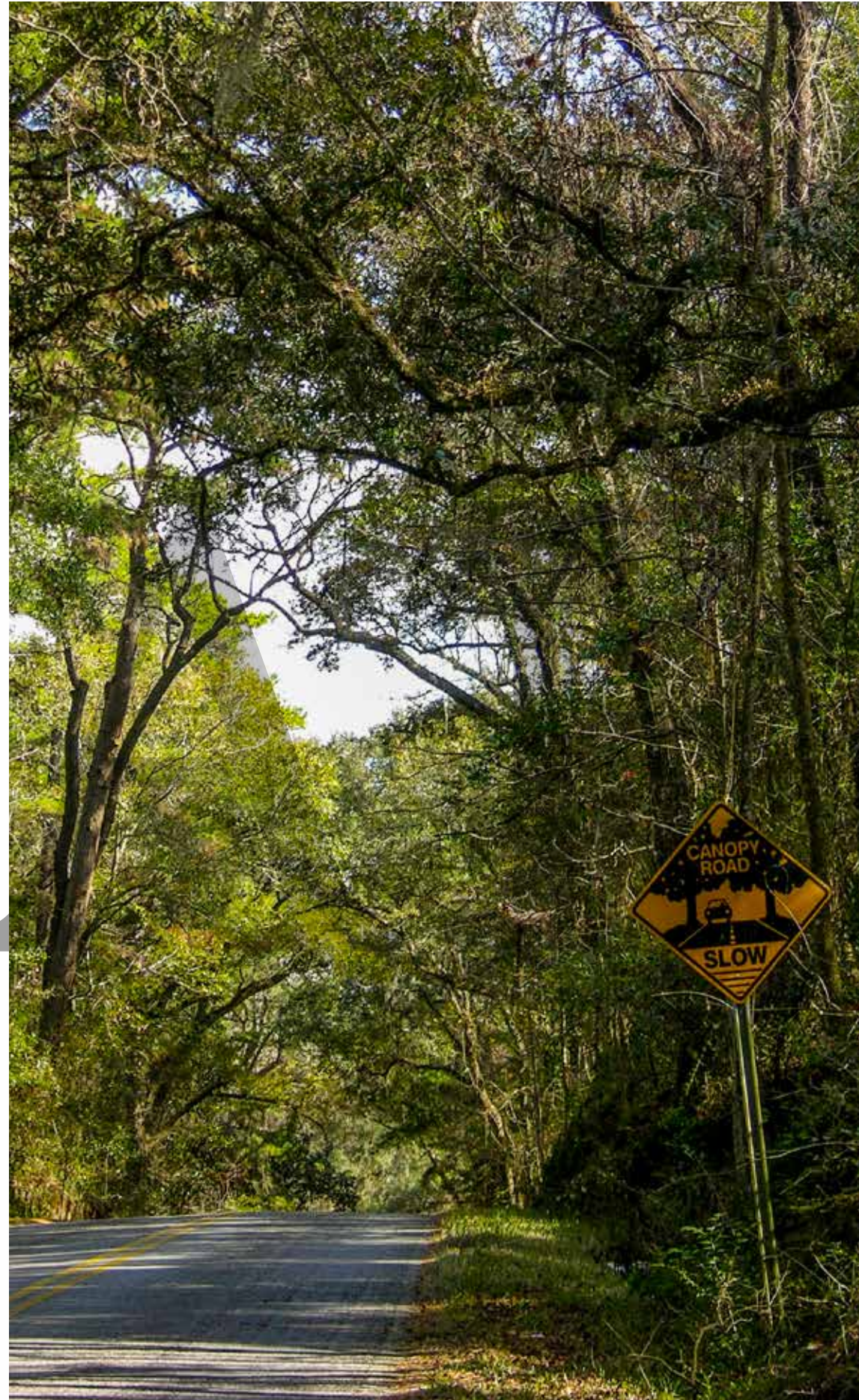
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- Canopy Roads Citizens Committee By-Laws
- Canopy Roads Request for Review Application
- City of Tallahassee and Leon County Canopy Road Regulations
- City of Tallahassee Tree Bank Policy
- Leon County Tree Bank Procedure
- Criteria for Canopy Roads



Old Centerville Road  
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# Executive Summary

Our canopy roads are a community treasure with history reaching back hundreds of years, originating as Native American trails later used by Spanish Explorers and early American settlers. These paths became the first roads in the area and today comprise our community's 78-mile canopy road system with eight officially designated segments. It has taken centuries for travelers to cut ravines as much as twelve feet deep forming the red clay embankments, or "cut banks." The Canopy Roads are recognized locally and by many throughout the country as a wonderful cultural and natural resource and the signature of our community. More than a mechanism for travel, the Canopy Roads are an experience that recognizes the beauty, history and culture of Tallahassee and Leon County.

The first Canopy Roads Management Plan was developed and approved by the City and County Commissions in 1992, and focused on maintenance strategies for canopy road enhancement. However, much of this resource exists on private property, and therefore the Canopy Roads Citizens Committee (CRCC) believes that a multi-faceted approach is necessary to facilitate pro-active management of our canopy roads. The updated Canopy Roads Management Plan includes actionable objectives and strategies to achieve four identified goals.

## Goal 1: Educate and Engage the Community in the Canopy Roads Experience.

Because much of the Canopy Protection Zone exists on private property, the CRCC believes that community support, especially from landowners along our canopy roads, is essential. Citizens, and especially landowners should be educated about the benefits of our canopy roads and the canopy protection zone regulations.

## Goal 2: Guide Development Policies that Protect, Improve, Enhance and Expand the Canopy Roads Experience.

As our community grows and development continues, the aesthetic of the canopy roads should be achieved in ways that work for the surrounding area. A design manual that establishes standards for driveways, sidewalks, signage, etc. has been an objective of the CRCC since the original management plan was adopted. Additionally, the CRCC would like to explore common sense regulations to allow for continuation of the canopy road aesthetic while allowing for fair property use.

## Goal 3: Preservation and Enhancement of Intrinsic Resources.

Intrinsic resources on canopy roads are those that seem to belong naturally. More than trees and vegetation, the canopy road aesthetic includes scenic view sheds and historic elements such as cut banks and historic structures. An intrinsic resource assessment will assist the CRCC in identifying priority areas in need of improvement and those unique resources which should be highlighted. This will empower the committee to recognize opportunities for improvement as development projects are reviewed. County and City Staff should continue to make ecological improvements including native tree and understory plantings and invasive species control according to best management practices. Additionally, landowners should be encouraged to take interest in adjacent ecology.

## Goal 4: Provide and Support Safe Non-Motorized Access and Connectivity While Preserving the Integrity of the Canopy Roads Experience.

Providing multiple ways for users to experience the canopy roads, including walking and biking trails, promotes their use and increases awareness of this rich natural resource. Of course, bicycle and pedestrian facilities must be balanced with preservation and protection of the resource, and safety of the user.

**"Tallahassee's Canopy Roads are a treasured and unique resource. They are green pathways into the past. They offer passage to a quieter Florida, entrance to the natural Florida of yesterday, a haven from the hurly-burly of modern-day life, and refuge from walls of concrete, air conditioning, and crowds."  
From Canopy Roads Management Plan, 1992**



*Old St. Augustine Rd Ca. 1910*

# History of the Canopy Roads

## Miccosukee Road

Miccosukee Road is located in northeast Leon County, stretching from Capital Circle to Moccasin Gap Road. This road began as a Native American footpath that led to the village of Mikosuki (Mikasuki). Native Americans farmed this area until they were forced out by the increasing number of white settlers. British surveyors made note of the path in 1767. In 1818, General Andrew Jackson, with an army of 3,300 men, marched across the Red Hills and burned the hurriedly deserted Mikasuki village which contained 300 houses. By the 1850's the road was used by thirty Leon County plantation owners to haul cotton to the market. Goodwood Plantation, the estate of the Croom family, still stands today near the intersection of Miccosukee and Magnolia Dr.

This particular Canopy Road shares a long stretch with the Miccosukee Greenway, another wonderful treasure of the city and county.



## Old Bainbridge Road

In the north west of the city, Old Bainbridge Rd. extends from Raa Avenue to Capital Circle and generally parallels US 27. Archaeologists have found the remains of Native American villages, as well as a 1600's Spanish Franciscan mission called Escambe and rancheros settlements along the road. Escambe was part of Spain's effort to colonize the region, and convert the Timucuan and Apalachee tribes to Christianity. The mission lasted until 1704, when it was destroyed by a group of Creek Indians. This site is on the U.S. National Register of Historic Places. Old Bainbridge Road is a scenic alternative for a trip to Havana, Florida.



## Meridian Road

Meridian Road extends from Seventh Avenue in Midtown to the Florida/Georgia state line, directly north of downtown. The road began back in 1824 when a federal surveyor named Benjamin Clemens laid lengths of chain through the forests of Leon County to establish the Prime Meridian for surveying all of State. As a result of this, the road was cut straight without curves to account for the terrain ending up with banks that reach eight feet high at places. The Prime Meridian marker for the State of Florida is located downtown in Cascades Park. Meridian Road intersects with Thomasville Rd. at the site of the Los Robles Gate, established in 1928, which welcomes residents to the 1920's subdivision, one of the oldest in Tallahassee. Meridian Road is now in the National Register of Historic Places, a great honor for a local historic road. Off Meridian Road is Miller Landing, a very nice complement to the canopy road system. Miller Landing connects Meridian Road to Lake Jackson, named for the Florida territorial Governor and later US President.



## Centerville Road and Old Centerville Road

Together Centerville Road and Old Centerville Road extend from Seventh Avenue to the Florida/Georgia state line. The Old Willis Dairy is a historic farm along Centerville Rd. These roads date back to the early nineteenth century, shortly after the founding of Tallahassee and Thomasville. The wagon road was a north-south route linking the antebellum plantations to the Tallahassee market and rail lines to St. Marks. Some of the region's oldest rural churches are located on or near this historic route, including the Pisgah United Methodist Church. Directly south of Centerville Road one can find one of the oldest roads in Leon County. Magnolia Road led to the antebellum port of Magnolia on the St. Marks River. From this port, cotton was shipped to New Orleans and New York. When the railroad that connected St. Marks with Tallahassee was built in the 1830's Magnolia swiftly fell into decline and eventually vanished.



### Moccasin Gap Road

Moccasin Gap Road connects in the northern part of Leon County, bridging Centerville Road and Miccosukee Road, and acting as an extension to Centerville Road. The road provides beautiful vistas to the countryside and terminates at the village of Miccosukee. One of the best known historic landmarks near the intersection of Moccasin Gap and Centerville Rd. is the old Bradley's Country Store.



### Sunny Hill Road

While Leon County's other designated canopy roads were described in the nineteenth century as "spokes in a wheel" emanating from Tallahassee, Sunny Hill Road reflects a hard clay backwoods road that linked the plantations and hamlets near the Florida-Georgia border. High clay embankments and their overstory provide a tunnel effect along most of the road. This was part of the network of roads that antebellum planters and farmers used to haul cotton. In November, 1845, the Leon County Commission appointed a road commission to mark out a road from area plantations near the Georgia line to intersect the road leading from Tallahassee to Thomasville. Sunny Hill Rd. is a 5.5 mile-long road that bridges Thomasville Road and Old Centerville Road.



### Pisgah Church Road

The history of Pisgah Church Road begins in 1822 with the settlement of the Methodist circuit riders who first held services near Centerville, Florida. Centerville was just west of the current intersection of Pisgah Church Road and Bradfordville Road. By 1839, during the Seminole Wars, Centerville was an active patrol station entrusted with the protection of white settlers. By 1848 Centerville had a post office, dry goods store, and a livery stable. The road was most likely built when the Pisgah Church was established (the current building dates from 1858) but there is no clear documentation until the publication of a map in 1883.



### Old St. Augustine Road

Old St. Augustine Road extends from East Lafayette Street to W. W. Kelly Road next to the intersection of US 27 in Chaires, Florida in the south east sector of the city. This road has a rich history: when surveyor John Lee Williams explored this area in 1823 to select the site for the new capital of Florida, he noted he had seen "abundant evidences of an ancient and dense population with great roads". This road dates back to the 1600's when it linked the Spanish missions of Leon County with the city of St. Augustine and was known as the Camino Real or Royal Road. Later on it served as the foundation for Florida's first American road, the Pensacola-St. Augustine Highway. In the 1820's local plantation owner John Bellamy used the labor of enslaved people for the construction of segments of the road. Soon after the construction of the road, plantations developed throughout its length.



*This information provided by the Tallahassee Trust for Historic Preservation and The Red Hills Case Study by Kevin McGorty, 1992.*

# A Brief History of the Designation of the Canopy Roads

Canopy Road designation goes back to at least 1972. Leon County Ordinance 72-114 designated five roads as Canopy Roads on the Comprehensive Land Use Map of Leon County. The canopy roads consisted of certain sections of the following roadways: Centerville Road; Meridian Road; Miccosukee Road; Old Bainbridge Road; and Old St. Augustine Road. In 1975, Ordinance 75-3 established Canopy Roads Tree Protection Zones. These zones consisted of all lands within 35 feet of the centerline of the designated canopy roads. No trees within these zones could be removed and no improvements could be carried out within these zones without the express approval of the Board of County Commissioners, with the exception of routine maintenance of existing roadways and drainage facilities. Ordinance 75-12 established setback and height restrictions along the canopy roads.

In 1982, Ordinance 82-46 expanded the Canopy Road Protection Zone from 35 feet to 50 feet from the centerline of the road. Ten years later, Ordinance 92-3 established understory protection measures in Canopy Protection Zones and prohibited all development within 100 feet of the centerline of the canopy road without local government approval. Ordinance 92-10 imposed tree removal application requirements and mitigation requirements, and also established a canopy road overlay district, consisting of all lands within 100 feet of the centerline of the canopy road. In 2005, two additional roads were designated as canopy roads; Old Centerville Road and Sunny Hill Road. In 2007, Pisgah Church Road was designated as a canopy road.

From the Code of Laws of Leon County, Florida

- Sec. 10-6.707. - Canopy roads overlay district.

*(a) Purpose and intent. The purpose and intent of the canopy roads overlay district is to ensure the preservation and protection of the canopy road trees on the following roads:*

- (1) Meridian Road from its intersection with Seventh Avenue to the state line.
- (2) Magnolia Drive—Centerville Road—Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59.
- (3) Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road.
- (4) Old St. Augustine Road from its intersection with East Lafayette Street to W.W. Kelley Road.
- (5) Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.
- (6) Sunny Hill Road from its intersection with Thomasville Road to Old Centerville Road.
- (7) Old Centerville Road from its intersection with Centerville Road to the state line.
- (8) Pisgah Church Road from Bradfordville Road to the end of the county maintained right-of-way east of Centerville Road



# Vision and Purpose of the Canopy Roads Management Plan

"Perpetuate the Canopy Roads Experience."  
Canopy Roads Management Plan, 1992

- Increase awareness, preservation, and enhancement of the environmental and cultural benefits of the canopy roads through education, community engagement, and partnerships
- Guide development projects to include innovative solutions for preservation and enhancement of resources
- Protect and enhance a recognized environmental, cultural, and historic resource
- Support a varied and immersive user experience that goes beyond motorized access

# Goals, Objectives, and Strategies

The Canopy Roads Citizens Committee has identified four goals that reflect the primary outcomes needed to achieve the Vision of the Canopy Roads Management Plan; "To perpetuate the Canopy Roads experience." The objectives define the approach that will be taken to achieve each goal, and the strategies are the measurable steps that will be taken to achieve each objective. A five year action plan to accomplish these strategies is included.



*Los Robles subdivision on Meridian Rd.*



*White tail deer and other wildlife is abundant in the canopy roads*

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CANOPY ROADS  
MANAGEMENT PLAN

2019



# Goal 1: Educate and Engage the Community in the Canopy Roads Experience

The Canopy Roads Management Plan shall be community driven and administered through innovative, open public/private partnerships to identify and achieve common goals. The Plan shall offer residents and visitors an enriching experience by assisting with education and assistance for property owners and providing multiple opportunities for visitors to learn about and experience the canopy roads.

- **Objective 1.1:** Utilize placemaking methods to strengthen the connection between the community and the canopy roads. An area with a "sense of place" has a shared character, personality, or identity, and the placemaking process fosters strong stakes in a community's existing assets, inspiration, and potential.

**Strategy 1.1.1:** Coordinate with existing and future citizen engagement opportunities to continue a conversation regarding canopy roads.

**Partners:** Tallahassee-Leon County Planning Department

**Strategy 1.1.2:** Coordinate with updates to upcoming and existing placemaking plans such as Miccosukee and Midtown.

**Partners:** Tallahassee-Leon County Planning Department

- **Objective 1.2:** Develop multiple pathways for encouraging community engagement.

**Strategy 1.2.1:** Create a website with a story map that will function as the doorway to the canopy roads experience.

**Partners:** Tallahassee-Leon County Planning Department, Visit Tallahassee, Tallahassee-Leon County Geographic Information Systems, Tallahassee Trust for Historic Preservation

**Strategy 1.2.2:** Promote partnership opportunities to incorporate canopy roads into related programs such as Arbor Day, tourism, or sustainability events.

**Partners:** Visit Tallahassee, City of Tallahassee Communications, Leon County Community and Media Relations, Leon County IFAS Extension Office

- **Objective 1.3:** Educate property owners on canopy road benefits and regulations.

**Strategy 1.3.1:** Develop and distribute education materials that describe canopy road benefits, regulations and encourage good stewardship and make these readily available to the public and those that may interact with landowners along canopy roads.

**Partners:** Tallahassee Board of Realtors, Leon County Development Support and Environmental Management, City of Tallahassee Growth Management, Tallahassee Builders Association, Tree Service Contractors, City Utilities

"The road system strongly conveys to the traveler a distinctive historical sense of place, through its visual and aesthetic relationships between landscape, buildings, and structures, which unify and define the area."

-1992 Canopy Roads Management Plan



Miccosukee Rd.

# Goal 2: Guide Development Policies that Protect, Improve, Enhance, and Expand the Canopy Roads Experience

The Canopy Roads Management Plan shall maintain the character of the canopy roads through responsible development policies that preserve the resource and encourage consistent design to maintain a sense of place, while allowing for continued enhancement and improvement of the existing resource. Our canopy roads are not simply green tunnels of mature trees. They are a combination of varied natural and built elements that provide a unique roadway experience.

- **Objective 2.1:** Develop a Design Manual.

**Strategy 2.1.1:** Review and/or establish recommendations for standards for driveway and sidewalk widths, fences, gates, signage, landscaping and surfacing.

**Partners:** Tallahassee-Leon County Planning Department, Leon County Development Support and Environmental Management, City of Tallahassee Growth Management, Leon County Public Works, City of Tallahassee Underground Utilities and Public Infrastructure, Florida Department of Transportation

- **Objective 2.2:** Develop recommended growth management strategies that recognize the distinction between urban and rural canopy road areas.

**Strategy 2.2.1:** Review existing conditions in the urban service area and determine the potential need for recommendations that accommodate reasonable property use and a variety of transportation modes while preserving and improving the canopy roads aesthetic.

**Partners:** Tallahassee-Leon County Planning Department, Leon County Development Support and Environmental Management, City of Tallahassee Growth Management

- **Objective 2.3:** Ensure consistency with and support the goals and objectives of the Tallahassee- Leon County Comprehensive Plan Updates and the Tallahassee Urban Forest Master Plan.

**Strategy 2.3.1:** Coordinate with updates to the Comprehensive Plan and Urban Forest Master Plan.

**Partners:** Tallahassee-Leon County Planning Department

“When CRCC review takes place early in the design review process, it is often possible to ensure a final product that is well within project feasibility guidelines, while properly protecting adjacent Canopy Road features. The importance of this balance is to create an atmosphere whereby the area’s Canopy Roads are protected and enhanced, and continue to be a special treasure that our children and their children can enjoy, while allowing needed development to occur.”

-Canopy Roads Citizens Committee 2005 Annual Report



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Centerville Rd near Physicians Dr.

Meridian Rd. at Millers landing Rd

Posted March 4, 2019



# Goal 3: Preservation and Enhancement of Intrinsic Resources

Significant elements of the landscape contribute to the scenic or heritage nature of the canopy roads experience. Most importantly, intrinsic resources include the trees and vegetation that provide the stunning shaded canopy over and along the road, but also include scenic view sheds, open pasture, plantations, churches, and other spaces and attributes that contribute to the experience of the canopy roads as a historical and cultural asset. The Canopy Roads Management Plan shall maintain the character of the canopy roads through preservation and enhancement of the existing intrinsic resources.

“The Canopy Roads Management Plan should be a natural systems approach that stresses perpetuating natural processes rather than imposing artificial methods. This will reduce the need for intensive management strategies.”  
-1992 Canopy Roads Management Plan

- **Objective 3.1:** Complete an Intrinsic Resource Assessment.

**Strategy 3.1.1:** Develop a GIS Map application that identifies areas by the ecological health of the Canopy Protection Zone, scenic quality of the view shed, historical significance, and level of development intrusion as described in the Criteria for Canopy Roads.

**Partners:** Tallahassee-Leon County Planning Department, Tallahassee-Leon County Geographical Information Systems

**Strategy 3.1.2:** Assign a prioritization system based on the quality rating system described in the Criteria for Canopy Roads to identify areas where enhancement is most needed.

- **Objective 3.2:** Develop programs to assist property owners to make ecological improvements and support ongoing County and City staff projects that enhance canopy roads.

**Strategy 3.2.1:** Develop a “Canopy Roads Enhancement Program” that provides support and expertise to property owners to make ecological improvements to private property located in the canopy protection zone.

**Partners:** Tallahassee-Leon County Planning Department, Leon County IFAS Extension Office, Master Gardeners

**Strategy 3.2.2:** Support the Adopt-a-Tree programs and other enhancement projects administered by City and County.

**Partners:** City of Tallahassee Community Beautification, Leon County Public Works

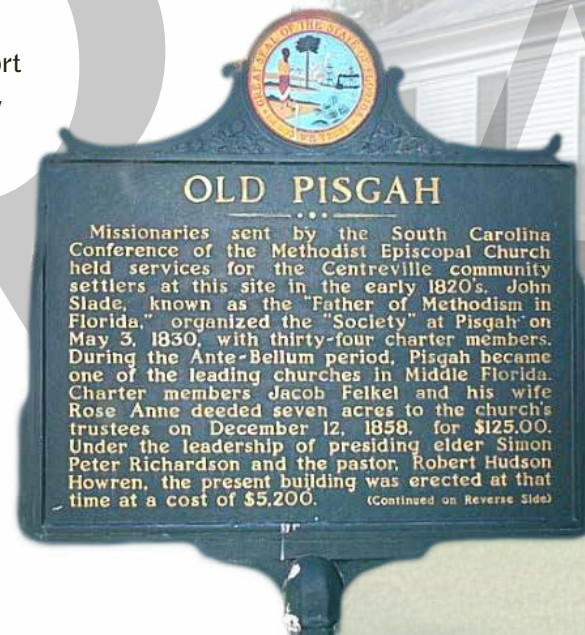
- **Objective 3.3:** Support Leon County’s strategic initiative of planting 1000 trees on canopy roads within 5 years utilizing a diverse mix of native species.

**Strategy 3.3.1:** Assist in identifying and prioritizing planting locations and participate in volunteer planting efforts.

**Partners:** Tallahassee-Leon County Planning Department, Leon County Public Works

**Strategy 3.3.2:** Utilize the tree inventory to record new plantings and track success.

**Partners:** Tallahassee-Leon County Planning Department, Leon County Public Works, City of Tallahassee Community Beautification



*Pisgah United Methodist Church*



*Miccosukee Rd.*



# Goal 4: Provide and Support Safe Non-Motorized Access and Connectivity While Preserving the Integrity of the Canopy Roads Experience

Safe alternative transportation opportunities provide economic benefits and increased quality of life. Supporting projects that provide connections to safe, non-motorized access to and between canopy roads provides enhanced protection of the canopy road resource through reduced fragmentation of green space and environmentally significant areas and increased viability and ecological value. The ability of users to experience the canopy roads in multiple ways promotes their use and increases awareness of the rich value that this resource provides for the community.

- **Objective 4.1:** Support the initiatives outlined in the Capital Region Transportation Planning Agency Regional Mobility Plan, Long Range Transportation Plan, and the Tallahassee-Leon County Greenways & Trails Master Plan and the Bicycle and Pedestrian Master Plan.

**Strategy 4.1.1:** Identify opportunities to install or enhance trail connections with improvement or minimal impact to existing native vegetation.

**Partners:** Tallahassee-Leon County Planning Department, City of Tallahassee Underground Utilities and Public Infrastructure; Leon County Public Works

**Strategy 4.1.2:** Encourage development projects to include areas for sidewalk, trail, and path connections while maintaining or enhancing native trees and vegetation in the canopy protection zone.

**Partners:** Tallahassee-Leon County Planning Department

- **Objective 4.2:** Identify and support other community initiatives that promote or create non-motorized connectivity.

**Strategy 4.2.1:** Promote creative infrastructure and tree preservation solutions for bicycle and pedestrian facilities, based on current best management practices, in order to retain trees while allowing for the installation and maintenance of these facilities.

**Partners:** Tallahassee-Leon County Planning Department, City of Tallahassee Underground Utilities and Public Infrastructure, City of Tallahassee Growth Management, Leon County Development Support and Environmental Management, Florida Department of Transportation, Florida State Parks

**Strategy 4.2.2:** Prioritize safety for all users by ensuring consistency with traffic and other applicable safety standards

**Partners:** City of Tallahassee Underground Utilities and Public Infrastructure, Leon County Public Works, Florida Department of Transportation, Florida State Parks.

"Although considered part of the local greenway program, most canopy roads are characterized as having narrow vehicular travel lanes, minimal paved shoulders, few sidewalks, and clayey banks and channels for storm water. The provision of bicycle and pedestrian facilities along canopy roads must be balanced against the protection of canopy roads. Towards such a balance, the Tallahassee – Leon County Comprehensive Plan allows linear infrastructure such as sidewalk and trails in canopy road protection zones where appropriate."

- Tallahassee-Leon County Greenways Master Plan



Trail Crossing at Miccosukee and Feather Oaks



# Five Year Action Plan



SPEED  
LIMIT  
25

## Canopy Roads Five Year Action Plan 2019-2024

	Strategy	Partners	Timeframe
Strategy 1.1.1	Coordinate with existing and future citizen engagement opportunities to continue a conversation regarding canopy roads	TLCPD	Ongoing
Strategy 1.1.2	Coordinate with updates to new and existing placemaking plans	TLCPD	Ongoing
Strategy 1.2.1	Create website with story map, including printable maps and self-guided tours	TLCPD, TLCGIS, Visit Tallahassee, Tallahassee Trust for Historic Preservation	2021
Strategy 1.2.2	Promote partnership opportunities	COT Communications, LC CMR, UF/IFAS, Visit Tallahassee	Ongoing
Strategy 1.3.1	Develop education materials that describe canopy road benefits and regulations and encourage good stewardship	TLCPD, COT GM, LC DSEM, Tallahassee Board of Realtors, UUPI, Tree Service Contractors	2020
Strategy 2.1.1	Review and/or establish recommendations for design standards	TLCPD, LC DSEM, COT GM, COT UUPI, LC PW, FDOT	2019-2021
Strategy 2.2.1	Review existing conditions in the urban service area and evaluate potential recommendations	TLCPD, LC DSEM, COT GM	2019-2021
Strategy 2.3.1	Coordinate with updates to the Comprehensive Plan and Urban Forest Master Plan	TLCPD	Ongoing
Strategy 3.1.1	Develop a GIS mapping application to survey canopy protection zone health/condition and scenic quality	TLCPD, TLCGIS	2019-2023
Strategy 3.1.2	Assign a prioritization system using Criteria for Canopy Roads	TLCPD	2019-2023
Strategy 3.2.1	Develop a Canopy Roads Enhancement Program	TLCPD, UF/IFAS, Master Gardeners	2019
Strategy 3.2.2	Support the Adopt-a-Tree and other enhancement programs and projects	COT Community Beautification, LC PW	Ongoing
Strategy 3.3.1	Assist in realizing Leon County's strategic initiative to plant 1000 trees on canopy roads in five years	TLCPD, Leon County PW	2019-2023
Strategy 3.3.2	Utilize tree inventory for tracking planting projects	TLCPD, Leon County PW, COT Community Beautification	Ongoing
Strategy 4.1.1	Identify opportunities for trail connections with minimal impact	TLCPD, COT UUPI, Leon County PW	Ongoing
Strategy 4.1.2	Encourage development projects to include areas for non-motorized access	TLCPD	Ongoing
Strategy 4.2.1	Promote creative infrastructure and tree preservation solutions	TLCPD, COT UUPI, COT GM, Leon County DSEM, FDOT, Florida State Parks	Ongoing
Strategy 4.2.2	Prioritize safety for all users by ensuring consistency with long range transportation plans and other applicable safety standards	FDOT, LC PW, COT GM, Florida State Parks	Ongoing

COT = City of Tallahassee

COT GM = City of Tallahassee Growth Management

COT UUPI = City of Tallahassee Underground Utilities and Public Infrastructure

FDOT = Florida Department of Transportation

LC = Leon County

LC CMR = Leon County Community and Media Relations

LC DSEM = Leon County Development Support and Environmental Management

LC PW = Leon County Public Works

TLCPD = Tallahassee-Leon County Planning Department

TLCGIS= Tallahassee-Leon County Geographic Information Systems

UF/IFAS = University of Florida, Institute of Food and Agricultural Science  
(Leon County Extension Office)



# Relationship to the Comprehensive Plan

The Tallahassee-Leon County Comprehensive Plan is a translation of community values and aspirations into public policy. The Comprehensive Plan provides the foundation of Goals, Objectives, and Policies intended to guide the social, physical, environmental, and fiscal development of the community. The Canopy roads are an integral part of our community and are referenced throughout the Comprehensive Plan.

**Most importantly, as part of Section IV. Conservation Element, Objective 3.4 states “Local government shall protect, maintain and improve the designated canopy roads.”**

**Policy 3.4.1:** By 1992, define specific attributes unique to each canopy road, how to maximize the roadway without destroying it, and identify alternative traffic routes.

**Policy 3.4.2:** By 1992, develop and implement management plans to maintain each canopy road according to its unique attributes. Such plans shall incorporate appropriate safety provisions.

**Policy 3.4.3:** Provide an urban forest management professional to assist in implementing canopy road management plans.

**Policy 3.4.4:** Prohibit new subdivisions and development that would allow development to occur within 100 feet of the centerline of a canopy road without the express approval of the local government. No clearing may occur in the canopy road zone (CPZ) (100 feet from the center line of the road) unless authorized for legal access (provided no other alternative exists), or health, safety or welfare of the public or for sidewalk improvements as approved by the local government provided they meet the following criteria:

- a) Clearing in the canopy road zone (CPZ) will be kept to a minimum.
- b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
- c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

**Policy 3.4.5:** Mitigation requirements shall be established and utilized to condition approvals for those projects which intrude on the area within 100 feet of the centerline of a designated canopy road.

**Policy 3.4.6:** Prohibit subdivision of property along canopy roads which would require the significant increase of driveways to provide legal access to newly created parcels.

**Policy 3.4.7:** Major criteria for approving development along canopy roads will be the minimizing of traffic impacts and the limiting of driveway access to the canopy road.

**Policy 3.4.8:** Integrated access will be required for new subdivisions along canopy roads.

**Policy 3.4.9:** Land uses which generate or attract large volumes of traffic shall be discouraged along designated canopy corridors.

**Policy 3.4.10:** Medium and high density residential, commercial and office uses will be allowed on designated canopy roads only where there is alternate access to a road other than a canopy road. A single secondary access to the canopy road on lots which front Capital Circle and a canopy road may be allowed in association with public improvements to such intersections if all of the following criteria are met:

- a) Full movement joint or direct access to the arterial is unfeasible;
- b) A replanting/restoration plan which enhances and maintains the long term viability of the canopy is guaranteed by the property owner; and
- c) Landscaping easements are granted to the city in order to ensure the implementation of a replanting/restoration plan.

These provisions would not apply to parcels having only access from a canopy road within the Activity Center.

**Policy 3.4.11:** Local government shall allow for certain unpaved portions of Canopy Road designated roadways or road segments to remain unpaved when paving or other roadway improvements would negatively impact the canopy vegetation or the historical or natural character of the roadway.

## EXPANSION OF CANOPY ROADS

Objective 3.5: [C] (EFF. 7/16/90)

Local government shall expand the number of designated canopy roads.

**Policy 3.5.1:** By 1993, develop a procedure for designation and acquisition of new canopy roads and adjoining easements.

**Policy 3.5.2:** Assess the impact of a new canopy road designation on the existing and desired level of service for roads in the area.









# DRRAEIT

CANOPY ROADS  
MANAGEMENT PLAN  
2019  
CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA





# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

# APPENDIX



# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

## Canopy Roads Citizens Committee By-Laws

## **BY-LAWS OF THE JOINT CITY AND COUNTY CANOPY ROADS CITIZENS COMMITTEE**

### Article I – Name and Authorization

- A. The committee’s name shall be the Canopy Roads Citizens Committee.
- B. The committee was created by the City and County Commissions in 1991. They were subsequently made a standing committee by both commissions in January 1993.

### Article II – Purpose and Duties

#### A. Purpose of the Committee

- 1. To function as a standing committee that will make recommendation s to the City and County Commissions on matters related to Canopy Road Preservation.
- 2. Assist in coordinating the efforts of government, private sector, civic groups and individuals in an effort to protect, maintain, enhance and where applicable, re-evaluate canopy roads.

#### B. Duties

- 1. Assist in coordinating the efforts of the government, private sector, civic groups and individuals in an effort to maintain, protect and enhance existing canopy roads and incorporate new canopy roads.
- 2. Oversee the re-evaluation of existing officially designated canopy roads segments.
- 3. Make recommendations to the City and County Commissions on any item related to canopy roads that are referred to the committee by the elected officials.
- 4. Assist both local governments through their designated Canopy Roads Coordinators to implement the Canopy Road Management Plan.
- 5. Review and report annually to the full commissions regarding the progress of the Canopy Road Management Plan. Commission liaisons will receive quarterly status report from Chairperson.
- 6. Help develop a Canopy Road Design Manual and Criteria for designating new canopy roads.
- 7. Actively encourage participation from groups of individuals outside of the committee.

### Article III – Guidelines

- A. By-laws will be reviewed by the Canopy Roads Citizens Committee and approved by both the City and County Commissions. The by-laws may be amended by the City and County Commissions at anytime, subject to the committee reserving the privilege to review and comment on the proposed changes.
- B. The Canopy Roads Citizens Committee has no authority other than to serve in an advisory capacity to the City and County Commissions.
- C. The Canopy Road Citizens Committee shall serve as advisors to the City and County Commissions to encourage citizen participation, present or discuss policies and programs affecting the preservation and maintenance of canopy roads, study issues, provide input on the values and goals of programs affecting canopy roads, and contribute continuous feedback and make recommendations regarding the preservation of canopy roads. Additional functions of the committee may be defined by the City and County Commissions.
- D. A quorum will consist of five voting members; decisions shall be made by a simple majority of members present. A tie vote (deadlock) will defeat a motion.

#### Article IV – Membership

- A. **Members.**  
The committee will consist of eight members, four members appointed by the City and four members appointed by the County. Appointments by the elected officials shall be done in a manner determined by each commission.
- B. **Members should consist of a balance of persons who have expertise in the fields of forestry, local history, live along a canopy road, or have demonstrated a willingness to serve for enhancement of the community.**
- C. **An ex-officio member shall be included from the Apalachee Land Conservancy. Members of other groups may also be included as ex-officio members at the discretion of the committee. These members will have non-voting status.**
- D. **Appointments.**  
Committee appointments will be made initially for one and two-year terms, after the initial appointments all terms will be for three-year terms. Committee appointees may not serve more than two consecutive terms.
- E. **Vacancies.**  
A vacancy can be declared on the committee for any of the following causes:
  - 1. The member no longer resides in the City or County.
  - 2. A member is absent from three consecutive regularly scheduled meetings in a given calendar year. All absences will be recorded in the meeting summary.

Absences for emergency or specially called meetings will not be recorded against a member in calculating absenteeism.

3. A member resigns prior to the end of his term or for any other reason cannot serve the full term.

F. How Vacancies are Filled.

1. The Advisory Committee Chairperson shall immediately, upon receipt of a resignation or when advised of a vacancy, notify the Mayor for the City and the Chairperson for the County and their Community Relations staff person. It will be the responsibility of the City and County Commission to insure the appointment of a member within 30 days. If an appointment is not made within 30 days, the committee may request an appointment be agendaed for the next available commission meeting.
2. Vacancies will be advertised in the manner determined by the City and County policy.

Article V – Members Responsibilities

All members' votes are equal. Members' responsibilities include:

1. Attending one regularly scheduled meeting per month.
2. Being responsible for assigned tasks.
3. Making agenda requests.
4. Attending relevant public hearings and special committee meetings.
5. Listening to understand public opinion.
6. Actively expressing their concerns, questions and opinions at meetings and hearings.
7. Electing a chairperson from within the committee.
  - a) The chairperson's term shall be for one year, and shall serve at the pleasure of the committee. The chairperson may be elected for consecutive terms during his/her tenure on the committee.
  - b) The chairperson shall conduct all meetings.
  - c) The chairperson shall appoint a vice-chair to act in his/her absence.

Chairperson's responsibilities include:

1. Insuring that accurate records are kept.
2. Setting Agenda.
3. Filing reports with both Commissions and appropriate local governmental agencies and departments.
4. Scheduling public hearings and special business meetings.
5. Presenting formal requests and recommendations to the Commissions.
6. Assigning tasks to committee members.
7. Assisting the Canopy Roads Coordinator as a liaison coordinating governmental,

- private sector and civic group actions.
- 8. Serving as a contact person for the media and general public.

#### Article VI – Staff Responsibilities for the Committee

- A. Staff will have the responsibility of informing the committee of events, activities, policies, programs, etc. occurring within the scope of its functions and to make members aware of all City and County Commission requests for information or input.
- B. Upon being informed by the Chair, staff will inform the City and County of all vacancies, expiration of terms, changes in offices and any other changes to the committee relative to their jurisdiction.
- C. Staff will be responsible for continuous flow of information to the appropriate officials, City or County and appropriate community relations personnel. Such information shall include, but not limited to, a provision of by-laws, minutes of the committee meetings, membership, reports, actions, recommendations of the committee and non-compliance of the board or chairperson with the by-laws or statutes.
- D. The staff will coordinate with the City and County Attorney, or his/her designee, non-compliance issues by the chairperson of the statutes and by-laws. The City and County Attorney or their designee will be responsible for resolution of non-compliance issues.
- E. Staff will assemble information needed by the committee in order for them to perform their function.

#### Article VII – Role of City and County Commissioners

- A. The City and County Commissions shall appoint all members to the committee.
- B. The City and County Commissions shall designate City and County staff to provide clerical and technical support for committee business.
- C. The City and County Commissions shall each designate a Commissioner to act as a liaison to the committee.
- D. The City and County Commissions shall review, consider, and respond to all recommendations from the committee.





# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

## Tallahassee-Leon County Canopy Road Citizen's Committee Request for Review

## Tallahassee-Leon County Canopy Road Citizen's Committee Request for Review

**Tallahassee-Leon County Planning Department**

**Location: Frenchtown Renaissance Building, 435 North Macomb Street, Box A-24, Tallahassee, FL 32301**

**Phone: (850) 891-6400; Fax: (850) 891-6404**

**Property Owners Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

City State Zip

**Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**Name of Requestor:** \_\_\_\_\_

*(If requestor is other than the property owner, then an owner's affidavit will be required.)*

**Address:** \_\_\_\_\_

\_\_\_\_\_

City State Zip

**Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**Property Tax ID#:** \_\_\_\_\_

**Description of Request:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Tallahassee-Leon County Canopy Road Citizen's Committee Request for Review Checklist

Tallahassee-Leon County Planning Department

Location: Frenchtown Renaissance Building, 435 North Macomb Street, Box A-24, Tallahassee, FL 32301

Phone: (850) 891-6400; Fax: (850) 891-6404

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To schedule an appearance before the Tallahassee-Leon County Canopy Road Citizen's Committee, twelve (12) hard copies of the following materials are required by 5:00 p.m. three weeks before the scheduled meeting (see schedule on the following page). You must also submit an electronic version (PDF format) of your entire application package on a CD along with the hard copies. The review package should be submitted to the Tallahassee-Leon County Planning Department, 435 North Macomb Street, 3<sup>rd</sup> Floor Renaissance Building, Tallahassee, FL, 32301. The Tallahassee-Leon County Canopy Road Citizen's Committee meets the third Monday of every other month (special meetings may be called at the request of the Land Use Planning Supervisor).

The request for appearance and review before the committee shall include the following:

1. Completed Request (including electronic version on CD)
2. Applicant's Affidavit of Ownership and Designation of Agent indicating agent if application is not submitted by the property owner.
3. Narrative providing detailed information related to the number and size of protected trees impacted by the proposed development accompanied by a mitigation plan which shall include, at a minimum the following:
  - a. What is the project? - Explain the project and its purpose.
  - b. Where is the project? - Provide a general location map showing where the project is in relation to major intersections. Also show close-ups of the project.
  - c. Alternatives – Explain the proposed impacts for the preferred design and why it is necessary to remove/impact trees within the Canopy Road Protection Zone. A LSO provide alternatives to the preferred design, and provide an analysis of why these alternatives would or would not be feasible.
  - d. How many trees will be impacted? – Provide a narrative which discusses such characteristics as understory density and species composition, tree species and size distribution, high bank areas and opacity, as appropriate. *Provide a tree survey of the area of the Canopy Road Protection Zone which will be impacted by the project. This survey must show trees of 2" and over diameter at breast height. Photos of the areas proposed for impact are extremely helpful. ALSO provide this survey information for the alternative designs. If multiple alternatives are presented, a table showing the size and species of trees to be impacted by each alternative should be provided.*

- e. **Status** – Where in the development review process is this project? What is the project timeline?
  - f. **Mitigation** – What will the applicant do to mitigate any impacts to the Canopy Road Protection Zone?
  - g. **Provide** any appropriate site distance calculations.
  - h. **What action** is being sought from the Canopy Road Citizen’s Committee?
4. Existing conditions site plan
5. Written documentation that appropriate City or County staff have been consulted on this project (i.e., Public Works, Growth Management or Utilities). The applicant may wish to summarize any discussions in memo form to appropriate staff and include the memo with the application materials. For example, if the preferred location of a turn lane was agreed upon by the applicant and a public works staff member, then the applicant should summarize that agreement in a memo to the public works staff member and include a copy with the application.

Additional information may be required by staff in order to address issues related to health, safety and welfare of the general public. The information noted above shall be validated by a registered engineer, surveyor and/or arborist unless specifically waived by the Director of the Planning Department.

All materials are due three weeks prior to the targeted meeting date.



**TALLAHASSEE - LEON COUNTY  
PLANNING DEPARTMENT**



**APPLICANT'S AFFIDAVIT OF  
OWNERSHIP & DESIGNATION OF  
AGENT**

**I. Ownership.**

I, \_\_\_\_\_, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) \_\_\_\_\_

Location address: \_\_\_\_\_

\_\_\_\_\_

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

\_\_\_\_\_

Please complete the appropriate section below:

**Individual**

**Corporation**

**Partnership**

Provide Names of Officers:

Provide Names of General Partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dept. of State Registration No.:

\_\_\_\_\_

Name/Address of Registered Agent:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**II. Designation of Applicant's Agent. (Leave blank if not applicable)**

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

**III. Notice to Owner.**

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) \_\_\_\_\_

\_\_\_\_\_

**IV. Acknowledgement.**

**Individual**

\_\_\_\_\_  
*Signature*  
Print  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone No.: \_\_\_\_\_

**Corporation**

\_\_\_\_\_  
Print Corporation Name  
By: \_\_\_\_\_  
*Signature*  
Print  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone No.: \_\_\_\_\_

**Partnership**

\_\_\_\_\_  
Print Partnership Name  
By: \_\_\_\_\_  
*Signature*  
Print  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone No. : \_\_\_\_\_

**Please use appropriate notary block.**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**Individual**

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

**Corporation**

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ **corporation**, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

**Partnership**

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, partner/agent on behalf of \_\_\_\_\_, a **partnership**, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known \_\_\_\_\_; or  
Produced identification \_\_\_\_\_.  
Type of identification produced:  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Notary  
Print Name: \_\_\_\_\_  
Notary Public

(NOTARY STAMP)

My commission expires:



# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

## City of Tallahassee and Leon County Canopy Road Regulations

## Canopy Road Related Code Provisions in the City of Tallahassee and Leon County

*This document provides the principal City and County regulations related to designated Canopy Roads. The regulations have been grouped by topic area for both the City and the County to facilitate use by individuals that may work in both jurisdictions. This intended to be a useful guide and is not a substitute for directly referring to the relevant land development code.*

### **Definitions Designating Road Segments and Protection Zone Locations**

City Sec. 5-12. - Definitions.	County Sec. 10-1.101. - Definitions.
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### **Standards for Development on Designated Canopy Roads**

City Sec. 5-81. - Conservation and preservation area development standards.	County Sec. 10-4.202. - Pre-development environmental analysis reviews. -Standards for the protection of natural features- Conservation areas
City Sec. 10-302. - Canopy roads overlay district.	County Sec. 10-6.707. - Canopy roads overlay district.

### **Impact Analysis and Permit Requirements on Designated Canopy Roads**

City Sec. 5-55. - Environmental impact analysis.	County Sec. 10-4.206. - Application requirements for the removal of trees, generally; and, for the repair and maintenance of existing lawfully established structures and fences for lands within the canopy road protection zone.
City Sec. 5-56. - Environmental management permit.	

### **Tree Protection Requirements on Designated Canopy Roads**

City Sec. 5-83. - Tree protection and removal standards.	County Sec. 10-4.362. - Protected trees.
	County Sec. 10-4.363. - Tree protection requirements.
	County Sec. 10-4.364. - Removal of protected trees

### **Subdivision Design Standards on Designated Canopy Roads**

City Sec. 9-112. - Subdivision design standards.	County Sec. 10-7.502. - General layout design standards.
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### **Commercial Site Location Standards on Designated Canopy Roads**

City Sec. 10-174. - Commercial site location standards.	County Sec. 10-6.619. - Commercial site location standards.
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### **Off-Site Advertising Signs on Designated Canopy Roads**

City Sec. 7-64. - Off-site advertising signs.	County Sec. 10-9.106. - Canopy roads.
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### **Communication Towers and Antennas**

City Sec. 10-425. - Communication antennas and communication antenna support structures.

### **Additional Leon County Specific Code Provisions**

- Sec. 10-6.305. - Supplemental nonconformity regulations.
- Sec. 10-7.202. - Revised 2.1.9 Family Heir Subdivision Standards.
- Sec. 10-4.326. - Vegetation removal.
- Sec. 10-4.328. - Best management practices for conservation and preservation areas.
- Sec. 10-6.815. - Rural small-scale plant nurseries.



## Sec. 5-12. - Definitions.

*Canopy road tree protection zones* means all lands within 100 feet of the center lines of the following roads within, or which later come within, the corporate limits of the city are hereby declared to be canopy road tree protection zones:

- (1) Meridian Road from its intersection with Seventh Avenue to the state line;
- (2) Magnolia Drive-Centerville Road-Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59;
- (3) Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road;
- (4) Old St. Augustine Road from its intersection with East Lafayette Street to W.W. Kelley Road;
- (5) Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.

*Certified arborist* means an arborist certified by the International Society of Arboriculture.

*Critical protection zone (CPZ)* means that area surrounding a tree within a circle described by a radius of one foot for each inch of the tree's DBH.

*Crown* means the main point of branching or foliage of a tree or plant, or the upper portion of a tree or plant.

*Crown spread* means the distance measured across the greatest diameter of the crown of a plant or a tree.

*DBH, diameter at breast height* means the diameter of a tree measured at a height of 54 inches above the naturally occurring ground level. Trees with gross abnormalities or buttressing at breast height should be measured above and immediately adjacent to the irregularity. Trees that fork at breast height, should be measured below breast height and recorded as a single trunk. Trees that fork below breast height, will be recorded as separate DBH for each stem.

*Patriarch tree* a tree designated as a patriarch or state champion tree by the state division of forestry.

*Shade tree* means any self-supporting woody plant of a species that is generally well-shaped, well-branched, and well-foliated which normally grows to an overall minimum height of 35 feet with a minimum average mature crown spread of 30 feet, and which is commonly accepted by local horticultural and arboricultural professionals as a species which can be expected to survive for at least 15 years in a healthy and vigorous growing condition over a wide range of environmental conditions.

*Shrub* means a woody perennial plant differing from a perennial herb by its persistent and woody stems and from a tree by its low stature and habit of branching from the base.

*Sight triangle* means the length of road visible to a driver on a side street or driveway to observe oncoming objects on the main street, measured from a point on the side street or driveway at least 20 feet from the edge of the major road pavement and from a height of 3.5 feet on the side street or driveway to a height of 4.25 feet on the major road. The vehicular site distance varies by operating

speed of vehicles on the roadway and the grade of the main street, as referenced in city, or Leon County, Driveway and Street Connection regulations.

*Silviculture management plan* means a plan prepared by a qualified forester outlining the particular proposed silvicultural management system and ultimate management goals of a silviculture operation.

*Silviculture practice or operation* means a process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

*Structure* means anything constructed or erected which requires a permanent location on the ground or attachment to something having a permanent location on the ground, including a mobile home as defined in the Tallahassee Land Development Code.

*Tree* means any self-supporting woody plant having at least one well-defined stem a minimum of two inches DBH, and which normally grows to a minimum height of 25 feet in the city area.

*Tree credit* means a numerical representation of the value of a two inch caliper eight-foot high tree, used to assign values to trees of various sizes to calculate the credit against the replanting/reforestation requirements for trees protected during the development process.

*Tree debit* means a negative tree credit, used to assign values to trees of various sizes which are removed during the development process to determine the extent of replanting required.

*Tree pit* means a minimum three feet by three feet opening through an impervious surface which provides access to an unconfined growing space and suitable rooting environment large enough to support planted material, as consistent with established horticultural practices, and providing aeration, drainage, and other conditions necessary for healthy root growth.

*Tree protection* means protection of the critical protection zone of a tree.

*Tree removal* means the actual removal of a tree; any unmitigated development impact to the critical protection zone of a protected tree; any damage to 30 percent or more of the crown of a protected tree within the vertical projection of its critical protection zone; or any other action or activity likely to damage a protected tree.

*Underbrushing* means the removal of understory vegetation, either by hand or with the use of equipment, which neither disturbs the soil nor causes the destruction of any tree.

*Urban forest* means all protected healthy trees six inches and greater DBH and associated vegetation in an urban area, exclusive of invasive vegetation. Urban forest area shall be measured using the critical protection zone (CPZ), tree protection requirements and tree removal criteria found in this chapter.

*View trimming* means the selective removal of tree branches by means of proper pruning, to view a distant objective while maintaining a viable canopy.

*Vines* means any group of woody or herbaceous plants which may climb by twining, or which normally require support to reach mature form.

**Sec. 5-81. - Conservation and preservation area development standards.**

- (a) *Development standards.* If a subject site contains any of the conservation or preservation areas listed below, the applicant shall propose measures to mitigate the adverse effects of the development on such areas, using as a minimum, the standards and guidelines set forth below:

...

(2) *Conservation areas (altered wetlands, altered floodplains, closed basins, significant grade areas, high quality successional forest, active karst features, canopy roads and special development zones).* Development activity may be permitted in conservation areas and conservation easements may be required in accordance with the criteria set forth in subsections (a)(2)a.—h. below. In all cases, the transfer to non-environmentally sensitive areas is preferable. Density transfer shall be within a parcel, no off-site transfer is permitted. Development density or intensity can be transferred at the same maximum density or intensity allowed by the future land use designation set forth in the comprehensive plan. Except for high-quality successional Forests, if there is no area suitable for density transfer, development can be allowed for one residential dwelling unit or 4,000 square feet of disturbance per acre. In no case can the density be allowed more than double the allowed density on the developable portion of the site. The amount of density or intensity may also be limited by other applicable requirements and ordinances such as the requirements for stormwater retention or detention, preserved urban forest and landscaping, buffers, setbacks, off-street parking, transportation access, and any concurrency requirements. This may result in substantially less density or intensity than the maximum density or intensity allowed by the future land use category set forth in the comprehensive plan. A management plan may be approved to remove invasive exotic vegetation or to provide for passive recreation provided the activity does not interfere with the ecological functioning of the conservation area and the activities are limited to designs that minimize impacts to the vegetative cover (e.g., boardwalks that limit access versus random hiking trails).

...

g. *Canopy roads.* Canopy road citizens' committee review is required when impact is proposed within the canopy road tree protection zone. Development can be permitted at a density consistent with the density allowed by the existing land use, provided the following are done:

1. No clearing may occur in the canopy road zone (100 feet from centerline of the road) unless authorized for legal access (provided no other alternatives exist), health, safety or welfare of the public, or for linear sidewalk improvements when practical given the unique attributes of the particular site as approved by the director and the city traffic engineer provided they meet the following criteria:
  - A. Sidewalks shall be a maximum of six feet in width. The city manager or designee can allow up to a maximum of ten feet in width if mitigation is sufficient to offset the negative impacts to the

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canopy. In determining whether a sidewalk will be permitted in the canopy road overlay, the impacts to other conservation/preservation areas will be considered. A natural feature inventory/environmental impact analysis shall be submitted for assessment and determination of placement of the sidewalk. In cases where the proposed sidewalk would detrimentally impact other conservation/preservation areas in the canopy road overlay, as determined during the environmental impact analysis, the sidewalk shall not be permitted. Emphasis shall be on placing the sidewalk such that impacts to trees and native vegetation are minimized. Temporary construction easements may be utilized during construction; in no case shall the sidewalk and temporary construction easement exceed a total of ten feet in width.

B. In determining whether a sidewalk will be permitted in the canopy road overlay, the impacts to other conservation/preservation areas will be considered. A natural feature inventory/environmental impact analysis shall be submitted for assessment and determination of placement of the sidewalk. In cases where the proposed sidewalk would detrimentally impact other conservation/preservation areas in the canopy road overlay, as determined during the environmental impact analysis, the sidewalk shall not be permitted.

2. Any part of the canopy road zone that is cleared or has trees removed from it must be widened by the same amount that was removed and shall be replanted if necessary, with native, non invasive canopy trees, understory trees and shrubs.
3. A full analysis of the impact of a development on the affected canopy road as described in subsection [5-55\(b\)\(10\)](#) must be submitted at the time of development review.
4. Joint access to canopy roads will be utilized unless there is no alternative. New cuts into canopy roads must be designed to serve more than one property development.
5. No removal of understory vegetation (underbrushing) shall be allowed within the canopy road tree protection zones, except as specified in a vegetation management plan, submitted to and approved by the director, which outlines specific planting and maintenance operations designed to restore or maintain the natural vegetation component of a specific canopy road section, and is consistent with the objectives of this chapter.
6. The canopy road tree protection zone shall be placed in a conservation easement.

**Sec. 10-302. - Canopy roads overlay district.**

- (a) *Purpose and intent.* The purpose and intent of the canopy roads overlay district is to ensure the preservation and protection of the canopy road trees on the following roads:
- (1) Meridian Road from its intersection with Seventh Avenue to the State Line;
  - (2) Magnolia Drive — Centerville Road — Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59;
  - (3) Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road;
  - (4) Old St. Augustine Road from its intersection with East Lafayette Street to W. W. Kelley Road;
  - (5) Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.
- (b) *Allowable land use.* The uses permitted in the canopy road overlay district are those uses permitted in the underlying zoning district.
- (c) *Development standards.* The canopy road overlay includes all lands within 100 feet from the centerlines of the roadways. The following special restrictions shall apply within the canopy road overlay:
- (1) All structures shall be set back a minimum of 100 feet from the centerline of the canopy road;
  - (2) Any structure which exceeds 40 feet in height must be set back an additional one foot for every one foot in excess of 40 feet in height;
  - (3) No clearing may occur in the canopy road overlay, (100 feet from the centerline of the road) unless authorized for health, safety or welfare of the public;
  - (4) Any part of the canopy road overlay that is cleared or has trees removed from it must be widened in some other location by the same amount that was removed;
  - (5) A full analysis of the impact of a development on the affected canopy road shall be submitted by the applicant at the time of development review;
  - (6) Joint access to canopy roads shall be required unless there is no alternative. New curb cuts on canopy roads shall be designed to serve more than one development;
  - (7) If the site is accessible by roads other than the canopy road, it shall not have direct vehicular access to the canopy road.

**Sec. 5-55. - Environmental impact analysis.**

- (a) *Applicability.* An environmental impact analysis must be submitted and approved by the director for any project that contains preservation or conservation areas, as set forth in [section 5-81](#) of this article. An environmental impact analysis shall be submitted after approval of the natural features inventory and shall be submitted concurrently with a PUD concept plan, site plan or subdivision application. An environmental impact analysis will not be accepted unless a natural features inventory has been approved by the growth management department. For projects not required to submit a PUD concept plan, site plan, or subdivision application, an environmental impact analysis application shall be submitted to the director as a stand-alone application. In all cases, an environmental impact analysis shall be approved prior to permit application. Subject sites that are granted an exemption by

the director from submitting a natural features inventory shall also be exempt from submitting an environmental impact analysis.

(b) *Required information.* The property owner and/or applicant are responsible for submitting an environmental impact analysis in the application forms prescribed by the city to the director along with the applicable fee. The application shall contain the necessary narrative and graphic information to evaluate the impact of the proposed development activity on all conservation and preservation areas that were identified in the natural features inventory. An environmental impact analysis shall consist of an overlay of the proposed development activity and an analysis of its impact on the conservation or preservation areas identified in the natural features inventory. An environmental impact analysis shall be based upon standard scientific, engineering or environmental practices and at a minimum must address the following items:

- (1) A project narrative describing the scope of work.
- (2) An environmental impact analysis overlay is a plan sheet or series of plan sheets that show both the boundaries of the conservation and preservation areas and the proposed development activity.
- (3) The site plan or plan sheets should include:
  - a. Boundary delineation of all conservation or preservation areas.
  - b. Labeled conservation easements.
  - c. Location of all protected trees.
  - d. A drainage basin map.
  - e. Typical site plan information, including contours, existing and proposed improvements, existing and proposed utilities, including electrical services, etc.
- (4) An environmental impact analysis describes and quantifies the project's impact from the proposed development activities on the natural features identified in the natural features inventory. This narrative must also discuss and quantify how the project has complied with the development standards and guidelines found in this chapter.
- (5) A mitigation narrative describes the measures taken to prevent or mitigate the adverse effects of the proposed development on the conservation and preservation areas identified in the natural features inventory. For example, if fill is proposed within an altered floodplain, compensating volume must be provided. In order to demonstrate that adverse effects of development on conservation and preservation areas have been mitigated, it may be necessary for the applicant to provide measures that exceed the minimum criteria set forth in this chapter. Additional measures may include forested or vegetated buffers, additional water quality treatment, special construction techniques or sequences.
- (6) Supporting information can include drainage calculations, soil borings, geotechnical information, retaining wall designs, photographs, other environmental narratives, wetland hydrocycle information, habitat management plans for listed species, vegetation management plans, canopy road tree protection zone impact analysis and mitigation plan, etc.
- (7) Other environmental narratives, habitat conservation/management plans or vegetation management plans. For example, a wetlands hydrocycle protection narrative is required when wetlands, waterbodies, and watercourses exist on or adjacent to the site.

Included in this methodology shall be: A delineation of the different types of wetlands occurring on the site, a discussion of the existing and proposed water input sources (estimated water budget), and a discussion of the additional nutrient and contaminant loading expected to result from the project.

(8) A habitat conservation/management plan is required for development activity that affects listed species. Identify the location of any known threatened, endangered or species of special concern on all plan sheets.

(9) Vegetation management plans are required when an applicant desires to selectively remove or manage vegetation in any conservation area. The purpose of a management plan is to allow selective use of the conservation area, while at the same time protecting the overall purpose of the conservation area/easement. Conservation easements for the various conservation and preservation areas are split into two categories; those that are to remain undisturbed and those that have approved management plans. While all conservation easements allow the removal of invasive noxious vegetation, management plans can also provide an opportunity for the passive recreational use of the conservation area. Mulched, walking paths or hiking trails and picnic tables are examples of common management plan activities.

(10) A canopy road tree protection zone impact analysis and mitigation plan is required when impact is proposed within the canopy road tree protection zone. Review by the canopy roads citizen committee is required. Review by the citizens committee is performed after the environmental impact analysis has been submitted and prior to submitting for an environmental management permit. The canopy road tree Protection Zone analysis shall:

- a. Clearly document the purpose of the tree removal and shall include an explanation as to why the project cannot be modified so as to avoid the tree and or vegetation removal;
- b. Describe both the vegetation and the roadway section affected;
- c. Include characteristics such as understory density and species composition, opacity, tree species and their corresponding diameter at breast height;
- d. Indicate whether high bank areas are present.

Provide other materials (photographs, cross sections, etc.) useful in assessing the impact of the proposed development activity on the existing canopy road tree protection zone. The mitigation plan must mitigate the visual and vegetational impacts identified in the canopy road tree protection zone impact analysis. Trees removed from the canopy road tree protection zone must be mitigated or compensated for through additional plantings or donation to a replanting fund. Canopy road tree protection zone mitigation shall include understory vegetation (shrubs and groundcover) replacement.

(11) The director may require additional technical information to demonstrate that the proposed development meets the development standards set forth in article IV of this chapter. Examples of supporting information include, but shall not be limited to, conceptual



stormwater systems designs, drainage calculations, soil borings, geotechnical information, retaining wall designs, photographs, management plans, etc.

**Sec. 5-56. - Environmental management permit.**

(a) *Applicability.*

(1) *Generally.* Except as set forth in subsections (2) and (3) below, prior to engaging in any development activity either the property owner or property owner's authorized agent proposing to engage in such activity shall first apply for and obtain an environmental management permit or obtain a permit waiver. The director shall make a final determination if a question arises as to whether an environmental management permit is required. Requests for approval of development activity shall be made through a completed environmental management permit application along with all required information, pursuant to this section and other applicable sections of this chapter.

(2) *Single-family, two-family or three-family structures.* The construction of one single-family detached structure, one two-family structure (duplex), or one three-family structure (triplex) or any other development activity which in the opinion of the director, are associated with these types of structures (i.e. accessory structures, driveways, etc.), are not required to submit a separate application for an environmental management permit. In these cases, the submittal and approval of a building permit application will satisfy the requirements of this section, provided the following information is included with the building permit application:

- a. A general location map of the site upon which any and all portions of the development will be located;
- b. Two copies of a site plan drawn to an appropriate engineering scale to fit on 8.5" x 11", 8.5" x 14" or 11" x 17" size paper;
- c. Street name, lot dimensions, setback dimensions, north arrow and all easements and restrictions must be shown on the site plan;
- d. All protected trees (this generally includes 12" diameter or larger) must be shown on the site plan with an indication of whether they are to be removed or to remain;
- e. The proposed limits of clearing and placement of all sediment and erosion controls;
- f. All existing and proposed structures labeled accordingly;
- g. Existing and proposed two-foot contour lines;
- h. The corners of the lot and the location of the house have been clearly flagged on the lot;
- i. Grading or other methods of stormwater conveyance to an approved stormwater management facility.

(3) *Site investigation activities.* Notwithstanding the above requirements, limited clearing of an essential access necessary to conduct site investigation activities (such as soil borings and topographic and boundary surveys) shall be permissible without obtaining an

environmental management permit provided the boundaries of conservation and preservation areas are depicted and the location of the proposed soil borings are shown on a topographic map. However, if the clearing activity is of a nature that requires use of power equipment, then written notice shall be filed and approval obtained from the director at least 24 hours prior to commencing any such clearing activity. The notice shall identify the site location, the purpose, limits and nature of clearing activity proposed as well as the name, address and phone number of the owner of the site and of the person to be performing such clearing.

(b) *Required information.* It is the responsibility of the applicant to provide sufficient information for the director to evaluate the environmental characteristics of the affected areas, the potential and predicted impacts of the proposed activity on the site, the surrounding and downstream property, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The applicant shall provide maps, charts, graphs, tables, calculations, design summary reports, photographs, narrative descriptions and explanations, and citations to supporting references, as appropriate to communicate the information required by this section. All application information required herein, and other information filed by the applicant to support the application, shall become part of the application.

(c) *Components of environmental management permit.* An environmental management permit application shall consist of the following components: stormwater, landscaping, and tree removal. Most applications for an environmental management permit will contain all three components. However, depending on the characteristics of each property and proposed development activity, some applications may only contain one or two components.

...

(3) *Tree removal component.* A tree removal plan shall be submitted upon application for an environmental management permit for the removal of any protected tree, as set forth in section 5-83 of this chapter. The tree removal plan shall be submitted to the director and shall include adequate technical data and analysis including the following:

a. *Canopy road tree protection zone and patriarch tree removal applications.*

1. The permit application for removal of trees and vegetation in the canopy road tree protection zone must be accompanied by a mitigation plan, which shall include, at a minimum, the following:

A. An analysis documenting the purpose that necessitates the tree removal and explaining why the project cannot be modified to avoid the need for the tree removal.

B. Canopy Road Citizens' Committee Review is required when impact is proposed within the canopy road tree protection zone. The canopy road tree protection zone analysis shall 1) clearly document the purpose of the tree removal and shall include an explanation as to why the project cannot be modified so as to avoid the tree and or vegetation removal; 2) describe both the vegetation and the roadway section affected; 3) include characteristics such as understory density and species composition, opacity, tree species

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and their corresponding diameter at breast height; 4) indicate whether high bank areas are present. Provide other materials (photographs, cross sections, etc.) useful in assessing the impact of the proposed development activity on the existing canopy road tree protection zone. The mitigation plan must mitigate the visual and vegetation impacts identified in the canopy road tree protection zone impact analysis. Trees removed from the canopy road tree protection zone must be mitigated or compensated for through additional plantings or donation to a replanting fund. Canopy road tree protection zone mitigation shall include understory vegetation (shrubs and groundcover) replacement.

C. A procedure to be used to mitigate the visual and vegetative impacts identified in subsection (c)(3)a.1. above.

2. All permits for removal of protected trees, or for pruning for the purpose of maintenance of utility lines, within the canopy road tree protection zone unless such activity is conducted under an approved general permit, and all permits for removal of patriarch trees, shall be obtained by making application to the director, providing the same material to be submitted for permits for other protected trees as set forth in subsection (c)(3)b. below.

3. Prior to issuance of a permit the director shall conduct an on-site inspection.

4. If a patriarch or canopy road tree protection zone tree which is proposed for removal is located on right-of-way or other property belonging to the city, any permit for removal shall be conditioned upon the applicant obtaining approval of the removal from the commission.

b. *All other protected trees.*

1. Permits for removal of protected trees, other than patriarch trees or trees located within a canopy road tree protection zone, shall be obtained by making application for permit to the director. The application shall be accompanied by a written statement and an area map including at a minimum, the following:

A. A written, detailed justification for the proposed removal of each protected tree, which shall reference each tree on the required area map by map number designation for each such tree;

B. The locations and dimensions of all existing and proposed vehicular use areas and other improvements, including finished elevations for each;

C. Significant natural site features;

D. Existing and proposed site contours;

E. Existing protected or required trees to remain on site, and protected trees proposed to be removed, shall be indicated by a number assigned to each tree and noting DBH, species and critical protection zone. Indication of the general location of the trees, including blocks of trees, may be acceptable depending on site conditions and provided that a listing of individual trees by species and size is submitted;

F. Existing and proposed utilities, underground and overhead, and location of any other known man-made on-site features, such as underground tanks or old building foundations;

G. Building and other setbacks;

H. Protected trees on adjacent property which may be affected by proposed development activity within the critical protection zone of such trees; and

I. All applicable land use requirements pertaining to property use or restrictions, including easements, zoning, rezonings, plat reviews, and development orders;

c. *On-site inspection.* Prior to the issuance of a permit for tree removal or relocation, the director shall conduct an on-site inspection.

### **Sec. 5-83. - Tree protection and removal standards.**

(a) *Official trees.* The live oak (*Quercus virginiana*) shall be the official shade tree, and the dogwood (*Cornus florida*) shall be the official flowering tree, of the city.

(b) *Applicability.* The following requirements shall apply to all new development and redevelopment in the city except as specified in subsection (c) below. Information required by this section shall be provided as part of the environmental management permit application.

(c) *Exemptions.* Tree removal under one or more of the following circumstances shall not require a permit and replanting/debits shall not be required:

(1) *Nursery trees.* The removal of any tree planted and grown in the ordinary course of business of a lawful plant or tree nursery;

(2) *Emergency situation.* The removal of any tree during or following an emergency or an act of nature, when the director determines that permitting requirements will hamper private or public work to restore order to the city;

(3) *Single-family detached residential dwelling units.* The removal of non-patriarch trees up to 36 inches in diameter at breast height, located on lots developed with single-family detached residential units during development and post-development;

(4) *Safety hazard.* The removal of any tree which the director finds to be in such a dangerous condition or pose such an imminent hazard as to endanger the public health, welfare, or safety and therefore to require immediate removal;

(5) *Diseased or pest-infested trees.* The removal of a diseased or pest-infested tree for the purpose of preventing the spread of the disease or pests;

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(6) *Approved silvicultural activities complying with requirements found in section 5-84* Tree removal, except for patriarch tree or any tree in a canopy road tree protection zone, necessary for a project which the director has determined is a bona fide agricultural use provided that an environmental management permit for the project has been approved by the director pursuant to section 5-56 of this chapter;

(7) *Noxious invasive trees.* Upon verification by the city urban forester, or city growth management department, land use and environmental services division:

- a. Chinese Tallow;
- b. Mimosa;
- c. Tung Oil;
- d. Chinese Umbrella Tree;
- e. China Berry;
- f. Trees listed in the Florida Exotic Pest Plant Council Invasive Plant List (Class I and II species) or other accepted list as approved by the director;

(8) *Existing utility easements.* Upon approval by the director, the removal of any tree, that is the result of voluntary growth, within any utility easement or utility right-of-way that is required to inspect, maintain and construct improvements to the existing utility infrastructure within the easement or right-of-way. This provision does not apply to trees that were retained from prior permits. This provision applies only to work performed by or under the direction of a city-owned utility, and will not be considered exempt unless approved by the director on a case-by-case basis. This provision is intended to allow the continued operation of existing utilities and is not to be used to extend infrastructure where no infrastructure currently exists. This provision shall not be applied to conservation and preservation areas.

(d) *Protected trees.* The following trees are protected and shall not be removed, impacted or damaged without receiving an approved environmental management permit complying with the requirements of the chapter:

(1) *Pre-development.* Any tree of two inches DBH or greater.

(2) *During development and post-development.*

- a. Any dogwood (*Cornus florida*) tree of four inches DBH or greater;
- b. Any hardwood or long leaf pine tree of 12 inches DBH or greater;
- c. Any tree of 18 inches DBH or greater;
- d. Any tree four inches DBH or greater which is located in the lot perimeter zone of any development site except for sites being developed for detached single-family dwellings. The lot perimeter zone is the building set back or 20 feet, whichever is less;
- e. Any patriarch tree;
- f. Any tree within a canopy road tree protection zone;
- g. Any tree in a wetland;
- h. Any tree planted to meet the replanting, reforestation, or landscaping requirements of this chapter;

- i. Any exceptional specimen trees, identified by the city urban forester, certified arborist or city environmental biologist.

(e) *Removal of protected trees.* The preservation of protected trees shall be encouraged. An applicant shall be required to give priority to preserving the more enduring protected tree species, inclusive of current health, size and form. Protected trees may be removed only in accordance with the debit criteria set forth in this section. However, even if an applicant can demonstrate compliance with the debit criteria, final determination of whether a protected tree shall be permitted for removal shall be made by the director. The decision of the director shall be based on balancing the preservation of the more enduring tree species, inclusive of current health, size, and form and the ability to develop a site at the intensity or density permitted by the comprehensive plan and the implementing land development regulations. In cases where the applicant chooses to appeal the director's decision, the Environmental Board shall have the authority to conduct appeal hearings related to the decision of protected tree removal.

- (1) *Criteria for protected tree removal.* The director shall approve a permit for removal of a protected tree if the applicant demonstrates the presence of one or more of the following conditions:

*Safety hazard.* Necessity to remove a tree which poses a safety hazard to pedestrians or other persons, buildings or other property, or vehicular traffic, or which threatens to cause disruption of public services. When a tree is removed for safety hazard reasons that were created as a result of development activity, debits shall accrue and an environmental permit shall be required. When a tree is removed for safety reasons not associated with development activity, an environmental permit shall not be required and debits shall not accrue in accordance with subsection [5-83\(c\)\(4\)](#).

- a. Disease or pest-infested trees. Necessity to remove a diseased or pest-infested tree to prevent the spread of disease or pests. Debits shall not accrue for trees deemed by the director to be diseased or pest infested.
- b. Good forestry practices. Necessity to reduce competition between trees or to remove exotic species and replace them with native species.
- c. Reasonable and permissible use of property. Tree removal which is essential for reasonable and permissible use of property, or necessary for construction of essential improvements resulting from:
  1. Need for access immediately around the proposed structure for essential construction equipment, limited to a maximum width of 20 feet from the structure.
  2. Limited access to the building site essential for reasonable use of construction equipment
  3. Essential grade changes. Essential grade changes are those changes needed to implement safety standards common to standard engineering or architectural practices, and reference to a text that includes such standards shall be included in the permit application.

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- a. *Site monitoring.* All tree protection procedures and activities shall be monitored and approved throughout the construction period by a registered landscape architect or certified arborist. Pesticide applications require a state commercial applicators license. Proof of application shall be available upon request to the city's environmental inspector.
- b. *Watering.* All protected trees shall be watered by mechanical irrigation at a minimum rate equivalent to one inch of rainfall per week. Rate shall be dependent upon soil type. For trees that require root pruning, watering shall commence as far in advance as possible, prior to development activity, and shall continue through the completion of the project. Watering shall be adjusted as required by weather conditions. Care shall be taken to prevent water from soaking the base of trees and root collars. Soaker hoses are an acceptable method of irrigation during construction. Installed mechanical irrigation shall be on grade or placed parallel to the radial roots of the tree so as not to damage the trees root system.
- c. *Mulching.* Mulching shall be used throughout the project within the critical protection zone (CPZ) of protected trees to the greatest extent possible. Where construction machinery or vehicular traffic has to pass within the critical protection zone (CPZ), a layer of four to six inches of organic mulch shall be placed within the drive areas within the critical protection zone (CPZ). Additionally a minimum of 5/8-inch plywood shall be placed over the mulch material positioned where vehicular traffic is proposed. Where possible, within the limits of the project, all critical protection zones (CPZs) of protected and desirable trees should be covered with a two- to three-inch layer of organic mulch or ground cover, as opposed to the placement of sod.
- d. *Root pruning.* Root pruning shall occur as far in advance as possible prior to site grading, earthwork, excavation or any other activity which may damage the roots of a tree proposed for mitigation, in all areas where demolition or new construction requires removal of existing roots (i.e. excavation/construction of footings, retaining walls, curbs, paving and base). Roots shall be cut with a mechanical trenching device to a minimum depth of 18 inches. Where possible, all trenching within the critical protection zone (CPZ) shall be done by hand or an air spade and followed immediately by a clean-cut hand pruning of all roots greater than 3/4-inch diameter. Where it is not possible to hand trench, mechanical trenching may be approved by the city's environmental inspector. All pruned/cut roots shall be covered as soon as possible with topsoil, mulch, or other organic medium. Any root-pruning areas that cannot be protected by immediate backfill replacement shall be covered with burlap and wetted to retard soil/root dehydration. The cutting of all major support roots or roots greater than six inches diameter or within ten feet of the trunk collar, shall be reviewed in the field by the city's

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4. Location of driveways, buildings or other permanent improvements. Driveway aisles shall be consistent with other applicable standards.
5. Compliance with other ordinances or codes. Necessity for compliance with other city or Leon County codes, such as building, zoning, subdivision regulations, health provisions, and other environmental ordinances.

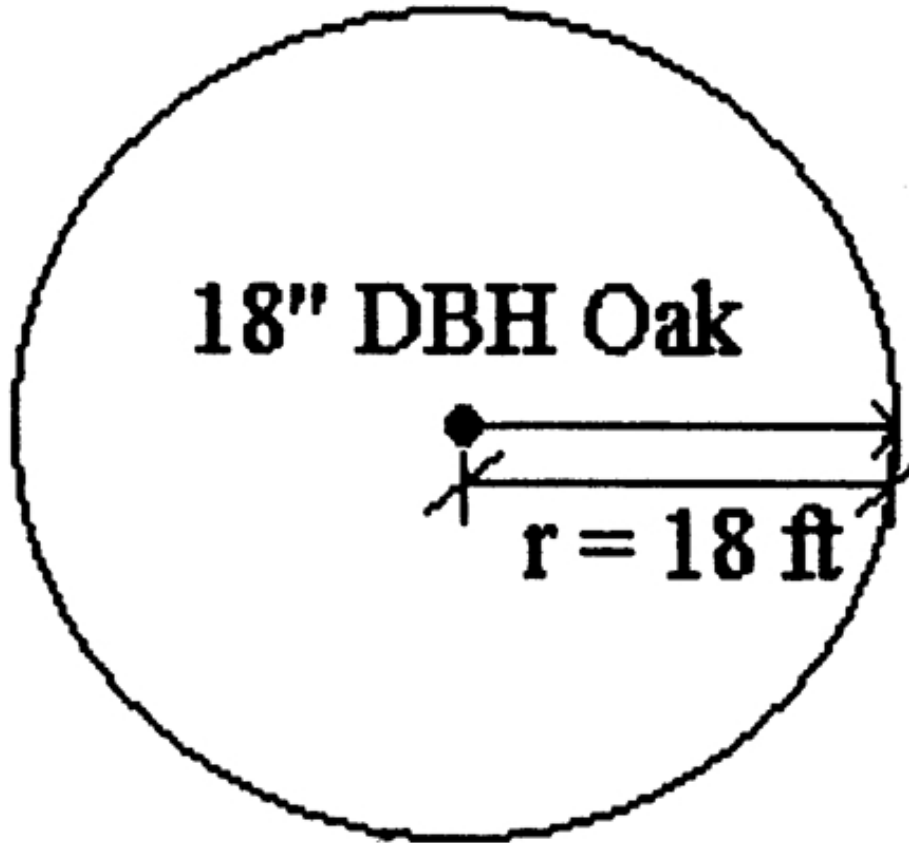
(f) *Reforestation requirements.* All sites, except for individual lots being developed with one single-family, duplex, or triplex, and residential subdivisions that do not exceed four dwelling units per acre shall provide, upon completion of development activities, a minimum number of trees equivalent to a ratio of 40 tree credits for each acre proposed for development; i.e., total tree preservation credits plus tree replanting credits shall be equal to or greater than 40 credits per acre proposed for development. If the total number of trees to be replanted exceeds that which may be reasonably planted on the development site, the applicant may enter into an agreement with the city, as approved by the director, to plant the excess trees on an approved public site or to provide the monetary equivalent to the city for use in public landscaping projects.

(g) *Tree protection requirements.* It is the intent of this subsection to preserve the community's existing native tree canopy and vegetative understory. In order to maintain the integrity of existing trees, it is necessary to protect the root systems of individual trees that are contained within the critical protection zone (CPZ) from impacts associated with development activity. It is also the intent of this subsection to give priority to preserving the more enduring tree species, inclusive of current health, size and form. The following requirements shall apply:

- (1) *Critical protection zone preservation.* The critical protection zone of every protected tree not permitted for removal shall be protected from activities that may injure the tree, including, but not limited to, cut and fill activities, building pad placements, road bed construction, construction material storage, driving or parking heavy equipment, or trenching. Except as set forth in subsection (g)(6), if impact to the critical protection zone occurs, the tree shall be considered removed and shall require compensation in accordance with subsections (i) and (j).

*Critical protection zone.* That area surrounding a tree within a circle described by a radius of one foot for each inch of the tree's diameter at breast height.





Critical Protection Zone (CPZ)

(2) *Location of protected trees.* All protected trees on-site and adjacent to the site, if the critical protection zone extends to within the project site, shall be physically located and depicted on the site plan submitted as part of the environmental management permit application. On sites with dense vegetation or numerous trees, tagging and numbering of some protected trees shall be provided for on site orientation. Numbers should correspond to those shown on the site plan.

(3) *Centerline of proposed roadways.* The centerline of proposed roadways and other improvements shall be physically tagged or flagged on-site, and shall include station designations corresponding to a proposed site plan.

(4) *Tree protection barriers.* Tree protection barriers shall be installed at the perimeter of the critical protection zone (CPZ) of each protected tree prior to the initiation of development activity to prevent root and soil compaction, resulting from vehicular traffic, equipment storage or material stockpiling. The barriers shall remain in place until such time as approved landscape operations begin; however, barriers may be removed temporarily to accommodate construction needs, provided that the manner and purpose for such temporary removal is approved in advance by the director. The following are minimum requirements for barrier types:

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- a. Protective posts shall be placed so as to protect the critical protection zone (CPZ) for each tree not permitted for removal.
- b. Posts shall be of nominal two inches by four inches or larger wooden post, two inches outer diameter or larger diameter pipe, or other post of equivalent size; shall be strung with at least one one-inch by four-inch (1" × 4") wooden stringer; and shall be clearly flagged.
- c. Posts shall be implanted deep enough in the ground to be stable and to extend to a minimum height of four feet above the ground.
- d. When the director determines that individual protective tree barriers are not needed in some areas for tree protection, such areas shall be staked and flagged with readily visible markers.
- e. Where development activity is permitted to occur within the critical protection zone (CPZ) of a protected tree, the director may allow the temporary removal of the tree protection barriers and shall require protective girdling of at least the bottom four feet of the trunk to avoid bruising or scraping of the trunk base, along with fencing or other approved techniques.
- f. All grading for drainage occurring within the CPZ of the trees shall be done by hand or as directed on-site by the permittee's certified arborist.

(5) *Tree protection techniques.* Tree protection techniques found in the "Trees and Development, A Technical Guide to Preservation of Trees During Land Development," by Nelda Matheny and James R. Clark or equivalent techniques approved by the director, shall be used and shall be indicated in the environmental management permit application or site plan.

(6) *Tree mitigation techniques.* It is the intent of this subsection to preserve mature trees and to promote tree safety. As an incentive to preserve existing trees, when the following arboricultural mitigation techniques are employed in their entirety, the director may defer the tree replacement requirements. No credit will be given and no debits will be charged for successfully mitigated trees. Additional arboricultural mitigation techniques not specified below may be approved when supported with scientific documentation. Documentation supporting proposed mitigation measures shall be submitted with the application for an environmental management permit. The information shall be reviewed and approved by the director in consultation with a certified arborist. The mitigation plan shall be prepared and administered by the permittee's registered landscape architect or certified arborist. Documentation detailing the mitigation efforts prepared by the landscape architect or certified arborist shall be included in the landscaping and urban forest compliance report prepared in accordance with section 5-64, by the permittee's landscape professional seven days prior to requesting a final environmental inspection. Reconciliation of the deferred tree replacement requirements shall occur at time of submittal of the compliance report in accordance with subsection (j). If the arboricultural mitigation techniques are deemed sufficient by the director, the deferred tree replacement requirements shall be waived. The arboricultural mitigation techniques shall include, but not necessarily be limited to, the following:

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- environmental inspector or a certified arborist. This inspection shall determine if a tree designated to remain, may have to be removed due to the size of the cut and the possibility of the tree becoming a future liability.
- e. *Fertilization.* Prescribed fertilization, if indicated through soil analysis, shall occur as far in advance of root pruning as possible (six to twelve months is most desirable). Commercial fertilizer applications shall be in accordance with the requirements of the chapter 9, article V, of the Code of General Ordinances regarding fertilizer use, and performed by an individual holding a city approved best management practice training certificate.
  - f. *Soil aeration.* Where soil compaction has occurred within the critical protection zone (CPZ) of protected and desirable trees on site, an aeration method, approved by a certified arborist shall be required. The soil aerating method used shall be applied to a depth no less than eight to ten inches, below original grade and spaced no greater than 24 inches, staggered spacing. Based on soil analysis and compaction, it may be necessary to recommend that a high nitrogen (3-1-1 ratio) slow release fertilizer mixed with peat moss and gypsum or peat moss and sand (1-5-2 ratio) mix be back filled into the aeration holes. Commercial fertilizer applications shall be in accordance with the requirements of the chapter 9, article V, of the Code of General Ordinances regarding fertilizer use, and performed by an individual holding a city approved best management practice training certificate.
  - g. *Pruning.* Pruning and crown clearing shall be performed by a certified arborist in accordance with the currently adopted ANSI A300 Standards. Pruning and crown cleaning shall consist of the removal of all dead and diseased limbs as well as heavy concentrations of moss and vines that compete with crown foliage. Branch collar cuts over eight inch diameter should be avoided but may be allowed to raise limbs in order to accommodate construction traffic, equipment and structures, as advised by a certified arborist.
- (h) *Underbrushing.* No removal of understory vegetation (underbrushing) shall be allowed within a conservation or preservation area. Exceptions to this may be allowed, provided the applicant demonstrates to the satisfaction of the director that underbrushing will provide an ecological benefit to the conservation or preservation area or can demonstrate that such a dangerous condition exists which poses an imminent hazard so as to endanger the public health, welfare or safety. The director may approve a permit for underbrushing a site that contains conservation or preservation areas, provided that a Natural Features Inventory has been performed and the following requirements have been met:
- (1) *Vegetation management plan.* A management plan outlining the proposed activity shall be submitted with the environmental management permit application. The project narrative shall include a description of the operation, size of parcel to be underbrushed, mechanical methods of underbrushing, and description of best management practices (BMPs) used to control stormwater.

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- (2) *Site plan.* The application shall include a site plan depicting property boundary lines, conservation or preservation areas on or adjacent to the site, access roads, areas requiring best management practices (BMP), and location of underbrushing activity.
- (i) *Credit for tree preservation.* Credit may be given for the preservation of an existing tree provided that the following criteria are met:
- (1) The critical protection zone of each preserved tree shall be protected during development activities and maintained during and after development in a natural state, in a vegetative landscape material covering;
  - (2) There shall be no impervious area or grade change within the critical protection zone of the tree. The critical protection zone is defined as that area surrounding a tree within a circle described by a radius of one foot for each inch of the tree's diameter at breast height;
  - (3) The tree shall not be damaged from skinning, barking, bumping and the like;
  - (4) There shall be no evidence of active disease or insect infestation potentially lethal to the tree;
  - (5) Trees within urban forest areas are preserved pursuant to subsection 5-85(d);
  - (6) Hand clearing shall be required when necessary to remove debris, noxious or invasive vegetation;
  - (7) Tree protection requirements of this chapter are fulfilled;
  - (8) Tree debit and tree credit are used to represent the taking or the preservation of a two-inch diameter at breast height tree or larger. Credit for preserved trees shall be tabulated as follows:
    - a. Calculate the number of credits for protected trees (trees preserved) by selecting the proper category in which the specific species is found. The size (DBH) within its category shall correspond to the number of credits within the credit column, (see chart below). Tree trunk diameter measurements shall be rounded off to the nearest inch. (Note: trees listed by the Florida Exotic Pest Plant Council in either the Class I or Class II list of invasive species shall not be included in any tabulation of debits or credits. Debits and credits for tree species, not listed in this chapter, will be determined by the director of growth management. Credits and debits for trees listed by scientific name supercede listings by genus found in the tables, i.e., *Acer rubrum* is credited and debited on plant list A instead of under *Acer* in plant list B. A debit/credit worksheet is included as Attachment #1.

Diameter of Tree	Credits	Credits	Credits	Credits
Preserved (inches DBH)	Category A	Category B	Category C	Category D
2—3	1	3	5	6

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4—6	2	5	6	8
7—12	3	6	8	16
13—18	5	8	10	19
19—24	6	10	11	22
25—30	8	16	<u>24</u>	
<u>31</u> —36	13	21	<u>29</u>	
<u>37</u> —42	16	<u>24</u>	<u>32</u>	
43—48	19	<u>27</u>	35	
<u>49</u> —60	22	<u>30</u>	38	
60—70	<u>32</u>	40	<u>48</u>	
70—80	40	50	60	
>80	50	62	75	

(j) *Tree replanting requirements.* The removal of any protected tree shall comply with the following requirements:

- (1) *Replanting plan.* A plan shall be presented by the applicant based on the tree debits and reforestation requirements of this section.
- (2) *Off-site replanting.* If the total number of trees to be replanted exceeds that which may be reasonably planted on the development site, the applicant may enter into an

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agreement with the city, as approved by the director, to plant the excess trees on an approved public site or to provide the monetary equivalent to the city for use in public landscaping projects. This option can only be utilized if the minimum reforestation requirements of subsection (f) are met on site.

(3) *Replacement of tree for which credit was given.* If any tree for which credit was given under this section is not alive and growing after all associated development activity on the property is completed, it shall be removed and replaced with trees that originally would have been required to be planted.

(4) *Tree removal without a permit.* If protected trees are removed without a permit or otherwise in violation of this chapter, the number of replacement trees shall be up to three times the amount which would have been required for removal for the first offense and five times for every offense thereafter and the applicant shall be charged twice the normal application fee for tree removal.

(5) *Tree replacement.* Removal of protected trees shall require compensation. Tree compensation shall be determined using tree debits and tree credits. Tree debits and tree credits are terms used to represent the taking or the preservation of a two-inch diameter at breast height (DBH) tree or larger. Tree replacement (debts) shall be tabulated on species type and categorized as per their designated values as follows:

- a. Calculate the number of debits (required replants) for protected trees proposed for removal by selecting the proper category in which the specific species is found. The size (DBH) within its category shall correspond to the number of debits within the debit column, (see chart below). Tree trunk diameter measurements shall be rounded off to the nearest inch. (Note: trees listed by the Florida Exotic Pest Plant Council in either the Class I or Class II list of invasive species shall not be included in any tabulation of debits or credits). Debts and credits for tree species, not listed in the this chapter, will be determined by the director of growth management. Credits and debits for trees listed by scientific name supercede listings by genus found in the tables, i.e., *Acer rubrum* is credited and debited on plant list A instead of under *Acer* in plant list B. A debit/credit worksheet is included as Attachment #1.

Diameter of Tree	Debits	Debits	Debits	Debits
Removed (inches DBH)	Category A	Category B	Category C	Category D
2—3	1	4	6	8

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4—6	2	6	8	10
7—12	4	8	10	20
13—18	6	10	12	24
19—24	8	12	14	28
25—30	10	20	30	
31—36	16	26	36	
37—42	20	30	40	
43—48	24	34	44	
49—60	28	38	48	
60—70	40	50	60	
70—80	50	62	75	
>80	63	78	94	

(k) *Plant list A*. Includes many native and selected non-native species, including species that rapidly colonize disturbed sites. These shall include the following:

PLANT LIST A

Common Name	Scientific Name
-------------	-----------------

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Sand pine	<i>Pinus clausa</i>
Shortleaf pine	<i>Pinus echinata</i>
Slash pine	<i>Pinus elliottii</i>
Loblolly pine	<i>Pinus taeda</i>
Red Maple	<i>Acer rubrum</i>
River birch	<i>Betula nigra</i>
Persimmon	<i>Diospyros virginiana</i>
Blueberry	<i>Vaccinium spp.</i>
Willow oak	<i>Quercus phellos</i>
Laurel oak	<i>Quercus hemisphaerica</i>
Water oak	<i>Quercus nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sassafras	<i>Sassafras albidum</i>
Water-locust	<i>Gleditsia aquatica</i>
Honey-locust	<i>Gleditsia triacanthos</i>



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Black-locust	Robinia pseudoacacia
Osage-orange; Bois D'arc	Maclura pomifera
Mulberry	Morus spp.
Sycamore	Platanus occidentalis
Southern crabapple	Malus angustifolia
Plum and Cherry	Prunus spp.
Willow	Salix spp.
Hackberry	Celtis spp.
Bradford Pear	Pyrus calleryana
Burford Holly	Ilex cornuta 'Burfordii'
Crepe Myrtle	Lagerstroemia indica
Fosters Holly	Ilex x attenuata 'Fosteri'

(l) *Plant list B*. Qualitatively have similar characteristics as Category A, but are generally less common and more enduring. These shall include the following:

PLANT LIST B

Common Name	Scientific Name
-------------	-----------------

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Pond pine	<i>Pinus serotina</i>
Maple	<i>Acer</i> spp.
Hazel alder	<i>Alnus serrulata</i>
Catalpa	<i>Catalpa bignonioides</i>
Chinquapin	<i>Castanea</i> spp.
Bay	<i>Persea</i> spp.
Eastern cottonwood	<i>Populus deltoides</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Elm (native and horticultural varieties)	<i>Ulmus</i> spp.

(m) *Plant list C*. Desirable, long lived, more enduring species, native species that are unavailable commercially, includes more rare and uncommon species, many of these species are components of the unique native and natural communities found in Leon County and many are indicative of high quality successional and native forest types. These shall include the following:

PLANT LIST C

Common Name	Scientific Name
Eastern red cedar	<i>Juniperus virginiana</i>
Spruce pine	<i>Pinus glabra</i>

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Longleaf pine	<i>Pinus palustris</i>
Cypress	<i>Taxodium</i> spp.
Winterberry	<i>Ilex verticillata</i>
Dahoon	<i>Ilex cassine</i>
Myrtle-leaved holly	<i>Ilex myrtifolia</i>
Possum-haw	<i>Ilex decidua</i>
Ironwood	<i>Carpinus caroliniana</i>
Buckwheat-tree	<i>Cliftonia monophylla</i>
Titi	<i>Cyrilla racemiflora</i>
Sourwood	<i>Oxydendron arboreum</i>
American beech	<i>Fagus grandifolia</i>
Oak	<i>Quercus</i> spp.
Black walnut	<i>Juglans nigra</i>
Hickory	<i>Carya</i> spp.
Tulip-tree; Yellow-poplar	<i>Liriodendron tulipifera</i>

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Southern magnolia	Magnolia grandiflora
Sweetbay	Magnolia virginiana
Gum	Nyssa spp.
Ash	Fraxinus spp.
Carolina buckthorn	Rhamnus caroliniana
Wild-olive; Devilwood	Osmanthus americanus
Haw	Crataegus spp.
Swamp cottonwood	Populus heterophylla
Loblolly bay	Gordonia lasianthus
Basswood	Tilia americana
Water elm planer-tree	Planera aquatica

(n) *Plant list D*. Includes midstory or understory native trees, which are generally uncommon or rare and may also, have desirable growth characteristics. Most have limited commercial availability; these trees generally do not exceed 12 DBH. These shall include the following:

PLANT LIST D

Common Name	Scientific Name
-------------	-----------------

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American holly	<i>Ilex opaca</i>
Devil's walking stick	<i>Aralia spinosa</i>
Eastern hophornbeam	<i>Ostrya virginiana</i>
Dogwood	<i>Cornus</i> spp.
Mountain-laurel	<i>Kalmia latifolia</i>
Witch-hazel	<i>Hamamelis virginiana</i>
Red buckeye	<i>Aesculus pavia</i>
Spicebush	<i>Lindera benzoin</i>
Redbud	<i>Cercis canadensis</i>
Magnolia (native)	<i>Magnolia</i> spp.
Fringe-tree	<i>Chionanthus virginicus</i>
Privet	<i>Forestiera</i> spp.
Downy serviceberry	<i>Amelanchier arborea</i>
Pinckneya/Fever-tree	<i>Pinckneya bracteata</i>
Buckthorn	<i>Bumelia</i> spp.

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Silverbell	Halesia spp.
Horse-sugar	Symplocos tinctoria
Elm	Ulmus americana

(o) *Tree debits and credits in proposed residential subdivisions.* When calculating tree debits and credits for residential subdivisions, debits shall be charged for all protected trees removed or impacted during construction of all infrastructure required for permitting the subdivision. Credits shall be given for all protected trees that will be preserved in the permitted subdivision, exclusive of the individual lots. Approved tree mitigation techniques, prepared by a certified arborist, or debits shall be required at the time of subdivision permitting, in accordance with subsection (g)(6), when the critical protection zone of any protected tree on the entire subdivision site is impacted. At the time of subdivision permitting, debits and credits shall not be applied to trees within the area proposed for individual lots, except protected trees impacted or removed for installation of the subdivision infrastructure. At the time of building permitting for an individual lot proposed for a single-family detached dwelling unit, tree debits shall only be charged if a tree that is greater than 36 inches is physically removed. Tree credits shall be given for trees preserved on the lot. An approved arboricultural mitigation, prepared by a certified arborist, may be required at the time of building permitting for an individual single-family dwelling unit if encroachment into the critical protection zone of any protected tree greater than 36 inches occurs. Prior to the issuance of a C.O. on an individual single-family dwelling unit, the preserved tree credits must be equal to or greater than the tree debits on the lot.

**Sec. 9-112. - Subdivision design standards.**

...

(c)

*General principles of subdivision design.*

...

(3) No new direct driveway access shall be permitted to a canopy road or inside the urban service area to a major collector or arterial roadway from any newly created subdivision lot.

...

(7) Lots:

...

b. There shall be no double-frontage residential lots except to provide separation of development from arterial streets or canopy roads or to overcome specific disadvantages of topography, orientation and property size.

e. No new subdivisions shall be permitted which would allow development to occur within 100 feet of the centerline of a canopy road without the express approval of the city commission.

**Sec. 10-174. - Commercial site location standards.**

The provisions of this section are not applicable to the following zoning districts: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, MR, OR-1, OR-2, OR-3, OA-1, C-1, C-2, CM, CP, all CU districts, UP-1, UP-2, M-1, IC, OS, PD, PUD, DRI and UT. Commercial sites are determined through the use of site location standards. The intensity of the commercial use is dependent upon the land use category of the potential site and the classification of the immediate adjacent roads. Individual road classifications are depicted on map 14 of the 2010 Comprehensive Plan. The site location standard is intended to group commercial land use toward intersections to provide access and prevent strip commercialization.

...

d. *Regional commercial:*

1. Major function: Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.
2. Leading tenants: One or more full-time department stores.
3. Location: Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements needed to provide adequate ingress and egress. Prohibited on designated canopy roads.



**Sec. 7-64. - Off-site advertising signs.**

...

(e) Additional requirements.

(1) No off-site advertising sign shall be permitted within 300 feet from the centerline of a canopy road regardless of the zoning district.

**Sec. 10-425. - Communication antennas and communication antenna support structures.**

...

b. *Canopy roads.* Communication antenna support structures, including camouflaged antenna support structures, shall not be located within a canopy road protection zone. Except as provided in subsection (c)(2)e of this section, communication antenna support structures shall not be located in areas more than 100 feet and less than 250 feet from the right-of-way of a designated canopy road.

**Sec. 10-1.101. Definitions.**

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

...

*Canopy road or canopy road tree protection zones* shall include all lands within the unincorporated county within 100 feet of the centerlines of the following roads hereby declared to be canopy road tree protection zones:

- (1) Meridian Road from its intersection with Seventh Avenue to the state line.
- (2) Magnolia Drive--Centerville Road--Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59.
- (3) Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road.
- (4) Old St. Augustine Road from its intersection with East Lafayette Street to W. W. Kelley Road.
- (5) Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.
- (6) Sunny Hill Road from its intersection with Thomasville Road to Old Centerville Road.
- (7) Old Centerville Road from its intersection with Centerville Road to the state line.
- (8) Pisgah Church Road from Bradfordville Road to the end of the County maintained right of way east of Centerville Road.

*Certified arborist* means an arborist certified by the International Society of Arboriculture.

*Critical protection zone (CPZ)* shall mean that area surrounding a tree within a circle described by a radius of one foot for each inch of the tree's diameter at breast height (DBH).

*Crown* shall mean the main point of branching or foliage of a tree or plant, or the upper portion of a tree or plant.

*Crown spread* shall mean the distance measured across the greatest diameter of the crown of a plant or a tree.

*DBH, diameter at breast height* means the diameter of a tree measured at a height of 54 inches above the naturally occurring ground level. Trees with gross abnormalities or buttressing at breast height should be measured above and immediately adjacent to the irregularity. Trees that fork at breast height should be measured below breast height and recorded as a single trunk. Trees that fork below breast height will be recorded as separate DBH for each stem.

*Exceptional specimen* shall mean an individual tree which is in very good to good condition as evidenced by less than ten percent upper crown dieback, few epicormic branches, absence of signs or symptoms of virulent disease, or other characteristics commonly employed to measure tree health, and which exhibits characteristics of size, species, age, form, historical significance, or other qualities which make it of such greater value than individuals of the same species usually found in the county as to warrant special consideration as a biological and social resource to be preserved for the benefit of the general public. Such a determination shall be made by the County Administrator or designee pursuant to these criteria in cases of

doubt.

*Patriarch tree* shall mean a tree designated as a patriarch or state champion tree by the state division of forestry, or an exceptional specimen shade tree of 36 inches DBH or larger.

*Protected tree* shall mean a tree which may not be removed without a permit from the county, pursuant to Article IV.

*Shade tree* shall mean any self-supporting woody plant of a species that is generally well-shaped, well-branched, and well-foliated which normally grows to an overall minimum height of 35 feet with a minimum average mature crown spread of 30 feet, and which is commonly accepted by local horticultural and arboricultural professionals as a species which can be expected to survive for at least 15 years in a healthy and vigorous growing condition over a wide range of environmental conditions. A listing of suggested shade trees shall be maintained by the director of growth and environmental management.

*Sight triangle* shall mean the length of road visible to a driver on a side street or driveway to observe oncoming objects on the main street, measured from a point on the side street or driveway at least 20 feet from the edge of the major road pavement and from a height of 3.5 feet on the side street or driveway to a height of 4.25 feet on the major road. The vehicular site distance varies by operating speed of vehicles on the roadway and the grade of the main street, as referenced in City of Tallahassee, or the county, driveway and street connection regulations.

*Silviculture management plan* shall mean a plan prepared by a qualified forester, or by the state division of forestry, outlining the particular proposed silviculture management system and ultimate management goals of a silviculture operation.

*Silviculture practice or operation* shall mean a process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

*Structure* shall mean anything constructed, installed or portable, the use of which requires a location on a parcel of land. This term also includes billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

*Tree* shall mean any self-supporting woody plant having at least one well-defined stem a minimum of two inches DBH, and which normally grows to a minimum height of 25 feet in the county area.

*Tree credit or debit* shall mean a numerical representation of the value of a two-inch DBH eight-foot high tree, used to assign values to trees of various sizes to calculate either credit against reforestation requirements, as in the case of trees protected during the development process, or debit to determine the extent of replanting required, as in the case of removal of protected trees.

*Tree pit* shall mean a pit that is minimum three feet by three feet opening through an impervious surface which provides an unconfined growing space and suitable rooting environment to support planted material, as consistent with established horticultural practices to provide aeration, drainage, and other conditions necessary for healthy root growth.

*Tree removal* shall include the following acts and incidences constituting tree removal as regulated under this chapter:

- (1) The actual removal of a live tree;

- (2) Any unmitigated encroachment within a distance of three-fourths of the radius of the critical protection zone of a protected tree;
- (3) Any damage to 30 percent or more of the crown of a protected tree within the vertical projection of its critical protection zone; or
- (4) Any other action or activity likely to significantly damage or cause a premature death of a protected tree.

*Underbrushing* shall mean the removal of understory vegetation, either by hand or with the use of equipment, which neither disturbs the soil nor causes the destruction of any tree.

*Urban forest*, as defined outside of the incorporated areas of Leon County, shall mean an association of trees and other woody and herbaceous vegetation which may not be recognizable as a forest natural community type, but which now provides a visual counterpoint to urbanization by creating a forested effect along roadways, buffering development along roadways, providing wildlife areas and corridors, and buffering between and within developed areas, and which has the following characteristics:

- (1) An association of trees which provides a forest-like visual appearance with large, medium, and small species and individuals in a natural-like setting.
- (2) Remnant planted or naturally regenerated pines, hardwoods, or other native tree species.

*Vines* shall mean any group of woody or herbaceous plants which may climb by twining, or which normally require support to reach mature form.

**Sec. 10-4.202. Pre-development environmental analysis reviews.**

...  
(2) *Standards for the protection of natural features.* If an application contains one or more of the preservation/conservation areas and/or special development zones listed in subsection (1) above, the applicant shall propose measures to mitigate the adverse affects of the development on such areas, using as a minimum, the standards and guidelines set forth below. Details of the proposed mitigation for on-site preservation/conservation areas must be supplied with the environmental impact analysis application.

...  
b. *Conservation areas.* Development activity is permitted within conservation areas provided that it is specified in the document establishing the conservation area and is consistent with the following criteria:

...  
8. *Canopy road.* The canopy road protection zone includes all lands within 100 feet from the centerlines of the roadways. The uses permitted in the canopy road protection zone are those uses permitted in the underlying zoning district. Canopy road citizens' committee review is required when development is proposed within the canopy road tree protection zone. The following special restrictions shall apply within the canopy road protection zone:

- (a) All structures, including fences, shall be set back a minimum of 100 feet from the centerline of the canopy road unless there is no reasonable alternative in the case of a vested single family lot of record. Any disturbance to the protection zone shall be minimized to the greatest extent possible, but not cause an unreasonable and undue hardship on the use of the property. Structures are permitted to prevent motorized vehicles from accessing trail approaches;
- (b) Any structure which exceeds 40 feet in height must be set back an additional one foot for every one foot in excess of 40 feet in height;
- (c) No development may occur in the canopy road protection zone unless authorized for health, safety or welfare of the public;
- (d) Any part of the canopy road protection zone that is disturbed for roadway projects must be widened by the same amount that was disturbed in the same location if possible, or another reasonable location, and shall be replanted if necessary, with native, non-invasive canopy trees, understory trees and shrubs;
- (e) A full analysis of the impact of a development on the affected canopy road as described in Section 10-4.206(b) shall be submitted by the applicant as a component of the environmental permitting;
- (f) Joint access to canopy roads shall be required for newly created lots unless there is no alternative;
- (g) If the site is accessible by roads other than the canopy road, it shall not have direct vehicular access to the canopy road;
- (h) The canopy road tree protection zone shall be placed in a conservation easement or preservation affidavit;
- (i) No removal of understory vegetation (underbrushing) shall be allowed within the canopy road tree protection zones, except as

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If there are protected trees that are 36-inch DBH or greater and the minimum replacement tree credits for these 36-inch DBH trees exceed 40 tree credits per acre, the replacement credits will be calculated based on the schedule in subsection b. below.

- b. The second option for replacement of trees to be removed shall be based on the following schedule:

Diameter (DBH) Tree Removed (inches)	Minimum Replacement Tree Credits
Over 60	40
49--60	28
43--48	24
37--42	20
31--36	16
25--30	10
19--24	8
13--18	6
7--12	4
4--6	2
2--3	1

\*Tree trunk diameter shall be rounded off to the nearest inch.

1. If protected trees are removed without permit or otherwise in violation of this article, this second option must be used and the number of required replacement tree credits in the schedule shall be doubled.
- (2) *Enhanced credit availability for replanting with trees exceeding minimum size requirement.* In order to promote planting of larger size replacement trees, the number of two-inch diameter trees (tree credits) that must be replanted as determined by the table above may be reduced when replanted trees are of a larger size than two-inch DBH, according to the following table:

Diameter (Caliper) of Tree Replanted	Number of Tree Credits
For each 3-inch tree	2
For each 4-inch tree	4
For each 5-inch tree	7
For each 6-inch tree	10

- (3) *Off-site replanting agreements.* If the total number of trees to be replanted based on the tree replanting schedule in subsection (b)(1) exceeds that which may be reasonably planted on the development site, the applicant may enter into an agreement with the county, as approved by the county administrator or his designee, to plant the excess trees on an approved public site or to provide the monetary equivalent to the county for use in public landscaping projects and which may, upon proper application be provided for organizations for the purpose of wildlife protection and preservation, however, in no event shall greater than 50 percent of the funds received after the effective date of this section be allocated to organizations for the purpose of wildlife protection and preservation. Further, monies collected prior to the effective date of this section, may only be used in public landscaping projects.
- (4) *Minimum guarantee for trees for which credit given.* If any tree for which credit was given under this section or subsection 10-4.349 (b) in relation to a project other than a single-family residential project is not alive and growing three years after all associated development activity on the property is completed, it shall be removed and replaced by the permittee with trees of at

specified in a vegetation management plan, submitted to and approved by the County Administrator or designee, which outlines specific planting and maintenance operations designed to restore or maintain the natural vegetation component of a specific canopy road section, and is consistent with the objectives of this chapter.

- (j) Repair and maintenance of existing lawfully established structures and fences shall meet the following requirements:
  - (1) Emergency repairs to existing structures or fences that are necessary for public health, welfare and safety issues, as approved by the county administrator or designee, are exempt from permitting requirements if the repairs do not impact protected trees, do not increase the encroachment within the canopy road protection zone, and the material is the same or less visually intrusive than that used to construct the original structure or fence.
  - (2) Repair and maintenance of existing lawfully established structures and fences may be allowed upon finding in the affirmative in regard to the following factors: a) that it is not in conjunction with a change of use of the subject property; b) that, if it is in conjunction with a fence, that the proposed construction shall be with the same, or less visually intrusive, materials as the fence was originally constructed; c) the proposed methods and techniques for repair and maintenance shall not be detrimental to canopy road protection zone resources.
- (k) Sidewalks shall be a maximum of 6 feet in width. The County Administrator or designee can allow up to a maximum of 10 feet in width if mitigation is sufficient to offset the negative impacts to the canopy. In determining whether a sidewalk will be permitted in the canopy road overlay, the impacts to other conservation/preservation areas will be considered. A natural feature inventory/environmental impact analysis shall be submitted for assessment and determination of placement of the sidewalk. In cases where the proposed sidewalk would detrimentally impact other conservation/preservation areas in the canopy road overlay, as determined during the environmental impact analysis, the sidewalk shall not be permitted. Emphasis shall be on placing the sidewalk such that impacts to trees and native vegetation are minimized.
- (g) Gates are permitted over a lawful driveway connection. The appearance shall not be opaque, and it shall be in character with the surrounding area. It shall be a utilitarian type swing gate and located no closer than 30 feet from the edge of the travel lane of the canopy road.

**Sec. 10-6.707. - Canopy roads overlay district.**

(a)

*Purpose and intent.* The purpose and intent of the canopy roads overlay district is to ensure the preservation and protection of the canopy road trees on the following roads:

(1)

Meridian Road from its intersection with Seventh Avenue to the state line.

(2)

Magnolia Drive—Centerville Road—Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59.

(3)

Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road.

(4)

Old St. Augustine Road from its intersection with East Lafayette Street to W.W. Kelley Road.

(5)

Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.

(6)

Sunny Hill Road from its intersection with Thomasville Road to Old Centerville Road.

(7)

Old Centerville Road from its intersection with Centerville Road to the state line.

(8)

Pisgah Church Road from Bradfordville Road to the end of the county maintained right-of-way east of Centerville Road.

(b)

*Allowable land use.* The uses permitted in the canopy road overlay district are those uses permitted in the underlying zoning district.

(c)

*Development standards.* The canopy road overlay includes as all lands within 100 feet from the centerlines of the roadways. The following special restrictions shall apply within the canopy road overlay:

(1)

All structures, including fences, shall be set back a minimum of 100 feet from the centerline of the canopy road unless there is no reasonable alternative in the case of a vested single family lot of record. Any disturbance to the overlay shall be minimized to the greatest extent possible, but not cause an unreasonable and undue hardship on the use of the property. A permit may be issued by Leon County for gates and the repair or maintenance of an existing, lawfully established fence, pursuant to any and all applicable criteria and standards set out in section 10-4.202(a)(2)b.8(j) and (l). Structures are permitted to prevent motorized vehicles from accessing trail approaches.

(2)



Any structure which exceeds 40 feet in height must be set back an additional one foot for every one foot in excess of 40 feet in height.

(3)

No clearing may occur in the canopy road overlay, (100 feet from the centerline of the road) unless authorized for health, safety or welfare of the public.

(4)

Any part of the canopy road overlay that is cleared or has trees removed from it must be widened by the same amount that was disturbed in the same location if possible, or another reasonable location.

(5)

A full analysis of the impact of a development on the affected canopy road shall be submitted by the applicant at the time of development review.

(6)

Joint access to canopy roads shall be required unless there is no alternative. New curb cuts on canopy roads shall be designed to serve more than one development.

(7)

If the site is accessible by roads other than the canopy road, it shall not have direct access to the canopy road.

**Sec. 10-4.206. Application requirements for the removal of trees, generally; and, for the repair and maintenance of existing lawfully established structures and fences for lands within the canopy road protection zone.**

(a) *Scope.* Any request to remove or relocate any protected tree shall be made through submission of an environmental management permit application, unless a general permit, a right-of-way placement permit, or a vegetation management plan has been issued as provided for in section 10-4.201.

(b) *Canopy road tree protection zone tree or vegetation removal applications.*

(1) *Required information.* All permits for removal or relocation of trees, for the repair and maintenance of existing lawfully established structures and fences, or for pruning or vegetation management, within the canopy road protection zone (unless such activity is conducted under an approved general permit), shall be obtained by making application to the county administrator or designee, providing the same material to be submitted for permits for other protected trees as set forth in subsection (c).

(2) *Mitigation requirements.* The permit application for removal of trees or vegetation in the canopy road tree protection zone must be accompanied by a mitigation plan which shall include at a minimum, the following:

a. An analysis documenting the purpose which necessitates the tree removal and explaining why the project cannot be modified to avoid the need for the tree removal.

b. An analysis of the canopy road section to be impacted by the proposed activity within the canopy road tree protection zone. The analysis shall include a narrative description of the affected roadway section together with other material helpful in assessing the impact of the intrusion on the existing canopy road effect. Such characteristics as understory density and

species composition, tree species and size distribution, high bank areas and opacity should be included as appropriate.

- c. A replanting and management plan designed to mitigate the visual and vegetation impacts identified in Subsection (b)(2)a.
- (3) *Inspection.* The county administrator or designee shall conduct an on-site inspection.
- (4) *Roles of the county administrator or designee, canopy road citizen committee (CRCC) and development review committee (DRC).*
- a. The county administrator or designee is responsible for the review of the application with primary responsibility as follows:
    - 1. Verification that the required information has been provided in the application.
    - 2. Conducting on-site inspection.
    - 3. Verification that a separate driveway or street connection application has been provided if required.
    - 4. Protection of the health, safety and welfare of the public.
    - 5. Ensuring joint access and accessibility by other roads.
    - 6. Verification that no unauthorized structures are proposed within the canopy road tree protection zone unless there is no reasonable alternative.
    - 7. Ensuring the canopy road tree protection zone is widened by the same area that was disturbed.
    - 8. Verification that the conservation easement or preservation affidavit is provided.
    - 9. Authorizing emergency repairs to existing structures or fences.
    - 10. Review and approval of gates over driveway connections.
    - 11. All other matters that are not the responsibility of the canopy roads citizens committee or the development review committee.
  - b. All applications pursuant to this section shall undergo review by the canopy roads citizen committee (CRCC). The CRCC's review responsibility is as follows:
    - 1. Driveway location after the county administrator or designee approves a safe corridor.
    - 2. Review of the replanting and management plan designed to mitigate the visual and vegetation impacts.
    - 3. Repair and maintenance requests of existing lawfully established structures and fences.
    - 4. Other matters related to disturbance in the canopy road protection zone at the discretion of the county administrator or designee.
  - c. The DRC shall make a determination to approve, deny, or approve with conditions the permit application for all infrastructure projects within the unincorporated area, including, but not limited to, utilities, intersections, new roads and sidewalks.
- (5) *Application review.* Only the board shall have power to grant or deny permit applications for removal of trees within a canopy road tree protection zone, except that the county administrator or designee shall have the authority to grant or deny permit applications for the removal of trees or other vegetation under the additional conditions listed in subsection d.

below. The following standards must be met at a minimum in order to receive permit approval:

- a. Applicant must demonstrate that the proposed clearing or tree removal is necessary for protection of the health, safety, and welfare of the public.
- b. As part of the proposed mitigation plan, any part of the canopy road tree protection zone that is cleared or has trees removed from it must be widened by the same amount removed for roadway improvements or enhancements. Such replacement area shall be replanted in a manner sufficient to reestablish the canopy effect and the understory density, species composition, and species and size distribution of the impacted area within a reasonable time, and to be protected by either a conservation easement or a preservation affidavit for residential lots of record.
- c. The applicant must demonstrate compliance with section 10-4.202(a)(2)b.8.
- d. In addition to the standards above, the county administrator or designee or DRC shall grant approvals for the removal of trees or other vegetation only when one of the following conditions exist:
  1. Diseased or pest-infested trees. Necessity to remove a diseased or pest-infested tree to prevent the spread of the disease or pest. The need to remove trees because of insect and disease damage must be determined by a forester with a B.S. degree or higher, from a Society of American Foresters accredited college or by an arborist certified by the International Society of Arboriculture.
  2. Good forestry/silviculture practices. Activities associated with a bona fide silvicultural operation on land that has received an agricultural exemption from the Leon County Property Appraiser is exempt from the provisions of this section. The activities shall be in compliance with the Silviculture Best Management Practices of the Florida Department of Agriculture and Consumer Services.
  3. Reasonable access. Removal of protected trees may be allowed under this section, if the proposed single-family residential development activity is found to be in compliance with the special restrictions as defined under section 10-4.202(a)(2)b.8.
  4. Repair and maintenance of existing lawfully established structures and fences. The repairs shall meet the requirements in section 10-4.202(a)(2)b.8.(j).
  5. The DRC shall make a determination to approve, deny, or approve with conditions the permit application for all infrastructure projects in the unincorporated area, including, but not limited to, utilities, intersections, new roads and sidewalks.
- e. Applications shall be reviewed by the county administrator or designee for compliance with the requirements of this article. Within ten business days after receiving an application, the county administrator or designee shall determine whether the application is complete, and if not shall notify the applicant of the deficiency. If the deficiency is not corrected by the applicant within 30 calendar days after mailing, the application shall be deemed withdrawn unless an extension is granted. The Board of County Commissioners, DRC or the county administrator or designee shall make its determination to approve, deny, or approve with conditions the permit application after procedural timeframes have been followed for the CRCC and the DRC or Board of County Commissioner agenda processes. If the application is denied, the reason for such action shall be specified and provided to the applicant in writing.

(c) *Other protected tree removal, patriarch tree removal, and vegetation management applications.*

- (1) *Required information.* Permits for removal or relocation of protected trees and applications for vegetation management plan approval shall be obtained by making application for permit to the county administrator or designee. Additional requirements for tree removal or vegetation management within a canopy road protection zone are found in subsection (b). Applications for vegetation management plan approval shall be accompanied by a diagram depicting the area to be subject to the plan and the existing vegetation therein, and a description of the nature and purpose of the plan. The application for tree removal shall be accompanied by a written statement indicating the reasons requiring removal or relocation of each protected tree and an area map indicating the location of trees to be removed or relocated and any existing and proposed structures or vehicular use areas. In addition, the application shall contain a signed acknowledgment by the applicant verifying that no protected trees will be removed on the site except as noted on the approved application and permit. If the proposed tree removal is associated with development requiring a stormwater management application as part of the environmental management permit application, the written statement and area map mentioned above shall include, at a minimum, the following:
  - a. Written, detailed justification for the proposed removal of each protected tree, which shall reference the development area where the trees are to be removed. Each tree that is 36-inch DBH or greater and any dogwood 4-inch DBH or greater must be shown on the required development area map by map number designation for each such tree.
  - b. The locations and dimensions of all existing and proposed vehicular use areas and other improvements, including finished elevations for each.
  - c. Significant natural site features.
  - d. Existing and proposed site contours.
  - e. If the applicant chooses the option of obtaining credit for preserved trees onsite instead of replanting the developed area with 40 trees per acre, the preserved trees must be identified on the plans. Existing protected or required trees to remain on-site, and protected trees proposed to be removed, shall be indicated by a number assigned to each tree and noting DBH, species and critical protection zone. Indication of the general location of the trees, including blocks of trees, may be acceptable depending on-site conditions and provided that a listing of individual trees by species and size is submitted.
  - f. Existing and proposed utilities, underground and overhead, and location of any other known man-made on-site features, such as underground tanks or old building foundations.
  - g. Building and other setbacks.
  - h. Protected trees on adjacent property which may be affected by proposed development activity within the critical protection zone of such trees.
  - i. All applicable land use requirements pertaining to property use or restrictions, including easements, zoning, rezonings, site and development plan or plat reviews and development orders.
- (2) *Inspection.* Subsequent to application, but prior to the issuance of a permit for tree removal or relocation, the county administrator or designee shall conduct an on-site inspection.
- (3) *Application review.* The county administrator or designee shall have ten business days after

receipt of a complete application filed pursuant to this subsection to approve or deny the requested permit, or to request additional information from the applicant, unless the application is accompanied by a short-form application as part of the environmental management permit, in which case approval, denial, or request for additional information shall be made according to the short-form timelines. Where additional information is requested, the county administrator or designee shall grant or deny the permit request within ten working days after the information is provided by the applicant. If the applicant fails to provide such information within 30 days of the request, the application shall be deemed to have been withdrawn. In the event the county administrator or designee denies an application, the county administrator or designee shall specify to the applicant in writing the reason for such action. If no additional information is requested and no final action with respect to a complete application is taken within the required 20 working days, the application shall be deemed to have been approved to the extent that it is in compliance with the requirements of this article, provided that no stop work order is in effect on the site.

### **Sec. 10-4.362. Protected trees.**

(a) *Intent.* It is the intent of this division to facilitate a holistic approach to development which incorporates trees suitable for integration into urban development, regardless of size, and which utilizes urban forest areas. It is also the intent to protect and maintain wildlife habitat areas and the forested character of the community through management of development impact and reforestation requirements.

(b) *Scope and applicability.* The following trees are protected and shall not be removed or damaged without permit approval pursuant to sections 10-4.364 and 10-4.206:

- (1) General Standard. Any tree having a diameter of 18 inches DBH or greater.
- (2) Lot Perimeter Zone. Any tree with a DBH of four inches or greater which is located in the lot perimeter zone of any development site except for sites being developed for detached single-family residential use. The lot perimeter zone is the area of a development site which falls between a property line and the minimum building setback corresponding to that property line as required by Article VI (Zoning).
- (3) Canopy Roads. Any tree within a canopy road tree protection zone.
- (4) Required Tree Plantings. Any tree planted to meet the replanting, reforestation, or landscaping requirements of this chapter. Planted tree specimens with a DBH of less than 2" are protected if planted to meet replanting, reforestation or landscaping requirements.
- (5) Environmental Features. Any tree located within a special development zone, conservation or preservation area as described in section 10-4.202.
- (6) Official Trees. Any Logleaf Pine tree (*Pinus palustris*) or Live Oak tree (*Quercus virginiana*) of 12 inches DBH or greater. Any dogwood (*Cornus florida*) tree of four inches DBH or greater.
- (7) Exceptional Specimens. Any exceptional specimen trees identified by the County Administrator or designee.
- (8) Pre-development. Any tree of two inches DBH or greater.

(c) *Exemptions.* The following shall be exempt from subsection (b) and the tree removal permit requirements of this division:

1. Single-family detached residential dwelling units meeting the following requirements:
  - a. Within the Urban Services Area: Removal of trees which are less than 36 inches DBH on lots developed with single-family detached residential units during development and post-development.
  - b. Outside the Urban Services Area: Removal of trees which are less than 36 inches DBH on lots upon which there is an existing, lawfully occupied, single-family detached dwelling (or mobile home).
  - c. Mitigation of adverse stormwater impacts may still be required for clearing activity consistent with Section 10-4.201.
  - d. Trees proposed for removal shall meet the following criteria:
    - (1) Are not located within a wetland or floodplain area;
    - (2) Are not located within a canopy road tree protection zone;
    - (3) Are not located within a required buffer, preservation area, conservation area, special development zone or easement area; and
    - (4) Are not a patriarch or exceptional specimen tree.
2. Nursery Trees: The removal of any tree planted and grown in the ordinary course of business of a lawful plant or tree nursery.
3. Emergency: The removal of any tree during or following an emergency or an act of nature, when the county administrator or designee determines that permitting requirements will hamper private or public work to restore order to the county.
4. Safety Hazard: The removal of any tree which the county administrator or designee finds to be in such a hazardous or dangerous condition as to endanger the public health, welfare, or safety and therefore to require immediate removal.
5. Bona Fide Silviculture: Activities associated with a bona fide silvicultural operation on land that has received an agricultural exemption from the Leon County Property Appraiser are exempt from the provisions of this Article.
6. Archaeological Project: Limited excavation activity within the critical protection zone of any protected tree when necessary in association with an archeological project approved by and performed under the direction of the state's department of state, provided that a plan for mitigating the impact upon affected trees is submitted with the exemption application and approved by the county administrator or designee.
7. Diseased or pest-infested trees: The removal of a diseased or pest-infested tree for the purpose of preventing the spread of the disease or pests upon verification by the County Administrator or designee. When required by the County Administrator or designee, the need to remove trees because of disease or pest-infestation may need to be determined by a forester with a B.S. degree or higher from a Society of American Foresters accredited college or by a certified arborist.
8. Invasive/Exotic trees: The removal of invasive/exotic trees identified on Leon County's

List of Invasive Plant Species, upon verification by the County Administrator or designee.

**Sec. 10-4.363. Tree protection requirements.**

(a) *Location of protected trees.* All protected trees, including those located outside of the development site, which may be impacted within 75 percent of their critical protection zone or by activity within a distance of three-fourths of the radius of the critical protection zone (measured from the trunk of the tree) by proposed development activities shall be physically located on-site and shown on a site plan submitted as part of the tree removal request in an environmental management permit application. In any portion of the project area where there are groups of trees or large numbers of protected trees, tree protection areas may be designated on the site plan and labeled as an "area not to be disturbed," in lieu of individual tree identification.

(b) *Critical protection zone preservation.* During the development activity, all areas surrounding the tree trunk within a minimum of 75 percent of the radius of the critical protection zone of every protected tree not permitted for removal shall be protected from activities that may injure the tree, (such as cut and fill activities, building pad placements, road bed construction, construction material storage, driving or parking of heavy equipment, or trenching, etc.), except:

- (1) Roadway and utility construction shall require protection of a reduced minimum of 60 percent of the radius of the critical protection zone.
- (2) Where adequate mitigation is provided, as determined by the county administrator or designee, for any additional encroachment.
- (3) Where specific analysis is provided by the applicant or when tree characteristics or site conditions, such as previous disturbances, are such to indicate that there is no basis to assume adverse impact as a result of additional encroachment.

(c) *Barriers required.* During development, including installation of irrigation systems or any other underground installations, protective barriers shall be placed around each protected tree not permitted for removal to prevent the destruction or damaging of roots, stems or crowns of such trees. The barriers shall remain in place and intact until such time as approved landscape operations begin; however, barriers may be removed temporarily to accommodate construction needs, provided that the manner and purpose for such temporary removal will not harm the tree and is approved by the county administrator or designee. The following are minimum requirements for barrier types:

- (1) Protective posts shall be placed so as to protect all areas within a minimum of 75 percent of the distance from the trunk to the critical protection zone boundary (i.e., three-fourths of the radius of the critical protection zone), for each tree not permitted for removal, except in right-of-way or utility placement areas, where posts shall be placed so as to protect a minimum of 60 percent of the radius of the critical protection zone where approved by the county administrator or designee.
- (2) Posts shall be of nominal two inches by four inches or larger wooden post, two inches outer diameter or larger pipe, or other post material of equivalent size; shall be strung with at least one one-inch by four-inch wooden stringer; and shall be clearly flagged.
- (3) Posts shall be implanted deep enough in the ground to be stable and to extend to a minimum height of four feet above ground.

- (4) Where the county administrator or designee determines that individual protective barriers are not needed in some areas for tree protection, such areas shall instead be clearly staked and flagged with readily visible markers.
- (5) Where development activity is permitted to occur within the radius of the critical protection zone of a protected tree, the county administrator or designee may require a protective girdling of at least the bottom four feet of the tree trunk base along with fencing or other approved techniques.

(d) *Tree protection techniques.* Tree protection techniques found in the publication titled "A Technical Guide to Preservation of Trees During Land Development", or its successor, published by the International Society of Arboriculture, or equivalent techniques approved by the county administrator or designee, shall be used and shall be indicated in the environmental management permit application or site plan.

(e) *Tree credit availability.* Credit towards tree replanting requirements of Subsection 10-4.364 (b) may be given for the preservation of an existing tree, provided that the protection criteria set forth in the foregoing subsections are met, and:

- (1) The tree shall not be damaged from skinning, barking, bumping and the like.
- (2) There shall be no evidence of active disease or insect infestation potentially lethal to the tree.
- (3) A minimum of 75 percent of the radius of the critical protection zone of each preserved tree shall be protected during development activities and maintained during and after development in a landscaped or natural state.
- (4) There shall be no impervious area or grade change within 75 percent of the radius of the critical protection zone of the tree.
- (5) Debris and invasive or exotic vegetation shall be removed by hand within 75 percent of the critical protection zone of the tree.
- (6) *Tree mitigation Techniques.* It is the intent of this subsection to preserve mature trees and to promote tree safety. As an incentive to preserve existing trees, when the following arboricultural mitigation techniques are employed in their entirety, the County Administrator or designee may defer the tree replacement requirements. No credit will be given and no debits will be charged for successfully mitigated trees. Additional arboricultural mitigation techniques not specified below may be approved when supported with scientific documentation. Documentation supporting proposed mitigation measures shall be submitted with the application for an environmental management permit. The information shall be reviewed and approved by the County Administrator or designee. The mitigation plan shall be prepared and administered by the permittee's registered landscape architect or certified arborist. Documentation detailing the mitigation efforts prepared by the landscape architect or certified arborist shall be included in the environmental management plan compliance report prepared in accordance with section 10-4.208(b), by the permittee's landscape professional. Reconciliation of the deferred tree replacement requirements shall occur at time of submittal of the compliance report. If the arboricultural mitigation techniques are deemed sufficient by the County Administrator or designee, the deferred tree replacement requirements shall be waived. The arboricultural mitigation techniques shall include, but not necessarily be limited to, the following:



(i) *Site monitoring.* All tree protection procedures and activities shall be monitored and approved throughout the construction period by a registered landscape architect or certified arborist. Pesticide applications require a state commercial applicators license. Proof of application shall be available upon request to the county's environmental inspector.

(ii) *Watering.* All protected trees shall be watered at a minimum rate equivalent to one inch of rainfall per week. Rate shall be dependent upon soil type. For trees that require root pruning, watering shall commence as far in advance as possible, prior to development activity, and shall continue through the completion of the project. Watering shall be adjusted as required by weather conditions. Care shall be taken to prevent water from soaking the base of trees and root collars. Soaker hoses are an acceptable method of irrigation during construction. Installed mechanical irrigation shall be on grade or placed parallel to the radial roots of the tree so as not to damage the trees root system.

(iii) *Mulching.* Mulching shall be used throughout the project within the critical protection zone (CPZ) of protected trees to the greatest extent possible. Where construction machinery or vehicular traffic has to pass within the critical protection zone (CPZ), a layer of four to six inches of organic mulch shall be placed within the drive areas within the critical protection zone (CPZ). Additionally a minimum of  $\frac{5}{8}$ -inch plywood shall be placed over the mulch material positioned where vehicular traffic is proposed. Where possible, within the limits of the project, all critical protection zones (CPZs) of protected and desirable trees should be covered with a two- to three-inch layer of organic mulch or ground cover, as opposed to the placement of sod.

(iv) *Root pruning.* Root pruning shall occur as far in advance as possible prior to site grading, earthwork, excavation or any other activity which may damage the roots of a tree proposed for mitigation, in all areas where demolition or new construction requires removal of existing roots (i.e. excavation/construction of footings, retaining walls, curbs, paving and base). Roots shall be cut with a mechanical trenching device to a minimum depth of 18 inches. Where possible, all trenching within the critical protection zone (CPZ) shall be done by hand or an air spade and followed immediately by a clean-cut hand pruning of all roots greater than  $\frac{3}{4}$ -inch diameter. Where it is not possible to hand trench, mechanical trenching may be approved by the city's environmental inspector. All pruned/cut roots shall be covered as soon as possible with topsoil, mulch, or other organic medium. Any root-pruning areas that cannot be protected by immediate backfill replacement shall be covered with burlap and wetted to retard soil/root dehydration. The cutting of all major support roots or roots greater than six inches diameter or within ten feet of the trunk collar, shall be reviewed in the field by the county's environmental inspector, a landscape architect or a certified arborist. This inspection shall determine if a tree designated to remain, may have to be removed due to the size of the cut and the possibility of the tree becoming a future liability.

(v) *Fertilization.* Prescribed fertilization, if indicated through soil analysis, shall occur as far in advance of root pruning as possible (six to twelve months is most desirable). Commercial fertilizer applications shall be in accordance with the requirements of chapter 10, article XIV of the Land Development Code regarding fertilizer use, and performed by an individual holding a city county approved best management practice training certificate.

(vi) *Soil aeration.* Where soil compaction has occurred within the critical protection zone (CPZ) of protected and desirable trees on site, an aeration method, approved by the County Administrator or designee or a certified arborist shall be required. The soil aerating method used shall be applied to a depth no less than eight to ten inches, below original grade and spaced no

greater than 24-inches, staggered spacing. Based on soil analysis and compaction, it may be necessary to recommended that a high nitrogen (3-1-1 ratio) slow release fertilizer mixed with peat moss and gypsum or peat moss and sand (1-5-2 ratio) mix be back filled into the aeration holes. Commercial fertilizer applications shall be in accordance with the requirements of chapter 10, article XIV of the Land Development Code regarding fertilizer use, and performed by an individual holding a county approved best management practice training certificate.

(vii) *Pruning*. Pruning and crown clearing shall be performed by a certified arborist in accordance with the currently adopted ANSI A300 Standards. Pruning and crown cleaning shall consist of the removal of all dead and diseased limbs as well as heavy concentrations of moss and vines that compete with crown foliage. Branch collar cuts over eight inch diameter should be avoided but may be allowed to raise limbs in order to accommodate construction traffic, equipment and structures, as advised by a certified arborist.

(f) *Understory protection in canopy road tree protection zones*. No underbrushing or other removal of understory vegetation shall be allowed within the canopy road tree protection zones, except when approved for legal access (provided no alternative exists) or for health, safety, or welfare of the public as specified in a vegetation management plan, submitted to and approved by the county administrator or designee, which outlines specific planting and maintenance operations designed to restore or maintain the natural vegetation component of a specific canopy road section. Each vegetation management plan shall be consistent with the objectives and intent of this article. Poisonous or noxious species shall be exempt from the requirements of this article. They shall be kudzu (*Pueraria lobata*), Chinese tallow (*Sapium seberiferum*), Silktree/Mimosa (*Albizia julibrissin*), chinaberry (*Melia azedarach*), Coral ardisia (*Ardisia crenata*), Heavenly bamboo (*Nandina domestica*), poison ivy/oak (*Toxicodendron radicans/toxicarium*), grape vine (*Vitis spp.*), Cherokee rose (*Rosa laevigata*), greenbrier (*Smilax spp.*), Virginia creeper (*Parthenocissus quinquefolia*) and any plant listed on Leon County's List of Invasive Exotic Plants. As a condition of the approval of a vegetation management plan, a satisfactory plan shall be presented by the applicant for the successful replacement of understory vegetation equal to the square footage of the area cleared. If protected understory vegetation is removed without an approved vegetation management plan or otherwise in violation of this chapter, the square footage of the required replant may be increased up to twice the size of the vegetation removal area at the discretion of the County Administrator or designee. All removal and replanting shall be in conformance with the Canopy Roads Management Plan. In cases where the applicant can show that an area was maintained by mowing, pruning or other techniques on a regular basis, prior to January 15, 1990, such person may obtain approval of a vegetation management plan that may include continued maintenance of such existing lawn and shrubbery by submitting a letter of request to the county administrator or designee which includes a verified statement and description of the area to be subject to such a plan and the history of maintenance upon which the request is based. Minimal public road safety maintenance practices which must occur within canopy road tree protection zones shall not require a vegetation management plan if carried out pursuant to an approved general permit. Leon County is responsible for maintenance practices in the canopy road tree protection zones on county-maintained roads up to the right-of-way line. Private property owners are responsible for maintenance practices outside the right-of-way line.

(g) *Governmental approval*. No development shall occur within 100 feet of the centerline of a canopy road without the express approval of the local government.

#### **Sec. 10-4.364. Removal of protected trees.**

(a) *Criteria for protected tree removal*. The County Administrator or designee shall approve a permit or exemption for removal of a protected tree, as defined in Sec. 10-1.101 and 10-4.362, if the applicant

demonstrates the presence of one or more of the following conditions:

- (1) *Safety hazard.* Necessity to remove a tree which poses a safety hazard to pedestrians or other persons, buildings or other property, or vehicular traffic, or which threatens to cause disruption of public services. When a tree is removed for safety hazard reasons that were created as a result of development activity, debits shall accrue and an environmental permit shall be required. When a tree is removed for safety reasons not associated with development activity, an environmental permit shall not be required and debits shall not accrue.
  - (2) *Diseased or pest infested trees.* Necessity to remove a diseased or pest infested tree to prevent the spread of the disease or pests. When required by the County Administrator or designee, the need to remove trees because of disease or pest-infestation may need to be determined by a forester with a B.S. degree or higher from a Society of American Foresters accredited college or by an arborist certified by the International Society of Arboriculture. Debits shall not accrue for trees deemed by the County Administrator or designee to be diseased or pest infested.
  - (3) *Good forestry practices.* Necessity to reduce competition between trees or to remove exotic species and replace them with native species.
  - (4) *Reasonable and permissible use of property.* Tree removal which is essential for reasonable and permissible use of property, or necessary for construction of essential improvements, resulting from:
    - a. Construction access around structure. Need for access immediately around the proposed structure for essential construction equipment, limited to a maximum width of 20 feet from the structure.
    - b. Construction access to building site. Limited access to the building site essential for reasonable use of construction equipment.
    - c. Essential grade changes. Essential grade changes are those grade changes needed to implement safety standards common to standard engineering or architectural practices, and reference to a text where such standards are found shall be required.
    - d. Permanent improvements. Location of driveways, buildings or other permanent improvements. Driveway-aisles shall be consistent with other applicable standards.
  - (5) *Compliance with other ordinances or codes.* Necessity for compliance with county codes, such as building, zoning and site and development plan, subdivision regulations, health provisions, and other environmental ordinances.
- (b) *Tree replanting requirements.*
- (1) *Replanting schedule.* As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed. Two options are available for replacement of trees as follows:
    - a. The first option is to replant the developed area at 40 tree credits per acre, except for public roadway projects, which can replant the developed area at 20 tree credits per acre.

least the size which originally would have been required to be planted if such credit had not been allowed.

**Sec. 10-7.502. - General layout design standards.**

...

(c) No direct driveway access shall be permitted to a canopy road or, inside the urban service area, to a major collector or arterial roadway from any newly created residential subdivision lot, unless a variance is granted by the county. New residential lots created pursuant subsection 10-6.617(a)(4) may have direct driveway access to a major collector or arterial roadway as long as the adverse impacts to the transportation network are mitigated as provided in subsection 10-6.617(a)(4).

**Sec. 10-6.619. - Commercial site location standards.**

...

(3) *Community commercial.*

a. *Major function:* Same functions of neighborhood commercial but on a large scale, provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items.

b. *Leading tenants:* Supermarket, drug store, minor department store, home improvement center, variety or discount center.

c. *Location:* Within one-quarter mile of the centerline of the intersection of arterials. Prohibited on designated canopy roads.

d. *Radius of trade area:* Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants of three or more combinations of neighborhoods within community.

(4) *Regional commercial.*

a. *Major function:* Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.

b. *Leading tenants:* One or more full time department stores.

c. *Location:* Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements needed to provide adequate ingress and egress. Prohibited on designated canopy roads.

d. *Radius of trade area:* Regional.

e. *Site area:* Minimum 35 acres.

f. *Range of gross floor area:* Over 200,000 up to 1,000,000 square feet.

**Sec. 10-9.106. - Canopy roads.**

No person shall erect or maintain any off-site or advertising signs on any canopy road designated by the comprehensive land use map of the county; in addition, no person shall allow any of their off-site or advertising signs to be visible from any canopy road for a distance of 200 feet.

**Sec. 10-6.305. - Supplemental nonconformity regulations.**

...

*(c) Nonconforming uses of land.*

...

(2) A nonconforming use shall not be moved in whole or in part to any other portion of the parcel occupied by such use which it became nonconforming, except fences located within the canopy road overlay zone as of April 8, 2008.

Fences located within the canopy road overlay zone as of April 8, 2008, may be moved in whole or in part to any other portion of the parcel located outside of the canopy road overlay zone, pursuant to any and all applicable criteria and standards set out in section 10-4.206.

*(d) Nonconforming buildings and structures.*

...

*(2) All other uses.*

...

- h. Any fence located within the canopy road overlay zone as of April 8, 2008, may be:
1. Moved in whole or in part to another portion of the parcel occupied by such use which it became nonconforming so long as such relocation is outside of the canopy road overlay zone;
  2. Continued indefinitely; or,
  3. Repaired and maintained, regardless of the cost of the materials and labor; if, and only if, a permit for that fence is issued by Leon County, pursuant to any and all applicable criteria and standards set out in section 10-4.206.

**Sec. 10-7.202. - Revised 2.1.9 Family Heir Subdivision Standards.**

...

(b) In those instances where subdivision pursuant to this section would result in the requirement of a new access connection to a designated canopy road or the removal of any protected tree and/or vegetation within the canopy road protection zone the subdivision application shall be subject to the review and approval requirements of the Type B site and development plan application process including, mandatory pre-application and technical staff meetings, at the expense of the applicant.

**Sec. 10-4.326. - Vegetation removal.**

Underbrushing or other removal of vegetation within any unaltered or naturally vegetated floodplain or wetland, within any area covered primarily by high quality successional or native forests, within any area designated as a canopy road corridor, or within any area containing any threatened, endangered, or special concern species, shall not be undertaken prior to submission, and approval by the

county administrator or designee, of a vegetation management plan. Such a submission may be made as part of a stormwater management short-form application where criteria of subsection 10-4.204(a)(1) are met. Each vegetation management plan shall be prepared by an appropriately qualified professional. Vegetation management plans shall conform to the objectives and intent of this article, and to all other requirements of this article which are applicable in light of the nature and extent of the proposed activity.

**Sec. 10-4.328. - Best management practices for conservation and preservation areas.**

Best management practices shall be used in conjunction with all new development and all redevelopment in areas within designated canopy road corridors or within 25 feet of any floodplain, floodway, wetland, waterbody, natural watercourse, high quality successional forest, native forest, active karst feature, habitat area of any endangered, threatened, or special concern species, or any other environmentally sensitive area as identified in the Tallahassee-Leon County Comprehensive Plan, conservation element. The best management practices are as follows:

- (1) Buffering, which may include vegetated berms along the lower contours of lots, so as to provide or improve wildlife habitat and to improve water quality. Berms or buffers shall be vegetated with natural indigenous vegetation suitable for soil and hydrology of the site.
- (2) Restricted use of pesticides, herbicides, and fertilizers to those materials which have rapid decomposition characteristics, are labeled for aquatic use, and are used at the lowest possible label rates. Fertilizer constituents should have at least 50 percent slow release characteristics, be applied at the lowest labeled rate per application, be a non-phosphorous or low phosphorous analysis, and be formulated for good slope retention characteristics.
- (3) Preservation or revegetation of natural wetlands, floodways and watercourses.
- (4) Use of native, low-fertilization, and low-maintenance vegetation.
- (5) Regular maintenance and upgrading, as necessary, of septic tanks and approved discharges from washing machines and garbage disposals.
- (6) Soil conservation service approved conservation practices, including erosion and sediment control and water quality practices for all agricultural operations.

**Sec. 10-6.815. - Rural small-scale plant nurseries.**

Nurseries and establishments selling plants and/or produce may be allowed as follows: 1) in compliance with general regulations for retail nursery or produce establishments; 2) on the same property as a residential or agricultural operation, when the plants and/or produce are grown on or within 50 miles of the site. This section establishes regulations and minimum standards for rural plant nurseries established in association with a residential or agricultural use.

- (1) *Minimum standards for establishment.* Rural small-scale plant nurseries within subclass (d) [subsection] 2), above, shall comply with the following minimum standards:

...

d. *Access.* Access may be allowed from a public street, or private street under the ownership or control of the owner of the property where sales are conducted, except that, in no instance, shall the sole route of access be through a street located within the Residential Preservation (RP) zoning district in accordance with the following: A plan of vehicular access to and from the site shall demonstrate that traffic associated with the business will not travel on that portion of a local street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use, with the exception that when such use is established on a corner lot, and access is precluded from one street, access may be provided via the other adjoining street, opposite a residential use; and, wherein access shall not be provided directly via a canopy road, as designated in the Comprehensive Plan.



# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

## City of Tallahassee Tree Bank Policy



## City Commission Policy 2001

### Administration of Landscape Fee – In-Lieu Funds

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**DEPARTMENT:** Public Works

**DATE ADOPTED:** April 10, 2002

**DATE OF LAST REVISION:** December 12, 2013 (renewed)

**2001.01 Authority:** The City Commission.

**2001.02 Scope and Applicability:** This policy shall be used in the administration of all fees collected in-lieu-of on-site urban forest requirements and landscaping, under Sections 5-85(b)(4) and 5-85(f) of the Land Development Code.

**2001.03 Policy Statement:** Fees collected by the Growth Management Department, in-lieu-of on-site urban forest requirements and landscaping under Sections 5-85(b)(4) and 5-85(f) of the Land Development Code shall be deposited in the accounts noted below for landscaping and preservation projects in the downtown area and for areas outside of the downtown area as provided in Section 2001.06 below.

**2001.04 Definitions:**

**Maintenance and Preservation Techniques:** Includes inventory of trees, the establishment and maintenance of newly planted trees (corrective and training pruning, irrigation, fertilization, etc.) and bracing, mulching, etc.), relocation and the diagnosis and treatment of disease insects, construction impacts, and environmental stresses. Also includes appropriate technical support and training necessary to ensure preservation of City owned trees due to infrastructure improvements or other activities detrimental to the survivability of landscaping and trees. Maintenance and preservation techniques shall be in accordance with standards established by the International Society of Arboriculture (ISA).

**2001.05 Responsibilities:**

The Director of Public Works or his designee has the responsibility for the administration of this policy and the administration of the disbursement of funds collected in-lieu-of on-site urban forest requirements and landscaping, under Sections 5-85(f) of the Land Development Code. All activities performed under the provisions of this policy shall be performed and permitted according to the applicable City State and Federal requirements. The Director of Public Works or his designee shall maintain the appropriate records to document compliance with the procedures of this policy.

**2001.06 Procedures:**

A. The Growth Management Department shall collect landscape fees in-lieu-of on-site plantings, Under Section 5-85(b) (4) of the Land Development Code at the time an environment permit is issued , and deposit these funds in the “C-3 fees-in-lieu” account designated by the City’s Department of Management Administration . “C-3 fees-in-lieu” funds shall be used for landscaping, beautification and signage projects on public property (local, State, Regional or Federal) in the downtown zoning districts and for tree care and maintenance and preservation techniques for City approved projects.

1. The “C-3” trust funds shall not be used for landscaping, beautification and signage projects on private property.
2. Expenditures of funds for projects on non-City owned property shall be subject to the provisions of Section 2001.07.
3. The following prioritization for the allocation of funding from the “C-3” Trust Fund shall be utilized:
  - i. Planting of new trees and landscaping on City owned property
  - ii. Beautification projects on City owned property
  - iii. Signage on City owned property

- iv. Planting of new trees and landscaping on non-City owned public property
- v. Beautification projects on non-City owned public property
- vi. Signage on non-City owned public property

4. Expenditures for projects shall be in accordance with the City procurement policies and procedures. The Director of the Planning Department Public Works or his designee shall be authorized to approve expenditures on City properties for up to \$10,000. The City Manager or designee shall be authorized to approve expenditures on City properties for up to \$50,000.

B. The Growth Management Department shall collect fees in-lieu-of requires tree plantings, as provided in Section 5-85(f) of the Land Development Code and deposit these funds in the "Off-site replanting" account designated by the City's Department of Management Administration . "Off-site replanting" funds shall be used be used for street tree, landscaping projects, and for tree care, maintenance and preservation techniques throughout the city.

1. The predominant intent of the "Off-site replanting" accounts is to be used for public projects (i.e., City, County, State and Federal). These funds may be utilized for private planting (tree and landscape). Expenditures of funds for projects on non-City owned property shall be subject to the provisions of Section 2001.07. These funds shall not be used to satisfy landscaping permit requirements for developments.

2. The following prioritization for the allocation of funding from the "Off-site" Trust Fund shall be utilized:

- i. Maintenance and preservation of any City owned tree within the Downtown Future Land Use Category
- ii. Planting of new trees and landscaping projects on City owned property
- iii. Preservation maintenance, of patriarch trees within City property
- iv. Preservation-, and maintenance, of (non- patriarch) trees within City property
- v. Planting trees and landscaping on property owned by a not-for-profit organization when a substantial public benefit is provided
- vi. Planting trees and landscaping on private residential property when a substantial public benefit is provided
- vii. Planting trees and landscaping on private residential property when a substantial public benefit is provided.

C. Expenditures for projects shall be in accordance with the City procurement policies and procedures. The Director of Public Works or his designee shall be authorized to approve expenditures on City properties for up to \$10,000. The City Manager or designee shall be authorized to approve expenditures on City properties for up to \$50,000.

**2001.07 Expenditures on Non-City Owned Properties:**

A. Expenditures for planting and landscaping projects on non-City owned properties may be approved so long as the expenditure can be demonstrated to promote a substantial public benefit.

B. All expenditures for planting and landscaping projects on non-City owned properties shall be approved by the City Commission.

C. Projects that may be eligible for funding include, but are not limited to: Plantings within a canopy road protection zone, plantings visible from a public street and the property fronts a public street, plantings are located within 30 feet of the public right-of-way and, the planting plan includes only native plant species.

D. The Director of Public Works or his designee and the City Electric Forester if applicable shall approve the planting plan.

E. The applicant must enter into a two-year maintenance agreement with the City. If the recipient of the funds does not maintain the plantings, then the recipient and the recipient site will no longer be eligible for further funding pursuant to this policy.

**2001.08 Exceptions:** N/A.

**2001.09 Sunset Provision:** This policy is subject to sunset review by the City Commission at least once every five (5) years from the date adopted or last revised. Revisions to this policy will become effective immediately upon City Commission approval.

**2001.10 Effective Date:** This policy shall become effective on April 10, 2002.

**2001.11 Revised:** December 15, 2004

**2001.12 Amended:** May 28, 2008

**2001.13 Renewed:** December 12, 2013



CANOPY ROADS  
MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

# Leon County Tree Bank Application



## Leon County Tree Bank Application

Name of Organization \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Project Name \_\_\_\_\_

Please fill out the following questionnaire. It should be returned to:

Tree Bank, Leon County Division of Operations  
2280 Miccosukee Road  
Tallahassee, Florida 32308  
or  
Faxed to (850) 606-1401

1. Describe or show on a plan:

a. Location and ownership of property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Existing plant material, including that which will be retained.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Number and type of material(s) requested.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Where the material(s) will be used.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Where water is available.

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2. Attach a site plan showing how material will be used. Other significant information which will help show the scope of the overall project should be shown where possible.

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3. Identify who will benefit from the proposal. Describe how the public will benefit, including visual or physical accessibility to trees.

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4. Describe plant installation plans including estimated date, who will perform the work, what will be done to ensure proper growing conditions (soil, fertilizer, water, etc.), and other significant factors.

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5. Identify who will be responsible for maintaining the planted material and describe what will be done to maintain all plantings including protecting them from abuse, providing water, and other important maintenance steps.

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6. Add any additional information you believe will be of value in evaluating the application.

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E - 14

I certify that to the best of my knowledge this application is complete and accurately represents the intended use of materials requested from the Tree Bank.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Typed \_\_\_\_\_ or \_\_\_\_\_ Printed \_\_\_\_\_  
Name \_\_\_\_\_

## **LEON COUNTY TREE BANK Withdrawal Procedures**

1. Interested individuals or groups must complete a "Leon County Tree Bank Application".
2. Tree Bank resources are to be located on approved public sites. Public sites are defined as:
  - a) Property owned by local, state, regional or federal agencies.
  - b) Property owned by a not-for-profit organization when the use of planting material provides a documented public benefit.
  - c) Other private property which provides a documented public benefit.
3. Tree Bank resources are not to be used to fund new projects which should routinely budget for landscaping as part of the project design and construction.
4. Tree Bank resources are for the purpose of enhancing tree canopy rather than general beautification and will not normally include other plants or planting materials.
5. All Tree Bank applications will be reviewed, ranked and submitted to the Director of Development Support and Environmental Management by the Tree and Wildlife Committee. The Director may approve, approve with conditions or deny the application.
6. Appeals of the Director decision must be filed within 10 working days to the Director. Appeals are reviewed by the County Administrator.
7. Submit the completed application to:  
Tree Bank  
Leon County Division of Operations  
2280 Miccosukee Road  
Tallahassee, Florida 32308  
or  
Fax to (850) 606-1401



# CANOPY ROADS MANAGEMENT PLAN

CITY OF TALLAHASSEE, FLORIDA  
LEON COUNTY, FLORIDA

## Criteria for Canopy Roads



## **CRITERIA FOR CANOPY ROADS**

*(Adapted from 1992 Canopy Roads Management Plan)*

### **I. Historic Significance**

#### **A. Conveyance of a Sense of Place**

Good: The road system strongly conveys to the traveler a distinctive historical sense of place, through its visual and aesthetic relationships between landscape, buildings and structures, which unify and define the area.

Moderate: The road system moderately conveys to the traveler a historical sense of place.

Low: The road system conveys little or no historical sense of place.

None: The road system conveys a negative sense of place.

#### **B. Significance & Integrity of Road System**

Good: The road is highly significant in Leon County history and culture, and retains significant historic features, such as historic route, tree plants, paving systems or other features.

Moderate: The road is moderately significant in Leon County history, and/or retains significant historic features.

Low: The road possesses little or no significance and few significant historic features.

None: The road has no significance and no historic features.

#### **C. Presence of Remaining Adjacent Historic Resources**

Good: Adjacent historic resources contribute significantly to the visual variety and character. These may include significant historic buildings and structures, farm complex, fences, outbuildings and other aesthetically pleasing remnants of past human habitation.

Moderate: Areas where adjacent historic resources contribute moderately to the visual variety and character.

Low: Areas where adjacent historic resources make little or on contribution to the visual variety and character.

None: Areas where there are no adjacent historic resources to contribute to the visual variety and character.

## II. Scenic Quality

### A. Canopy Condition

#### Evaluative Factors:

Good: Pristine, with various species of trees and native understory vegetation that form a tunnel effect; little or no intervention is necessary. (90-100% coverage)

Moderate: Good canopy with younger trees and native vegetation developing. These areas may need reforestation, or augmentation of understory, but still give a sense of screening. (50-90%)

Low: Sparse canopy but sections of good vegetation and some tree line that with extensive management have the potential for canopy development (Less than 50%)

None: Canopy is non-existent.

### B. Scenic View sheds

#### Evaluative Factors:

Good: Dominant scenic or pastoral views such as pasture land, water bodies, and planted pines that may have little or no canopy but are significant as relatively undisturbed open space, green belts and pastoral view sheds which greatly enhance the overall visual quality.

Moderate: Adjacent scenery moderately enhances the overall visual quality.

Low: Adjacent scenery has little or no impact on the overall visual quality.

None: Adjacent scenery has negative impact on the overall visual quality.

C. Cultural Modifications

Evaluative Factors:

Good: Relatively free from aesthetically undesirable or discordant signs of human influence, such as major development, intrusive power lines, or other features; or areas where signs of human influence contribute to the visual character and variety.

Moderate: Signs of human influence are visible, but they have little or no negative impact on the visual character of the area.

Low: Scenic quality is somewhat depreciated by inharmonious intrusions, but not so extensively that they seriously disrupt the visual character.

None: Scenic quality is very degraded by development or other intrusive features.

**III. Development Intrusion**

A. Number of Driveway Cuts, Structures, of Deceleration Lanes

Evaluative Factors:

Good: Zero

Moderate: One

Low: Two

None: Three or more.

B. Presence of native vegetation

Evaluative Factors:

Good: Pristine, native vegetation makes up 90-100% of the plant cover, little or no intervention is necessary.

Moderate: Native vegetation makes up 50-90% of the plant cover, some reforestation or augmentation of understory may be beneficial.

Low: Sparse native vegetation exists (less than 50%) and with extensive management the area has potential for improvement.

None: Native vegetation is non-existent.

C. Amount of Natural Vegetation augmented with Landscaped Area

Evaluative Factors:

Good: No artificial landscaped areas exist, plant coverage consists of native canopy trees and understory vegetation.

Moderate: The canopy road zone has been augmented with landscape material with some natural area or canopy trees remaining, and existing landscape material is historic or does not contribute negatively to native vegetation.

Low: Trees remain, but most understory has been replaced with non-native vegetation.

None: The canopy protection zone has been completely landscaped with non-native vegetation or hardscape.

**FIELD SURVEY FORM**

Roadway

Address/Parcels/Mile Marker

Criteria		Good	Moderate	Low	None	Notes
Historic Significance	Sense of Place					
	Significance & Integrity					
	Presence of Historic Resources					
Canopy Quality	Canopy Condition					
	Scenic View sheds					
	Cultural Modifications					
Development Intrusion	Number of driveway cuts, structures, or deceleration lanes					
	Presence of native vegetation					
	Presence of non-native landscape augmentation					

**Leon County  
Board of County Commissioners**


**Notes for Agenda Item #22**

# Leon County Board of County Commissioners

## Agenda Item #22

March 12, 2019

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

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

**Title:** Full Board Appointment to the CareerSource Capital Region Board

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<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator
<b>Lead Staff/ Project Team:</b>	Mary Smach, Agenda Coordinator

### **Statement of Issue:**

This agenda item seeks the Board's approval to appoint one citizen to the CareerSource Capital Region Board.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: The full Board to consider the appointment of one citizen, Steve Capenos, to the CareerSource Capital Region Board for the remainder of the term ending June 30, 2021.

## Report and Discussion

### **Background:**

Pursuant to Policy No. 03-15, “Board-Appointed Citizen Committees”, a General Business item is presented to fill vacancies for full Board appointments of citizens to Authorities, Boards, Committees, and Councils.

### **Analysis:**

#### **CareerSource Capital Region Board (CSCR)**

Purpose: CareerSource Capital Region connects employers with qualified, skilled talent and Floridians with employment and career development opportunities to achieve economic prosperity in Gadsden, Leon and Wakulla counties. The CSCR Board develops the region's strategic workforce development plan; identify occupations for which there is a demand in the area and selecting training institutions that may provide training; solicit the input and participation of the local business community in the provision of services for the residents of the region; provide policy guidance and procedures for programs established by CareerSource Capital Region; and, provides oversight and monitoring activities.

Composition: The CSCR Board has seven private sector representative members appointed by the full Board. Nominations for the private sector seats are submitted by local business organizations including local chambers of commerce, downtown merchants associations, area business associations, etc., and must be compliant with the Workforce Innovation and Opportunity Act (WIOA) and Florida Statutes. Nominees are representative of the business community in optimal business leadership positions, such as CEO's, VP's of HR, General Managers, Presidents and C Suite executives of firms that require a large workforce to maintain their business. The members serve a three-year term, and vacancies are filled for the remainder of the unexpired term.

Vacancies: Board-appointed member, Brandon Weinke resigned in January 2018. His term was due to expire on June 30, 2018 (Attachment #1). Eligible applicant Steve Capenos has been nominated by the Greater Tallahassee Chamber of Commerce and recommended by CareerSource Capital Region (Attachment #2). See Table #2.

*Table #2: CareerSource Capital Region*

<b>Vacancies</b>	<b>Term Expiration</b>	<b>Application Attachment #</b>	<b>Eligible Applicants</b>	<b>Recommended Action</b>
Brandon Weinke <i>Resigned</i>	6/30/2018	3.	Steve Capenos	Full Board to make one citizen appointment for the remainder of the unexpired term ending 6/30/2021



**Options:**

1. The full Board to consider the appointment of one citizen, Steve Capenos, to the CareerSource Capital Region Board for the remainder of the term ending June 30, 2021.
2. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Weinke resignation email
2. Capenos nomination and recommendation letters
3. Capenos application and resume

**From:** Jim McShane <Jim.McShane@careersourcecapitalregion.com>  
**To:** Mary Smach <SmachM@leoncountyfl.gov>  
**Date:** 4/19/2018 10:41 AM  
**Subject:** FW: Strategic and Planning Committee/Board Seat

Hi Mary!

Per our discussion, below is the resignation email from Brandon Wienke, dated January 8, 2018.

Thank you and I will be in touch about the board seats in the near future.

Best Regards,

Caitlin Carrin  
Administrative & Accounting Specialist  
CareerSource Capital Region  
325 John Knox Road  
Atrium Building, Suite 102  
Tallahassee, FL 32303  
Office: (850) 617-4558  
Cell: (850) 228-6240  
Toll Free: 1 (844) CAREER1  
www.careersourcecapitalregion.com<<http://www.careersourcecapitalregion.com/>>  
[5 CareerSource Capital Region\_Full Color]  
Solutions that work for you  
[cid:image002.png@01D1D6ED.4A4F4FC0]

From: wienke.brandon [mailto:Brandon.Wienke@SunTrust.com]  
Sent: Monday, January 08, 2018 2:46 PM  
To: Jim McShane <Jim.McShane@careersourcecapitalregion.com>  
Subject: Strategic and Planning Committee/Board Seat

Jim -

With an expansion in my marketplace, the time requirement that it will take to make the new markets successful and on the horizon of my 3 year tenure, I am going to have to unfortunately resign from my board seat. However, as I once committed, I don't believe in resigning or leaving a board without finding a capable member to fill my spot. I believe that Chris Wilson with SunTrust would be a great asset to your team and help achieve many of the goals that we have set forth.

I would like to schedule a meeting for the 3 of us to sit down briefly and discuss what a role for Chris would look like. Please let me know any availability you may have.

Thank you.

Brandon R. Wienke  
Vice President  
Commercial Relationship Manager

3522 Thomasville Road  
3rd Floor  
Tallahassee, FL 32309  
850.907.5008 (office)  
850.728.0235 (cell)  
850.907.5112 (fax)

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By replying to this e-mail, you consent to SunTrust's monitoring activities of all communication that occurs on SunTrust's systems.  
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[ST:XCL]

February 21, 2019

Honorable Jimbo Jackson  
Chairman  
Leon County Board of County Commissioners  
Leon County Courthouse  
301 S. Monroe Street  
Tallahassee, FL 32301

Dear Chairman Jackson:

Based on the requirement that the Greater Tallahassee Chamber of Commerce must generate nomination requests for individuals to serve on the CareerSource Capital Region Board of Directors, we would ask that you consider the following members to serve for the terms listed.

Steve Capenos, Capital Regional Medical Center, Term ending June 30, 2021

We appreciate your consideration.

Sincerely,



Sue Dick  
President/CEO

EXECUTIVE COMMITTEE:

Reggie Bouthillier  
*Chair*

Heidi Otway  
*Chair-Elect*

Kathy Bell  
*Immediate Past Chair*

Canita Gunter Peterson  
*Treasurer*

Sue Dick  
*President/CEO*

Terrie Ard

Elaine Bryant

Andrew Gay

Rick Moore

Mark O'Bryant

Nan O'Kelley

Michael Roberts

February 22, 2019

Chair Jimbo Jackson  
Leon County Board of County Commissioners  
301 South Monroe Street, 5<sup>th</sup> Floor  
Tallahassee Florida 32301

Dear Chair Jackson:

CareerSource Capital Region is please to support the appointment of the following board member for a three year term to expire on June 30, 2021:

Steve Capenos

Mr. Capenos is the Director of Human Resources for Tallahassee Memorial Hospital and would be an outstanding addition to the CareerSource Capital Region Board of Directors. Our Nominating Committee voted to approve Mr. Capenos' nomination at their meeting on Tuesday, January 22, 2019.

Should you have any questions, please do not hesitate to contact me at (850) 617-4601.

Sincerely,



James H. McShane, III  
Chief Executive Officer  
CareerSource Capital Region



**LEON COUNTY BOARD OF COUNTY COMMISSIONERS  
CITIZEN COMMITTEE APPLICATION  
CAREERSOURCE CAPITAL REGION BOARD**

**It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Mary Smach by telephone at 606-6300 or by e-mail at smachm@leoncountyfl.gov.  
Applications will be discarded if no appointment is made after two years.**

<b>Name:</b> Steve R Capenos		<b>Date:</b> 2/7/2019 9:51:17 AM	
<b>Home Address:</b>	3206 Del Rio Terrace Tallahassee, FL 32312	<b>Do you live in Leon County?</b>	Yes
		<b>Do you live within the City limits?</b>	Yes
		<b>Do you own property in Leon County?</b>	Yes
<b>Home Phone:</b>	(850) 815-2417	<b>Is it located within the City limits?</b>	Yes
<b>Email:</b>	steve.capenos@tmh.org	<b>How many years have you lived in Leon County?</b>	2

**(EMPLOYMENT INFORMATION)**

<b>Employer:</b>	Tallahassee Memorial HealthCare	<b>Work Address:</b>	1623 Medical Drive Suite 1 Tallahassee, FL 32312
<b>Occupation:</b>	Director, HR/Talent Acquisition		
<b>Work/Other Phone:</b>	(850) 431-5134 Ext.5134		

**(OPTIONAL)**

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

<b>Race:</b>	White	<b>Gender:</b>	M	<b>Age:</b>	37
<b>District:</b>	District II	<b>Disabled?</b>	No		

**(RESUME AND REFERENCES)**

References (you must provide at least one personal reference who is not a family member):

<b>Name:</b>	Steven E. Haynes, CHRO/VP Human Resources	<b>Name:</b>	
<b>Address:</b>	1623 Medical Drive, Suite 1, Tallahassee FL 32308	<b>Address:</b>	
<b>Phone:</b>	(850) 431-6060 Ext.6060	<b>Phone:</b>	

**Resume Uploaded?** Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

**(COMMITTEE QUESTIONNAIRE)**

**IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP**

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

The consequences for violating these applicable laws include criminal penalties, civil fines, and the voiding of any committee/board/authority action and of any subsequent action by the Board of County Commissioners. In order to be familiar with these laws and to assist you in answering the following questions, please take a few minutes to complete the mandatory orientation. Your application will not be deemed complete until you have completed the orientation.

Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities? **Yes**

Are you currently serving on a County Advisory Committee? **Yes**

Have you served on any previous Leon County committees? *No*

Are you willing to complete a financial disclosure if applicable? *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups) *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County? *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership? *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)  
*No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority? *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity? *No*

A nomination by local business organization (Chambers of Commerce, Downtown Merchant Associations, area business associations, etc.) is required. Nominations for the Board shall be representative of the business community in optimal business leadership positions, such as CEO's, VP's of HR, General Managers, Presidents and C Suite executives of firms that require a large workforce to maintain their business.

Have you been nominated by a local business organization? *Yes*

Name of nominating organization: *Chamber of Tallahassee*

Members on this board must file a Financial Disclosure Form #1 from the Florida Commission on Ethics, per State Statute 112.3145. Financial Disclosure Information - Ethics.

Are you willing to file a Financial Disclosure Form? *Yes*

Applicants must complete the [CSCR membership application](#).

Have you completed the CSCR Membership Application and emailed to Smachm@leoncountyfl.gov.? *Yes*

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Steve R Capenos*

The application was electronically sent: 2/7/2019 9:51:17 AM

# Steve R. Capenos, M.A.

(850) 815-2417 [Capenos.Steve@gmail.com](mailto:Capenos.Steve@gmail.com) LinkedIn: <https://www.linkedin.com/in/steve-capenoshr>

## PROFILE

Experienced leader in strategic HR with over 15-years of professional experience ranging from H.R. management, healthcare talent acquisition, recruitment leadership, leader development, and customer service expertise.

## PROFESSIONAL EXPERIENCE

### Tallahassee Memorial Healthcare

April 2017 - Present

#### Director of Human Resources / Talent Acquisition

February 2018- Present

Responsible for all recruitment and employment initiatives relative to all positions within TMH. These initiatives include the planning, development, implementation and evaluation of recruitment strategies to support and enhance the recruitment of multiple classifications of staff. Responsible for planning, development, implementation and evaluation of employment functions relative to support of recruitment and hiring processes.

#### Nursing Recruitment Strategist/Sourcing Specialist

April 2017 – February 2018

Expert in the enhancement of talent acquisition services through the development & management of recruitment strategy, social media recruiting, HR process improvement & workflow, branding/communication, and the overall employer to candidate/customer experience through the following:

- Provides direction and consultation to senior and executive leadership on strategic, tactical and operational issues related to all aspects of recruiting and advises the organization on emerging staffing trends
- In collaboration with HR & Nursing executive leaders, ensure recruiting resources & technologies are appropriately allocated to support the most critical business initiatives, and recruitment and sourcing capabilities are designed and built to meet the evolving talent needs
- Effectively builds relationships with industry organizations to monitor market trends, leveraging key internal stakeholders to maximize effective outreach of talent within our employee's network / ERP program
- Develops and reports to executive leaders on recruiting data and metrics to identify trends in the market and inform key decisions to provide immediate & long-term strategic solutions

### Network Recruitment HR Managing Supervisor

April 2014 – 2017

#### Kettering Health Network (KHN), Kettering Ohio) / Relocated

- Reporting to the Network Director of Talent Services, I managed a team of 13 recruitment personnel, each working an average requisition load between 110 to 150
- Managerial Functions included: strategic planning, time & attendance, task/priority management, performance evaluations & review, employee engagement, new process implementation, disciplinary action, etc.)
- Developed & executed recruitment strategies through alignment & corporation with area hospital campus leadership, partnership development with local & national schools
- Responsible for reducing time to fill, lower the network vacancy rate, reduce overall agency expenses
- Served as KHN's subject matter expert in nursing recruitment; including, strategy, recruitment process, and all RN services, i.e. RN Residency, specialty internships, RN resource agreements, "Nexternship" (Summer Nursing Internship Prog.), BSN agreements, EWC contacts, and specialized orientations (i.e. RN, NA, HUC, etc.)
- Forecasted & identified potential & current recruitment challenges for hot jobs, hard to fill positions, as well as building out key strategies for developing quality candidate pipelines
- Lead out quarterly Recruitment Roundtables between Recruiters and Campus Leader Partners reviewing best practice, changes process/function, changes in regulatory & compliance, recruitment benchmarking, goals/priorities, & upcoming initiatives
- Ensured KHN Recruitment is represented virtually through key advertising campaigns, and physically represented at career fairs, school visits, and community events nation-wide
- Ensured positive relationships are maintained between Network Recruitment, campus hiring leaders, and executive teams which are built on trust, open communication, a clear & effective process, follow-through, and a strong commitment to excellence in service

- Analyzed and reviewed Nursing Recruitment metrics & reports I then share during monthly 1:1's with my Recruiters

**Network Allied Health & Physician Practice Recruiter**

**Oct. 2011 – April 2014**

**Kettering Health Network & Kettering Physician Network, Ohio / Promoted**

- Provided \*full-cycle Allied Health & Kettering Physician Network recruitment services for service lines across all 8 of our hospitals in Network & our over 120 physician practice offices (sole Recruiter for KPN)
  - **\*Included:** approving requisitions, posting positions, reviewing & screening applications, scheduling interviews, processing background checks, reference verification, calculating rates of pay & other details pertaining to the employment offer, extended offers, scheduled pre-employment appointments, general orientation, e-mailing final dates and details to hiring leaders, filling requisitions in ATS, and preparing files for Pre-Employment Services appointment

Collaborated with Recruitment strategist & campus leadership to develop recruitment initiatives aimed at securing quality candidates for open positions

**Lead Coordinator of Environmental Services & Customer Service**

**Nov. 2010 – Oct. 2011**

**Kettering Health Network, Ohio / Promoted**

- Supervised a team of 40 employees
- Developed quarterly customer service trainings, facilitated in-services, developed & initiated a 6-month bi-weekly series of 1:1 professional development coaching sessions with my team-members
  - Within 12 months the EVS department's Press Ganey customer service/patient satisfaction scores grew from low 20's when I started to a consistent high 90's – averaging 95% to 96% each month

Implemented monthly performance reviews for each team-member, in addition to their annual evaluations

Monitored & corrected performance issues, taking the approach of "Just Culture", and initiated appropriate disciplinary action, including up to employment termination, when necessary

Provide weekly performance & staffing reports to department director

Created and provided bi-weekly staffing schedules to my team-members

Monitored patient census reports & orchestrated appropriate daily staffing/workload adjustments as I determined necessary

**Human Resource Manager, Covenant House (Long-Term Care)**

**2007 –2010**

**Jewish Federation of Greater Dayton, Ohio / Facility closed**

- Managed all aspects of HR for multiple network locations including:
- Managed employee relations
- Chaired the policy committee for quarterly HR policy review & development
- Developed & implemented recruitment strategies for creating pipelines for clinical positions
- Managed all aspects of new hire on-boarding
- Developed & facilitated leadership development in-services for managers – Employee discipline, changing culture, & staff retention
- Developed & facilitated staff-level development & conduct in-services
- Served as direct HR support for the Chief Operating Officer, HR Director, & all key department leaders across the Federation network.
- In the fall of 2008, I presented a cost savings initiative to my COO then spearheaded the successful organization-wide transition from a previously 100% company sponsored insurance plan to a high deductible insurance plan – saving the Federation an average of 1.5 million dollars a year.

**Teller & Customer Service Finance Advisor**

**2005- 2007**

**JP Morgan CHASE, Wright-Patterson AFB, Ohio**

- Responsible for providing customer, funding requests, monthly & quarterly estimates, and contract funds status reports to Chase regional directors
- Produce monthly financial portfolio and business review presentations for customers



- Preparation of financial charts in support of monthly program reviews
- Provided day to day financial Teller functions to Chase customers

**Enrollment Services Representative**  
**Sinclair Community College, Dayton Ohio**

**2000- 2005**

- Served as an information service resource for prospective students to Sinclair Community College and assessed individuals with special needs, arranging for additional classroom accommodations as needed.
- Responsible for assigning students to their respective academic advisors according to their intended degrees
- Assessed student qualification for an Individual Learning Plan (ILP)—a program designed to academically assist students having extenuating circumstances outside of their schooling
- Referred students to appropriate career counselors for career placement and pre-employment development

**EDUCATION**

SHRM-CP - Currently studying for exam

M.A. - Human Services Counseling

May 2016, Liberty University

B.S. - Organizational Leadership & Business Development, Minor: Business Ethics

May 2007, GPA: 3.1, specialization in Human Resources, Wright State University

**RELEVANT ACCOMPLISHMENTS**

Key Note Speaker – Ohio Physician Recruitment Conference - Columbus Oh. 2015

LEAN Novice “Green-Belt” Certification – KHN (2014)

Behavioral Based Interviewing Trainer – KHN (2012-present)

LEAN for Leaders – Change Management – KHN (2011)

Navigating the Orange Barrels – KHN (2011)

Recruiting Talent in the 21st Century – McGohan Brabender (2010)

Managing Multiple Generations – McGohan Brabender (2009)

Progressive Discipline to Exit Interviews – McGohan Brabender (2008)



CareerSource Capital Region  
Workforce Board  
Membership Application  
(See Job Description &  
qualifications on Pages 3-4)

Name: Steve Capenos

E-mail: Steve.Capenos@tmh.org

Company Name: Tallahassee Memorial Healthcare

Company URL: www.tmh.org/about-us

Company Address: Human Resource Home Address:

1623 Medical Dr. 3206 Del Rio Terrace  
Suite # 1

City: Tallahassee City: Tallahassee

State: FL Zip: 32308 State: FL Zip: 32312

Business Phone: 850-431-5134 Home/Mobile Phone: 850-815-2417

1. Type of Business: Local Healthcare - Community Hospital

2. Approximate number of local employees? 5,000

3. What is your official position and what do you do at your organization? \_\_\_\_\_

Director of Talent Acquisition  
Lead a team dedicated to bringing and retaining  
Healthcare professionals to the city of Tallahassee, FL.

*If you run out of room, feel free to use additional paper*



4. What do you think are the critical workforce issues for our region? Attraction & Retention of local talent. I work for a local business, happens to also be healthcare. My passion is to bring talent to the Tallahassee area & to retain top talent. To market & promote Tallahassee truly as a GREAT place to live, wk, play, retire, and volunteer in. Expose as many newer generations to the quality of life
5. What would you bring to the CSCR Workforce Investment Board (e.g., talent, experience, resources, knowledge, networks, and passion)? \_\_\_\_\_

Tallahassee has to offer. I have over 17 years in HR & Talent attraction experience. I have only ever worked for local, non-profit, healthcare organizations because I believe it takes a "local" to truly understand the value of local business and community engagement.

6. What value do you hope to get out of your participation on the CSCR WIB? \_\_\_\_\_

I love my city & I love people. If I am able to play even a small role in enhancing the community through talent attraction and, I know healthcare plays a big role in that, to the area — that is satisfaction enough for me.

7. Additional thoughts? Tallahassee can truly only be

understood by those who call it home — Local business is the life blood of our unique community — Local Talent is vital to its sustainability as more & more students leave the area for "home" and more residents prepare for retirement.

*If you run out of room, feel free to use additional paper*

2

**Leon County  
Board of County Commissioners**

**Notes for Agenda Item #23**

# Adoption and Transmittal Public Hearings on the 2019 Cycle Comprehensive Plan Amendments

## Agenda Item #23

March 12, 2019

**To:** Honorable Chairman and Members of the Board  
Mayor and City Commissioners

**From:** Vincent S. Long, County Administrator  
Reese Goad, City Manager

**Title:** Joint County/City Adoption and Transmittal Public Hearings on the 2019 Cycle Comprehensive Plan Amendments

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Director, Tallahassee-Leon County Planning Department
<b>Lead Staff/ Project Team:</b>	Artie White, Administrator – Comprehensive Planning

### Statement of Issue:

This item provides for the Joint County/City Public Hearings on the 2019 Cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Public Hearings is to:

- Adopt small-scale map amendments to the Comprehensive Plan; and
- Transmit a proposed large-scale map amendment and a text amendment to the State Land Planning Agency and other reviewing agencies.

Small-scale map amendments to the Comprehensive Plan only require one adoption public hearing. Large-scale amendments and text amendments require two public hearings (transmittal public hearing and adoption public hearing). The adoption public hearing for the large-scale map amendments and text amendments is scheduled for May 14, 2019.

### Fiscal Impact:

This item has no fiscal impact.

### Staff Recommendations:

See next page.

**Staff Recommendations:**

- Option #1 Conduct the first and only public hearing and adopt Ordinance No. 19-O-10 (Attachment #2), thereby adopting the small-scale map amendment in the City of Tallahassee, to the Tallahassee-Leon County 2030 Comprehensive Plan. (*Murat -City only*)
- Option #2 Conduct the first and only public hearing and adopt the proposed Ordinance (Attachment #4), thereby adopting the small-scale map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan. (*Tower Road - County only*)
- Option #3 Conduct the transmittal public hearings on the 2019 Cycle Large-Scale Comprehensive Plan Map Amendment and transmit the proposed amendment to the State Land Planning Agency and review agencies. (*Bexar - County only*)
- Option #4 Conduct the transmittal public hearings on the 2019 Cycle Comprehensive Plan Text Amendment and transmit the proposed amendment to the State Land Planning Agency and review agencies. (*Capital Improvement Element - County and City*)
- Option #5 Accept the Status Report on the Land Use Element Update.

## Report and Discussion

### **Background:**

The purpose of the Public Hearings is to:

- Adopt small-scale map amendments to the Comprehensive Plan; and
- Transmit a proposed large-scale map amendment and a text amendment to the State Land Planning Agency and other reviewing agencies.

Small-scale map amendments (proposed amendments that involve a use of 10 acres or fewer) to the Comprehensive Plan only require one public hearing (adoption public hearing). Large-scale map amendments (proposed amendments that involve a use of greater than 10 acres) and text amendments require two public hearings (transmittal public hearing and adoption public hearing). The adoption public hearing for the large-scale map amendments and text amendments is scheduled for May 14, 2019.

### **Full 2019 Cycle Amendment Schedule:**

Application Cycle	April 2018 – September 28, 2018
Public Open House	November 29, 2018
Local Planning Agency Workshop	January 8, 2019
Local Planning Agency Public Hearing	February 5, 2019
Joint City-County Workshop	February 26, 2019
First Joint City-County Public Hearing	March 12, 2019
Second Joint City-County Public Hearing	May 14, 2019

### **Analysis:**

The joint agenda for Joint City/County Adoption and Transmittal Public Hearings on the 2019 Comprehensive Plan Amendments is included as Attachment #1 and includes the following:

#### *Adoption Public Hearings*

The small-scale map amendments for the 2019 Comprehensive Plan Amendment Cycle include:

- PCM 2019 002: Murat Subdivision (City of Tallahassee)
- LMA 2019 01: Tower Road Light Industrial (Leon County)

Small-Scale Map Amendment Adoption Ordinance - City of Tallahassee (Item B. on joint agenda)  
The adoption of Ordinance No. 19-O-10 (Attachment #2) adopts the small-scale map amendment to the Tallahassee-Leon County Comprehensive Plan pursuant to section 163.3187(1), Florida Statutes. The adopted amendments will subsequently be submitted to the Florida Department of Economic Opportunity.

**TMA 2019 002: Murat Subdivision**

***Applicant: Esengul A. Momol and Timur M. Momol and Ferda Yilmaz and Osman Yilmaz***  
***TLCPD Staff: TJ Lewis***

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the Murat Subdivision from Residential Preservation (RP) to University Transition (UT). Residential Preservation is a land use category that allows residential development up to six units per acre. University Transition is a land use category that allows residential development up to fifty units per acre and smaller scale retail commercial to provide essential services to immediate residents and ancillary needs of universities. This map amendment is considered a small-scale amendment and is located within City limits.

Rezoning Application: A zoning change from Residential Preservation (RP-2) to University Transition (UT) was requested to implement the proposed Future Land Use Map amendment. The first and only public hearing for this rezoning is scheduled for April 24, 2019.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this map amendment and rezoning is included as Attachment #3.

Small-Scale Map Amendment Adoption Ordinance – Leon County (Item C. on joint agenda)  
The proposed Ordinance (Attachment #4) would adopt the small-scale map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan pursuant to section 163.3187(1), Florida Statutes. The adopted amendments will subsequently be submitted to the Florida Department of Economic Opportunity.

**LMA 2019 01: Tower Road Light Industrial**

***Applicant: Robert Steele***  
***TLCPD Staff: Stephen Hodges***

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential-2 (UR-2) to Industry and Mining (IM). Urban Residential-2 is a land use category that allows residential development up to twenty units per acre. Industry and Mining is a land use category that allows light industrial, mining, or industrial uses. This map amendment is considered a small-scale amendment and is located in unincorporated Leon County.



Rezoning Application: A zoning change from Single Detached, Attached and Two Family Residential (R-3) to Light Industrial (M-1) was requested to implement the proposed Future Land Use Map amendment. Single Detached, Attached and Two Family Residential (R-3) district allows residential development with a density between four and eight units per acre. Light industrial uses include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. The first and only public hearing for this rezoning is scheduled for April 23, 2019.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this map amendment and rezoning is included as Attachment #5.

Transmittal Public Hearings -Large-Scale Map Amendments (Item D. on the joint agenda)

The large-scale map amendments for the 2019 Comprehensive Plan Amendment Cycle include:

- LMA 2019 02: Bexar LLC Property (Unincorporated Leon County)

**LMA 2019 02: Bexar LLC**

***Applicant: William A. Messer, Stephanie L. Messer, James Messer, Laurye S. Messer, Greg Ahlum, and Emily Ahlum***

*TLCPD Staff: TJ Lewis*

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential-2 (UR-2) to Suburban (SUB). Urban Residential-2 is a land use category that allows residential development up to twenty units per acre. Suburban is a land use category that allows residential development up to twenty units per acre and non-residential development based on implementing zoning district. In areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. This map amendment is considered a large-scale amendment and is located in unincorporated Leon County.

Rezoning Application: No change to the current zoning is requested at this time. The current zoning on the site is Single Detached, Attached and Two Family Residential (R-3). Single Detached, Attached and Two Family Residential (R-3) district allows residential development with a density between four and eight units per acre. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

- Staff recommendation on proposed amendment: Approve

- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this map amendment is included as Attachment #6.

Transmittal Public Hearing - Text Amendments (Item E. on the joint agenda)

The text amendments for the 2019 Comprehensive Plan Amendment Cycle include:

- *Capital Improvements Element*

**TTA 2019 005: Capital Improvements Element**

***Applicant: Tallahassee-Leon County Planning Department***

*TLCPD Staff: Julie Christesen*

Text Amendment: The proposed amendment to the Capital Improvements Element would reflect the statutory process for adopting the District School Board's 5-Year District Facilities Work Program in the Capital Improvements Schedule.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #7.

The transmittal public hearings serve as the first of two public hearings on text amendments to the Tallahassee-Leon County 2030 Comprehensive Plan.

Status Report on the Land Use Element Update

The Board of County Commissioners and the City Commission held a joint workshop on the Land Use Element Update on February 26, 2019. The agenda materials for this workshop are included as Attachment #8. After a presentation on the status of the Land Use Element Update, the County and City discussed data analysis and the potential need for consulting services to supplement the efforts of staff. The Board of County Commissioners and the City Commission each approved motions to direct staff to bring options for consulting services to assist with data analysis as part of their respective budget workshops and to provide a timeline for a possible future joint workshop.

**Options:**

1. Conduct the first and only public hearing and adopt Ordinance No. 19-O-10 (Attachment #2), thereby adopting the small-scale map amendment in the City of Tallahassee, to the Tallahassee-Leon County 2030 Comprehensive Plan. (*Murat - City only*)
2. Conduct the first and only public hearing and adopt the proposed Ordinance (Attachment #4), thereby adopting the small-scale map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan. (*Tower Road - County only*)
3. Conduct the transmittal public hearings on the 2019 Cycle Large-Scale Comprehensive Plan Map Amendment and transmit the proposed amendment to the State Land Planning Agency and review agencies. (*Bexar - County only*)
4. Conduct the transmittal public hearings on the 2019 Cycle Comprehensive Plan Text Amendment and transmit the proposed amendment to the State Land Planning Agency and review agencies. (*Capital Improvement Element - County and City*)
5. Accept the Status Report on the Land Use Element Update.
6. Board direction.

**Recommendations:**

Options #1, #2, #3, #4 and #5

**Attachments:**

1. Agenda for the Joint City-County Adoption and Public Hearings on the 2018 Cycle Comprehensive Plan Amendments
2. Proposed City of Tallahassee Ordinance No. 19-O-10
3. PCM 2019 002 Murat Subdivision Map Amendment Staff Report
4. Proposed Leon County Ordinance Amending the 2030 Tallahassee-Leon County Comprehensive Plan
5. LMA 2019 01 Tower Road Light Industrial Map Amendment Staff Report
6. LMA 2019 02 Bexar LLC Property Map Amendment Staff Report
7. TTA 2019 005 Capital Improvements Element Text Amendment Staff Report
8. Agenda materials for the February 26, 2019 Joint County/City Workshop on the Land Use Element Update

**JOINT AGENDA FOR ADOPTION AND TRANSMITTAL PUBLIC HEARINGS FOR THE  
2019 CYCLE COMPREHENSIVE PLAN AMENDMENTS  
MARCH 12, 2019 6:00 PM  
Fifth Floor, Leon County Courthouse, 301 S. Monroe Street**

**A. Introductory Comments by Staff**

**B. First and only Public Hearing on City of Tallahassee Ordinance 19-O-10**

First and only Public Hearing on Ordinance No. 19-O-10: Adopting small scale amendments to the 2030 Tallahassee/Leon County Comprehensive Plan; Providing for severability and conflicts and providing an effective date.

**TMA 2019 002: Murat Subdivision**

*Applicant: Esengul A. Momol and Timur M. Momol and Ferda Yilmaz and Osman Yilmaz  
TLCPD Staff: TJ Lewis*

Map Amendment: The proposed amendment would change the Future Land Use Map (FLUM) designation of the Murat Subdivision from Residential Preservation (RP) to University Transition (UT). Residential Preservation is a land use category that allows residential development up to six units per acre. University Transition is a land use category that allows residential development up to fifty units per acre and smaller scale retail commercial to provide essential services to immediate residents and ancillary needs of universities. This map amendment is considered a small-scale amendment and is located within City limits.

Rezoning: First and Only Public Hearing on Ordinance 19-Z-11 to rezone the subject site from the Residential Preservation - 2 zoning districts to the University Transition zoning district is scheduled for April 24, 2019.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve

**C. First and only Public Hearing on Leon County Ordinance adopting small scale amendments to the Tallahassee-Leon County 2030 Comprehensive Plan County**

The proposed ordinance would adopt the small map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan pursuant to section 163.3187(1), Florida Statutes.

**LMA 2019 01: Tower Road Light Industrial**

***Applicant: Robert Steele***

***TLCPD Staff: Stephen Hodges***

**Map Amendment:** The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential-2 (UR-2) to Industry and Mining (IM). Urban Residential-2 is a land use category that allows residential development up to twenty units per acre. Industry and Mining is a land use category that allows light industrial, mining, or industrial uses. This map amendment is considered a small-scale amendment and is located in unincorporated Leon County.

**Rezoning:** The first and only public hearing to adopt the proposed Leon County ordinance amending the Official Zoning Map to Change the Zoning Classification from the Single Detached, Attached and Two Family Residential (R-3) District to the Light Industrial (M-1) Zoning District is scheduled for April 23, 2019.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve

**D. County Transmittal Hearings for 2019 Cycle Large Scale Comprehensive Plan Map Amendments**

The purpose of this item is to hold the Transmittal Public Hearing for the 2019 Cycle Large Scale Map Amendment. The Transmittal Public Hearings serve as the first of two public hearings on the following large scale map amendment:

**LMA 2019 02: Bexar LLC**

***Applicant: William A. Messer, Stephanie L. Messer, James Messer, Laurye S. Messer, Greg Ahlum, and Emily Ahlum***

***TLCPD Staff: TJ Lewis***

**Map Amendment:** The proposed amendment would change the Future Land Use Map (FLUM) designation of the subject site from Urban Residential-2 (UR-2) to Suburban (SUB). Urban Residential-2 is a land use category that allows residential development up to twenty units per acre. Suburban is a land use category that allows residential development up to twenty units per acre and non-residential development based on implementing zoning district. In areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. This map amendment is considered a large-scale amendment and is located in unincorporated Leon County.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve

**E. Joint Transmittal Hearing for 2019 Cycle Comprehensive Plan Text Amendment**

The purpose of this item is to hold the Transmittal Public Hearing for the 2019 Cycle Text Amendments. The Transmittal Public Hearings serve as the first of two public hearings on the following text amendments:

**TTA 2019 005: Capital Improvements Element**

***Applicant: Tallahassee-Leon County Planning Department***

***TLCPD Staff: Julie Christesen***

**Text Amendment:** The proposed amendment to the Capital Improvements Element would reflect the statutory process for adopting the District School Board's 5-Year District Facilities Work Program in the Capital Improvements Schedule.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve

## **F. Adjournment**

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

*Please be advised that if a person decided to appeal any decision made by the Planning Commission/Local Planning Agency 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 proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The Planning Commission/Local Planning Agency does not provide or prepare such a record (Section 286.0105 F.S.).*

**ORDINANCE NO. 19-O-10**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on these amendments to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt these amendments to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of



1 land, water and resources, consistent with the public interest; overcome present  
2 handicaps; and deal effectively with future problems that may result from the use and  
3 development of land within the City of Tallahassee, and to meet all requirements of law.

4 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee, Florida, as  
5 follows, that:

6 **Section 1. Purpose and Intent.**

7 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
8 authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
9 Planning Act.

10 **Section 2. Map Amendment.**

11 The ordinance does hereby adopt the following portion of the text attached hereto as  
12 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County  
13 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
14 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
15 following Plan element:

16 Map Amendment TMA2019002 which relates to the Future Land Use Map.

17 **Section 5. Conflict With Other Ordinances and Codes.**

18 All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee,  
19 Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of  
20 such conflict.

21 **Section 6. Severability.**

22 If any provision or portion of this ordinance is declared by any court of competent  
23 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions  
24 and portions of this Ordinance shall remain in full force and effect.

1 **Section 7. Copy on File.**

2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
3 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
4 2030 Comprehensive Plan and these amendments thereto, shall also be located in the  
5 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
6 available to the public for a reasonable publication charge.

7 **Section 8. Effective Date.**

8 The effective date of these Plan amendments shall be according to law and the applicable  
9 statutes and regulations pertaining thereto.

10 INTRODUCED in the City Commission on the 6th day of March, 2019.

11 PASSED the City Commission on the 12th day of March, 2019.

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CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey, Mayor

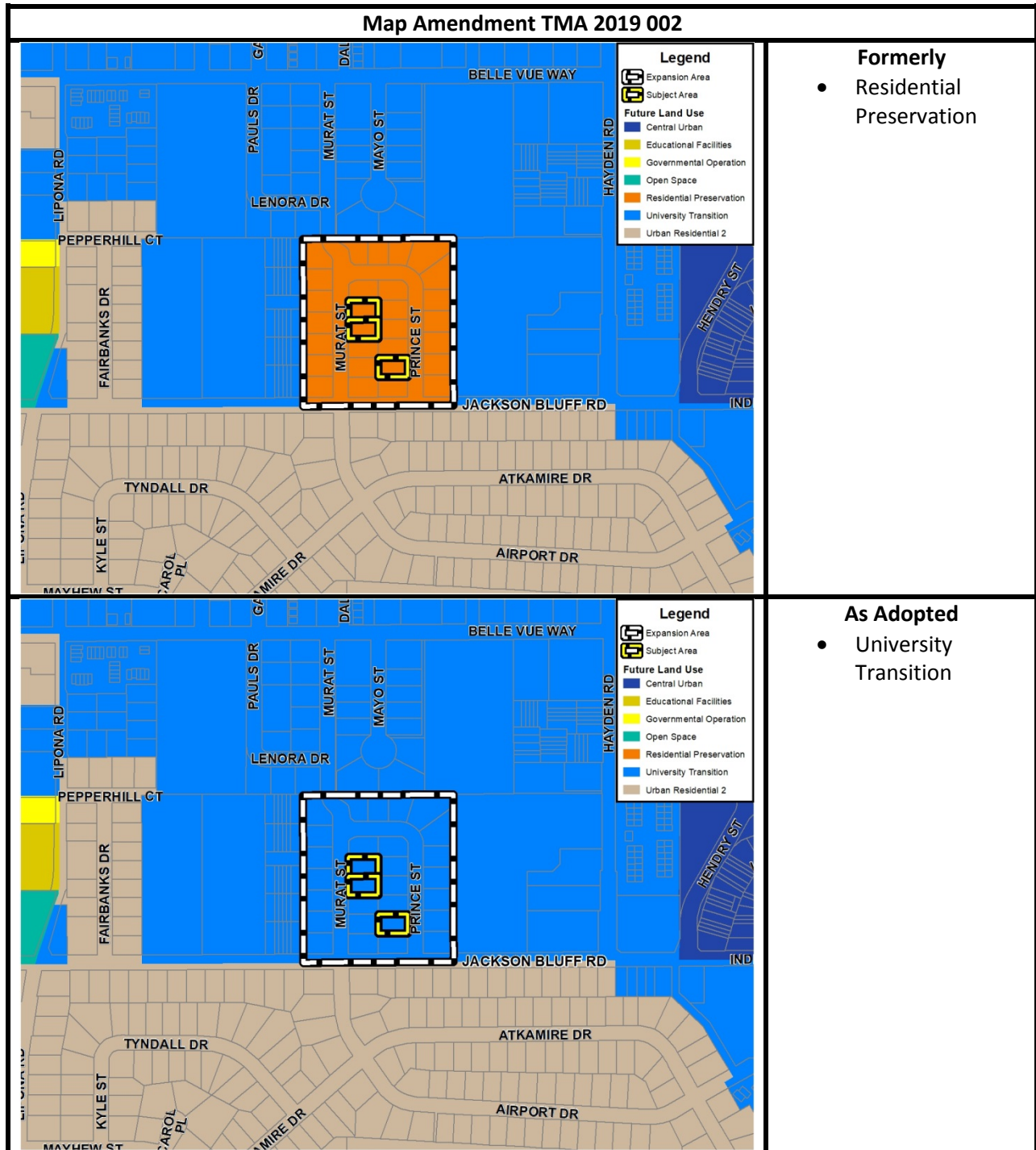
ATTEST:

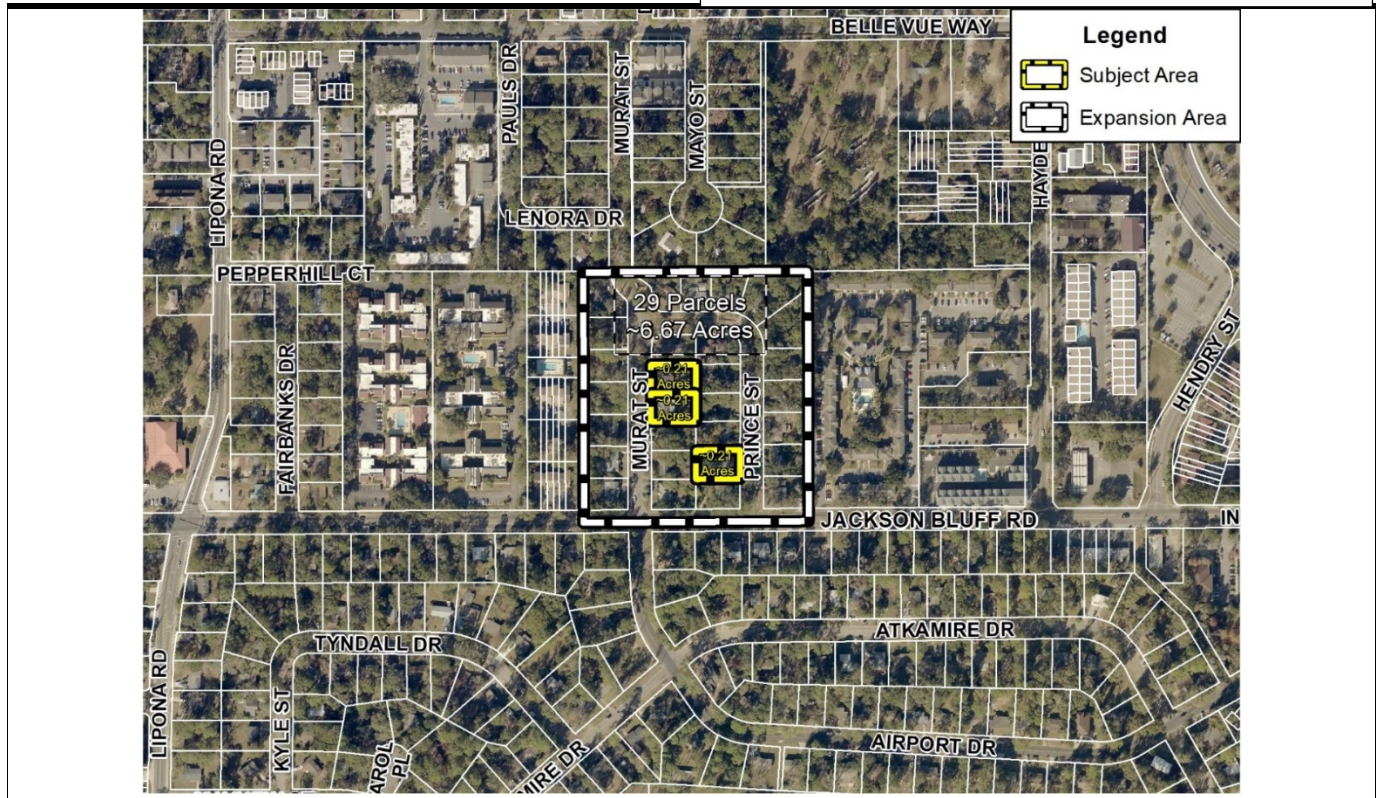
APPROVED AS TO FORM:

BY: \_\_\_\_\_  
James O Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Cassandra K. Jackson, City Attorney

Exhibit A





**SUMMARY**

<b>Property Owners:</b>	<b>Property Location:</b>	<b>TLCPD Recommendation:</b>
Esengul A. Momol and Timur M. Momol Ferda Yilmaz and Osman Yilmaz	Two Parcels on Murat Street One Parcel on Prince Street (Murat Subdivision)	<b>Approve with expansion area</b>
<b>Applicant:</b> See Property Owners		
<b>TLCPD Staff:</b>	<b>Current Future Land Use &amp; Zoning:</b>	<b>LPA Recommendation:</b>
T.J. Lewis	Future Land Use: Residential Preservation (RP) Zoning: Residential Preservation 2 (RP-2)	<b>Approve with expansion area</b>
<b>Contact Information:</b>	<b>Proposed Future Land Use &amp; Zoning:</b>	
<a href="mailto:TJ.Lewis@talgov.com">TJ.Lewis@talgov.com</a> (850) 891-6451	Future Land Use: University Transition Zoning: University Transition	
<b>Date:</b> November 21, 2018	<b>Updated:</b> February 26, 2019	

**A. REASON FOR REQUESTED CHANGE**

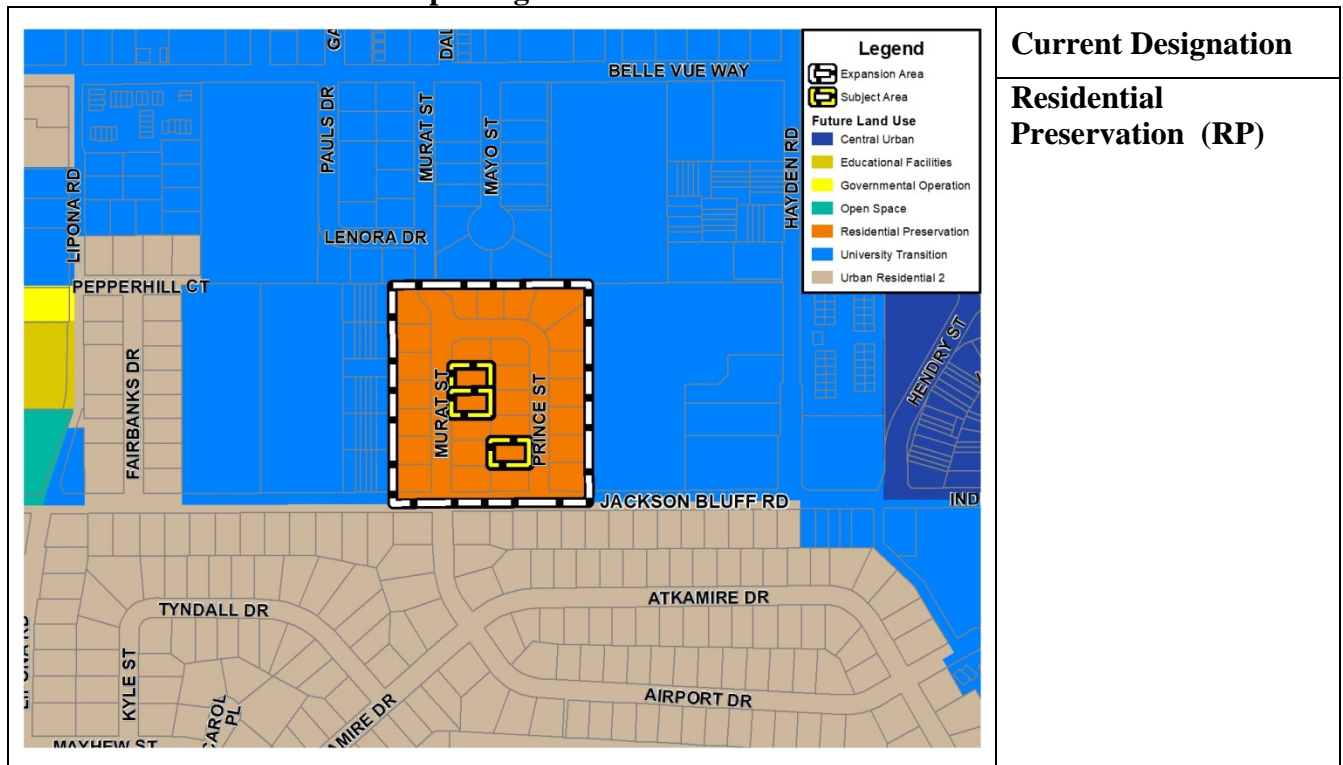
The subject parcels are located north of Jackson Bluff Road on Murat Street and Prince Street in the Murat Subdivision. The applicants indicated that they are planning to build a mix of residential, office, and business units on the subject parcels. The proposed University Transition category allows a mixture of office, commercial uses, and residential densities that are not allowed with the current Residential Preservation designation. Parcels located in immediate vicinity of the subject properties are designated on the Future Land Use Map as University Transition or Urban Residential-2.

**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

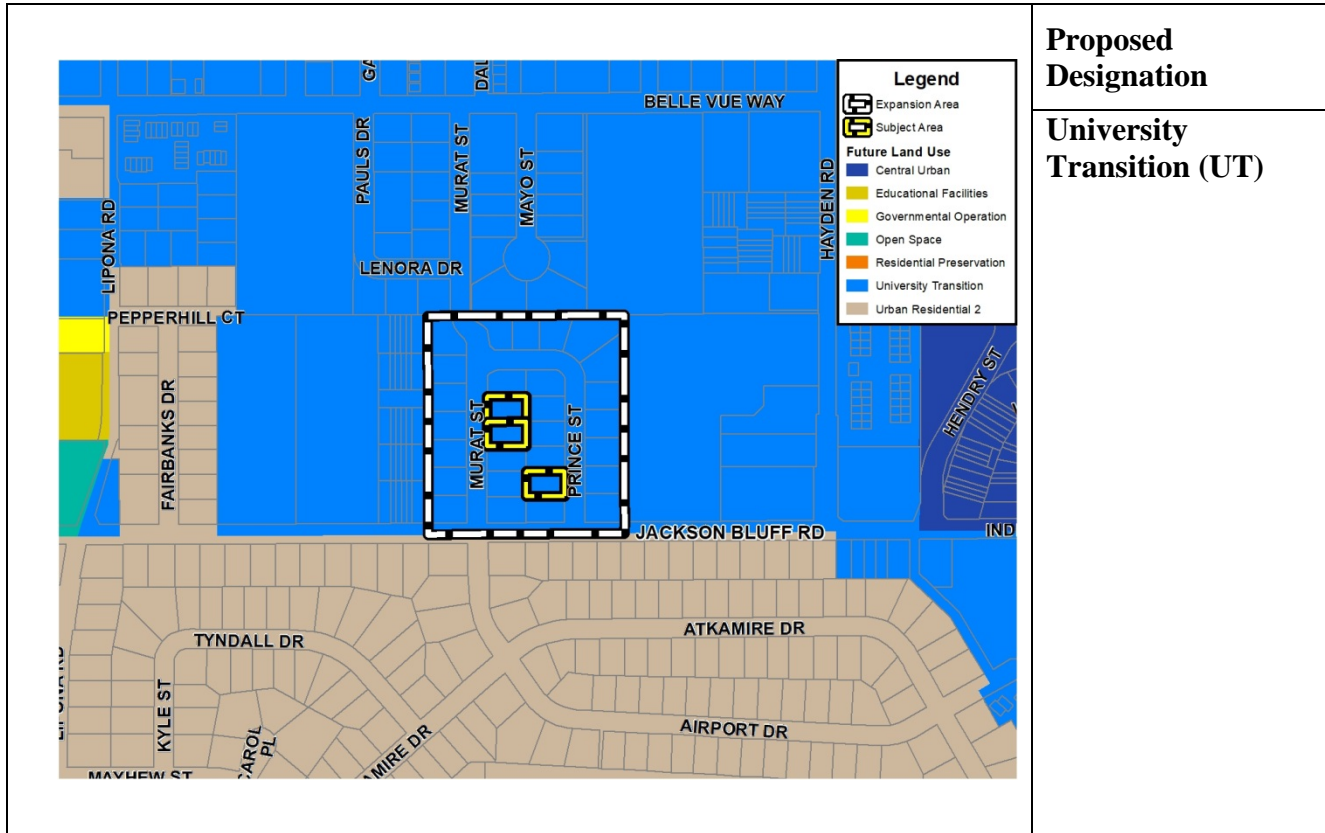
The subject area is currently designated Residential Preservation on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to University Transition.

The following map illustrates the current and proposed FLUM designations for the Subject Area.

**Current Future Land Use Map Designation**



**Proposed Future Land Use Map Designation with Expansion Area**



**Proposed Designation**

**University Transition (UT)**

**C. STAFF RECOMMENDATION**

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment with the proposed expansion area.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **APPROVAL** of the proposed rezoning with the proposed expansion area.

**D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment with the proposed expansion area.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **APPROVAL** of the proposed rezoning with the proposed expansion area.

**E. SUMMARY OF FINDINGS**

1. Based on the Residential Preservation Analysis, the subject site no longer matches the description of the Residential Preservation land use category.
2. The viability of the subject site area for low density single-family uses is decreasing due to the proliferation of higher density development in the surrounding area and the conversion of existing single-family residential dwelling units to student housing and rooming houses. Of the homes in the Murat Subdivision, one is homestead exempt and seven are registered rooming houses.
3. The subject site is centrally located between Tallahassee Community College and Florida State University, within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition future land use, and is predominantly surrounded by University Transition future land use.
4. The subject site and surrounding area are in the Multi-Modal Transportation District (MMTD), which promotes the use of alternative transportation. Approval of this amendment would further the goal of the MMTD by promoting mixed use development and higher densities, a prerequisite for successful mass transit and other alternative modes of transportation.
5. The proposed amendment is not anticipated to have significant adverse impacts on public facilities.

**F. STAFF ANALYSIS**History and Background

The applicants' properties consist of three parcels totaling 0.63 +/- acres. The existing land use on each lot is a single-family detached residential constructed in 1950. The parcels are located within the 9.08 +/- acre Murat Subdivision.

The development pattern in the vicinity of the Murat Subdivision consists of a combination of townhomes, duplexes, apartments and single-family housing. Many of the single-family residences in the area surrounding the applicant's properties are in use as rooming houses and student rental housing.

Other changes affecting the viability of this area for low density single-family have occurred including the closure of two of the area schools, Bellevue Middle School and Brevard Elementary School, and the closure of the neighborhood Community Center. However, Bellevue Middle School is now the home of the School for Arts & Innovative Learning (SAIL) High School and the Palmer Munroe Community Center was reopened as a Teen Center.

Through redevelopment, this area which is already being used to house students could be rearranged to accommodate more students. This would be consistent with the predominant development pattern that is occurring near the subject area and would be more supportive of transit use. It should be noted that simply changing the future land use of the site does not ensure the assembly of properties

and quality redevelopment. It does however; make assembly more desirable from the point of view of an investor.

Lastly, the area does provide some of the most affordable housing stock in the community. However, those looking for affordable housing must compete with investors who understand the competitive advantage of housing close to campus and students who are willing to rent dormitory-style housing.

#### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Residential Preservation (Policy 2.2.3 [L]) and University Transition (Policy 2.2.17 [LU]) are included as Attachment #1.

#### *Residential Preservation (Current)*

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3, which states, “the primary function [of the Residential Land Use category] is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions.”

#### *University Transition (Proposed)*

The Comprehensive Plan addresses the University Transition future land use category in Policy 2.2.17, which states the University Transition land use category “is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.”

#### Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

Policy 2.2.17 [L] identifies the geographic area “lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east” as the area where University Transition can be applied. The subject site is located in this geographic area.

Policy 2.2.17 [L] also notes that the University Transition land use should serve to “provide opportunities for student housing near the universities.” The subject site is located approximately a quarter mile from Florida State University, one and three-quarter miles from Tallahassee Community College, and one and a quarter miles from Florida A&M University. Based on these general distances and the fact that much of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.



Policy 1.1.2 [M] provides direction to “Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists.” The subject site is located within the Multimodal Transportation District. The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. Policy 1.1.2 [M] also provides direction to “evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development.” The proposed amendment would support compact, walkable, mixed-use development.

Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-automobile mode of transportation is viable.

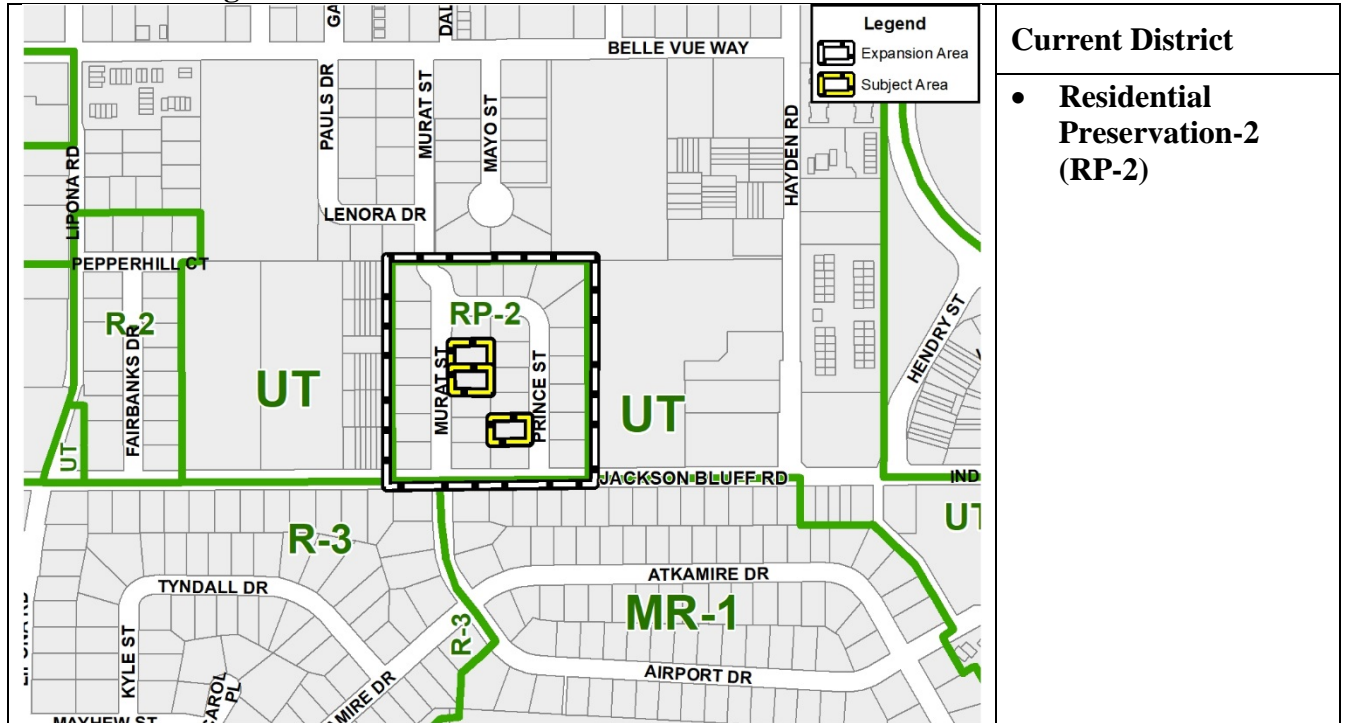
Zoning

The table below shows the future land use, zoning, and existing use of the site and surrounding area:

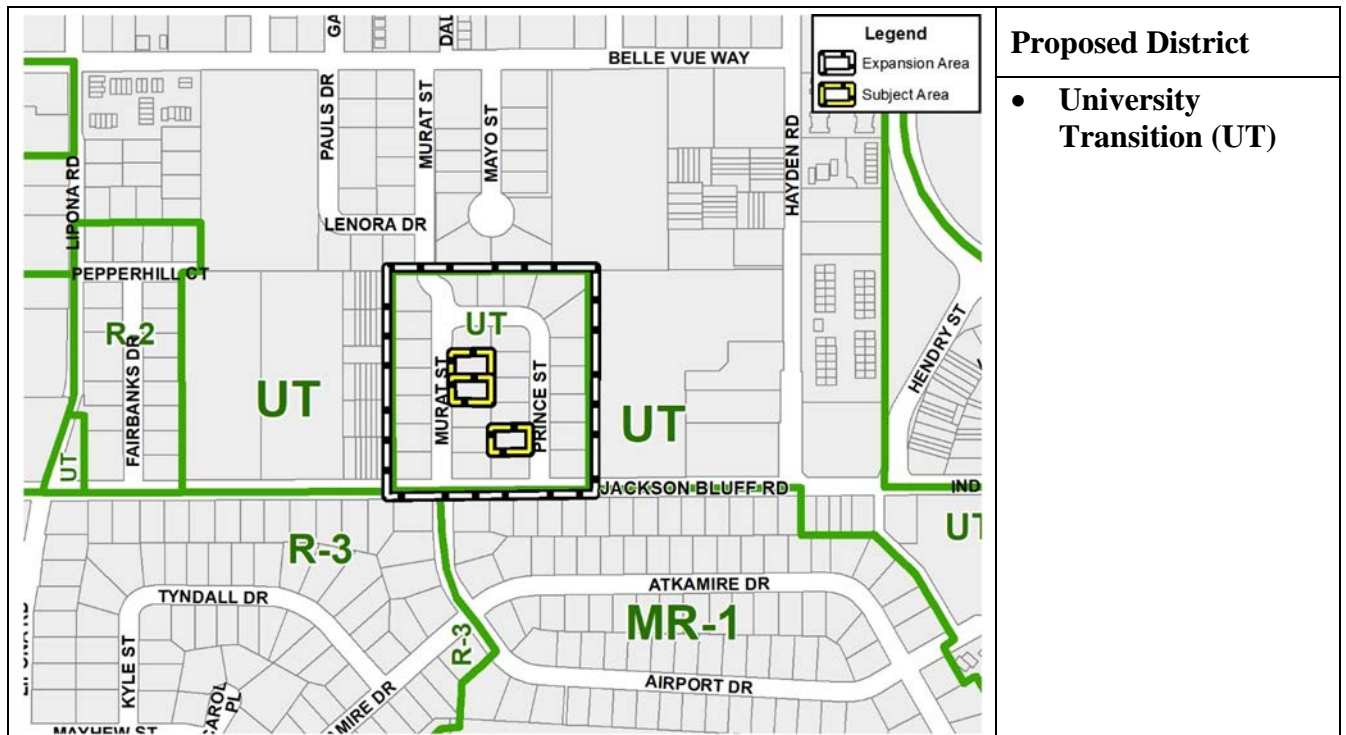
Location	Future Land Use	Zoning	Existing Use
<i>SUBJECT SITE</i>	<i>RP</i>	<i>RP-2</i>	<i>Single family residences</i>
<i>NORTH</i>	<i>UT</i>	<i>UT</i>	<i>Single family residences</i>
<i>EAST</i>	<i>UT</i>	<i>UT</i>	<i>Multi-family residences</i>
<i>SOUTH</i>	<i>UR-2</i>	<i>MR-1, R-3</i>	<i>Single-family residences</i>
<i>WEST</i>	<i>UT</i>	<i>UT</i>	<i>Townhouse</i>

The following maps illustrate the current and proposed zoning for the Subject Site.

**Current Zoning**



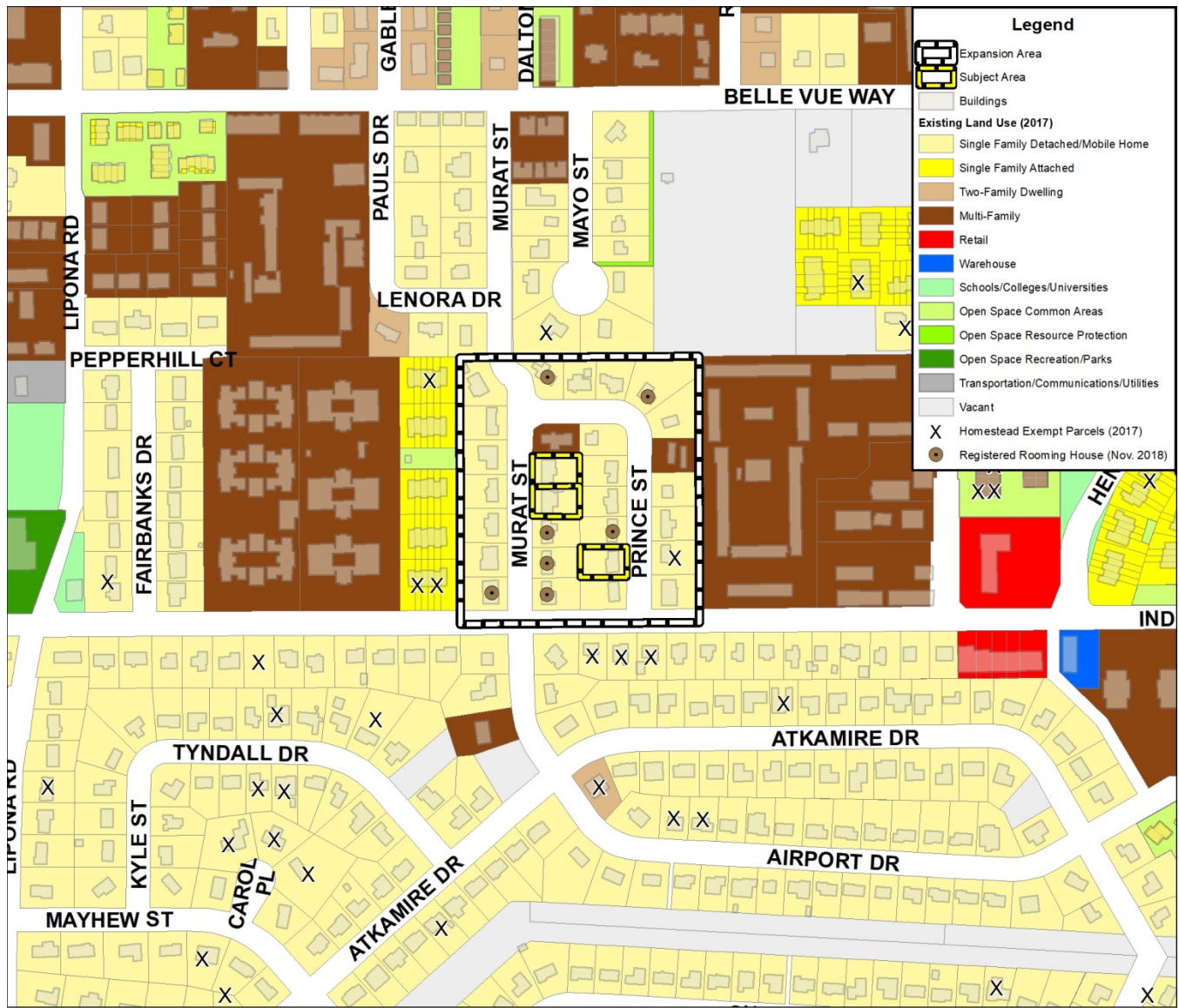
**Proposed Zoning with Expansion Area**



Existing Land Uses

The applicant's parcels have single-family detached houses in use as residences for tenant occupants. To avoid spot zoning, it is recommended that the applicant's proposed amendment be expanded to include the entire Murat Subdivision. This subject site is comprised of single-family detached houses and bounded by University Transition on three sides (north, east and west), including Villa Dylano Apartments (a multi-family, student-oriented apartment community), Indian Oaks Townhomes, Villa Cortez Apartments, as well as several other mixed-use infill multi-family residential and commercial developments.

**Existing Land Use Map**



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. While there are some characteristics of the subject site that are consistent with Residential Preservation, there are multiple characteristics where the subject site is not consistent with the description of Residential Preservation included in Policy 2.2.3.

A) Existing land use within the area is predominantly residential.

**Analysis:** Existing land use within the subject site is residential, but the majority of residences currently function as rental housing for university students.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

**Analysis:** Local streets within the subject site are fronted by residential uses, except along Jackson Bluff Road which contains numerous several commercial facilities in addition to residences. Jackson Bluff is a major collector that connects Appleyard Drive and Lake Bradford Road, both of which serve a variety of uses, including major institutional, industrial, commercial, multi-family residential, retail, and office.

ii) Relatively safe internal mobility.

**Analysis:** The subject has relatively safe internal mobility; however, the internal mobility is limited. Murat and Prince Streets have no sidewalks or bicycle facilities, however, the streets themselves have limited vehicular activity. Each road within the Murat Subdivision is served by Jackson Bluff or Belle Vue Way, two roadway facilities with sidewalk facilities and bicycle shared lane markings. Additionally, the St. Marks Trail is located near the eastern portion of the subject area accessed via Hayden Road which connects to Florida State University via an underground bicycle pedestrian tunnel beneath Pensacola Street.

C) Densities within the area generally are six (6) units per acre or less.

**Analysis:** Within the subject site, densities are generally six units per acre or less. However, this is not the case with the areas surrounding the subject site. Directly east of the subject site expansion area is the Villa Dylano Apartments, which is a high-density student housing development, and directly west is medium density Indian Oaks townhome community. The single-family properties located south and north of the subject site are generally marketed to college students. The Florida State University main campus, numerous shopping centers, restaurants and other commercial/retail uses are also in the general area.

D) Existing residential type and density exhibits relatively homogeneous patterns.

**Analysis:** Prince and Murat Streets are mostly single-family detached houses with a few accessory dwelling units present. Jackson Bluff Road and Belle Vue Way provide access to neighboring apartment and higher density residential communities, as well as single-family detached houses marketed to college students. The majority of the subject site is detached single-family houses used as rental properties.

## E) Assessment of stability of the residential area, including but not limited to:

## i) Degree of home ownership.

**Analysis:** The subject parcels are located within the Murat Subdivision within the West Pensacola Sector Plan Study Area. The expansion area includes the entire Murat Subdivision, a single-family residential subdivision developed in the early 1950's. The Murat Subdivision consists of twenty-nine (29) lots. Since 1950, the Murat Subdivision has transitioned from a predominantly owner-occupied, single-family community to predominantly renter-occupied dormitory-style housing. Currently, Murat has one (1) homestead exempt parcel, indicating owner occupancy. Seven (7) of the lots are registered rooming houses. In addition to changes in the owner occupancy of the subject neighborhood, higher density development has encroached into the surrounding area.

## ii) Existence of neighborhood organizations.

**Analysis:** The subject site does not have a homeowner's association or neighborhood organization.

### Infrastructure Analysis

#### *Water/Sewer*

The subject site is currently served by City of Tallahassee potable water and sewer services.

#### *Schools*

School capacity is available at Nims Middle School and Godby High School to serve the proposed amendment. Riley Elementary School currently has no available capacity. While maximum theoretical buildout of the subject site could result capacity issues at the elementary school level, the nature of the area and potential for student renters is expected to result in a lower than normal student generation rate. The school impact analysis form was approved by the Leon County School Board on December 11, 2018.

#### *Roadway Network*

The subject site is served by two local roads and Jackson Bluff Road, a major collector. The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

#### *Pedestrian and Bicycle Network*

The roads within the Murat Subdivision do not have sidewalks or bicycle facilities, but Jackson Bluff Road, a major collector, does have a sidewalk and shared lane markings (Sharrows). The St. Marks Trail provides connectivity between the subject site and both Florida State University and Florida A&M University and is accessible via an underground pedestrian/bicycle tunnel connection on nearby Hayden Road. The Collegiate Tour Bike Route, part of the Leon County Bike Route Network, provides options that connect the subject site to Florida A&M University, as well as Florida State University and Tallahassee Community College. The Campus to the Rez route provides connectivity to Florida State University and Florida State University's Intramural Fields and

Reservation. The Huntington to Lake Elberta Route provides connectivity between the Lake Jackson Mounds State Park and the Lake Bradford corridor/St. Marks Trail.

*Transit Network*

The subject site is located within the Multimodal Transportation District (MMTD). Automobile Level of Service standards do not apply to parcels contained within the adopted Multimodal Transportation District because this geographic area is now governed by area-wide multimodal Level of Service standards to be evaluated every other year pursuant to state requirements. The subject properties and surrounding area are serviced by StarMetro on the Forest Route on Weekdays and Saturdays and by Route 3 on Sundays and evenings.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on currently improved properties. There are no significant environmental features on the subject sites.

**G. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to 482 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	November 9, 2018	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 5, 2018	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 29, 2018	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 16, 2019	Email Subscription Notice sent to all users of service

**Public Open House - November 29, 2018:** 18 citizens attended the open house to discuss the 2019 Cycle amendments. The applicants were present at the public open house. A citizen asked what types of analyses are conducted in the evaluation of this and the other proposed amendments.

**H. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 8, 2019	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 5, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	February 26, 2019	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	March 12, 2019	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 14, 2019	6:00 PM, Fifth Floor, Leon County Courthouse

**Local Planning Agency Workshop – January 8, 2019:** The Local Planning Agency discussed each of the amendments for the 2019 Cycle. Discussion on this amendment generally focused on public outreach and notification. A question was also raised regarding height restrictions within the proposed University Transition zoning district (5 stories maximum for principal building, 3 stories maximum for accessory buildings). Because the meeting was a workshop with the Local Planning Agency, citizen comments were not taken at this meeting. Citizen comments will be received at the Local Planning Agency Public Hearing scheduled for February 5, 2019. Although citizen comments are not taken at the workshop, six members of the public were in attendance to hear the discussion.

**Local Planning Agency Public Hearing – February 5, 2019:** The Local Planning Agency voted unanimously to recommend approval of the proposed Future Land Use Map Amendment and rezoning, consistent with the staff recommendation. The Applicant spoke at the Public Hearing and was available to answer questions. No other public comments were received at the Public Hearing.

**I. ATTACHMENTS**

- Attachment #1: Comprehensive Plan policies
- Attachment #2: Land Development Code sections



**2018 Comprehensive Plan Amendment Cycle**  
**TMA2019002**  
**Murat Subdivision Amendment**

**Attachment #1**

**Policy 2.2.3: [L] Residential Preservation**

(EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 4/10/09)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
  - a) Predominance of residential uses front on local street
  - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
  - a) Degree of home ownership
  - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.



Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

- b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

- c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

- d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

- e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area

locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<b><u>Existing land use character of the subdivision</u></b>	<b><u>Gross Residential Density</u></b>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to <u>townhomes and duplexes</u> )	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

**Policy 2.2.17: [L] University Transition**

(REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.



**2019 Comprehensive Plan Amendment Cycle**  
**TMA2019002**  
**Murat Subdivision Amendment**

**Attachment #2**

Zoning Districts Charts referenced in the report:

- University Transition (Section 10-242)
- Residential Preservation (Section 10-170)

**Section 10-242 UT University Transition District.**

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>University Transition is intended to;</p> <ul style="list-style-type: none"> <li>• be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses;</li> <li>• protect existing residential neighborhoods located away from the campuses from student housing encroachment; and</li> <li>• transition industrial and lower density residential uses to vibrant urban areas.</li> </ul> <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&amp;M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core (defined in Comprehensive Plan), a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code.</p> <p><b>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</b></p>	<ol style="list-style-type: none"> <li>1) Advertising agencies.</li> <li>2) Antique shops</li> <li>3) Beauty &amp; barber shops.</li> <li>4) Book &amp; stationary stores.</li> <li>5) Banks, credit unions, financial institutions without drive through facilities.</li> <li>6) Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road).</li> <li>7) Camera &amp; photographic supply stores.</li> <li>8) Civic &amp; social associations.</li> <li>9) Colleges &amp; universities – educational facilities, administrative offices, athletic &amp; intramural fields and stadiums.</li> <li>10) Commercial art &amp; graphic design.</li> <li>11) Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</li> <li>12) Computer &amp; data processing services.</li> <li>13) Dance studio, schools, halls.</li> <li>14) Day care centers.</li> <li>15) Employment agencies.</li> <li>16) Gift, novelty, souvenir shops.</li> <li>17) Hobby, toy, game stores.</li> <li>18) Hotels, motels, bed &amp; breakfasts.</li> <li>19) Indoor amusements (bowling, billiards, arcades).</li> <li>20) Laundromats, laundry, &amp; dry cleaning services without drive through facilities.</li> <li>21) Laundromats, laundry, &amp; dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road).</li> <li>22) Live-work units.</li> <li>23) Mailing and postal services.</li> <li>24) Medical &amp; dental offices, clinics, laboratories.</li> <li>25) Mortgage brokers.</li> <li>26) Movie theaters and amphitheaters.</li> <li>27) Museums &amp; art galleries.</li> <li>28) Musical instrument stores.</li> <li>29) News dealers and newsstands.</li> <li>30) Non-medical offices &amp; services, including business, insurance, real estate, and governmental.</li> <li>31) Non-store retail.</li> <li>32) Optical goods stores.</li> <li>33) Passive and active recreation.</li> <li>34) Personal services (barber, spa, etc.)</li> <li>35) Photocopying &amp; duplicating services.</li> </ol>	<ol style="list-style-type: none"> <li>36) Photographic studios, portrait.</li> <li>37) Physical fitness, gyms.</li> <li>38) Public community center/meeting building (non-commercial use only).</li> <li>39) Radio and Television broadcasting.</li> <li>40) Rental and sales of home movies &amp; games.</li> <li>41) Repair services, non-automotive.</li> <li>42) Residential – any type.</li> <li>43) Restaurants and drinking establishments without drive through facilities</li> <li>44) Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road).</li> <li>45) Retail establishments – bakeries, computer, clothing &amp; accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities. (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). florist, food &amp; grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods.</li> <li>46) Security &amp; commodity brokers.</li> <li>47) Sewing &amp; needlework goods.</li> <li>48) Shoe repair, shoe shine parlors.</li> <li>49) Sporting goods and bicycle shops.</li> <li>50) Social, fraternal, recreational clubs/assemblies.</li> <li>51) Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas.</li> <li>52) Studios: photography, music, art, drama, voice.</li> <li>53) Tailoring.</li> <li>54) Travel agencies.</li> <li>55) Veterinary services.</li> <li>56) Vocational schools.</li> <li>57) Watch, clock, jewelry repair.</li> <li>58) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007.</li> <li>59) Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district.</li> </ol>
		<ol style="list-style-type: none"> <li>1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</li> <li>2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</li> </ol>
		<p style="text-align: center;"><b>4. Special Exception Uses</b></p> <ol style="list-style-type: none"> <li>1) Automotive rentals, parking, repairs, &amp; service.</li> <li>2) Commercial sports.</li> <li>3) Taxicab operations.</li> <li>4) Off-street parking facilities (applicable to properties in the Downtown Overlay).</li> </ol> <p style="text-align: center;">(Section 10-422 applies)</p>

## ***Tallahassee Land Development Code***

### **Sec. 10-170. Residential Preservation District**

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential activities may be permitted as home occupations--See article VII of this chapter, Supplementary Regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of Policy 2.1.1 of the Future Land Use Element of the 2010 Comprehensive Plan.
- (2) For Residential Preservation areas outside the Urban Service Area the density of the non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) zoning districts based upon existing development patterns and service provision:
- a. RP-1;
  - b. RP-2;
  - c. RP-MH;
  - d. RP-UF; and
  - e. RPR.
- (3) The intent of the districts listed in subsections (2) a. through e. of this section are as follows:
- a. The RP-1 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre.
  - b. The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre.

- c. The RP-MH District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six (6.0) dwelling units per acre.
  - d. The RP-UF District is intended to apply to residential development in areas designated as both "Urban Fringe" and "Residential Preservation" on the Future Land Use Map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) acres, for all other developments.
  - e. The RP-R District is intended to apply to residential development in areas designated as both "Rural" and "Residential Preservation" on the Future Land Use Map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.
- (1) Low Density Residential
  - (2) Passive Recreation
  - (3) Active Recreation
  - (4) Community Services
  - (5) Light Infrastructure
- (c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the Standard Industrial

Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

- (d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).



SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

- P PERMITTED USE
- S SPECIAL EXCEPTION
- R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 1 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	<b>RESIDENTIAL</b>					
	Dwelling, One-Family	P				
	<b>(Rooming Houses are prohibited)</b>					
	<b>SERVICES</b>					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	<b>RECREATION</b>					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots					
	Court Sports					
	Field Sports					
	<b>PUBLIC ADMINISTRATION</b>					
	Police Protection					
	Fire Protection					
	Public Order and Safety					

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-1	SINGLE FAMILY RESIDENTIAL UNITS	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	ACTIVE RECREATION	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	20	40
Corner Yard		Perimeter Setback		
Building	20	25	25	25
Parking	—	—	20	40
Interior Side Yard		Perimeter Setback		
Building*	10	15	20	20
Parking	—	—	20	20
Rear Yard		Perimeter Setback		
Building	25	25	25	30
Parking	—	—	20	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	10	40
MAX. HEIGHT FEET	35	35	15	35
MIN. LOT AREA (ACRES)	12,100 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE		1/2 ACRE
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

**ORDINANCE NO. 2019-\_\_\_\_\_**

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**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County Commissioners of Leon County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee also adopted a plan for its municipal area by separate ordinance; and

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners of Leon County has held several public work sessions, public meetings, and public hearings on the proposed amendment to the comprehensive plan, with due public notice

1 having been provided, to obtain public comment, and has considered all written and oral  
2 comments received during said work sessions, public meetings and public hearings; and

3 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
4 Commissioners of Leon County transmitted copies of the proposed amendment to the  
5 comprehensive plan to the Department of Economic Opportunity as the State Land Planning  
6 Agency and other state and regional agencies for written comment; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
8 Commissioners of Leon County held a public hearing with due public notice having been  
9 provided on the proposed amendment to the comprehensive plan; and

10 WHEREAS, the Board of County Commissioners of Leon County further considered all  
11 oral and written comments received during such public hearing, including the data collection and  
12 analyses packages, the recommendations of the Tallahassee-Leon County Local Planning  
13 Agency, and the Objections, Recommendations, and Comments Report of the Department of  
14 Economic Opportunity; and

15 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon  
16 County has determined it necessary and desirable to adopt the amendment to the comprehensive  
17 plan to preserve and enhance present advantages; encourage the most appropriate use of land,  
18 water and resources, consistent with the public interest; overcome present handicaps; and deal  
19 effectively with future problems that may result from the use and development of land within  
20 Leon County, and to meet all requirements of law;

21 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
22 that:

23 **Section 1. Purpose and Intent.**

24 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
25 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
26 Statutes, as amended.

1 **Section 2. Map Amendment.**  
2

3 The Ordinance does hereby adopt the following portion of the text attached hereto as  
4 Exhibit “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
5 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
6 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
7 following Plan element:

8 Map Amendment LMA2019-01, which relates to the Future Land Use Map.  
9

10 **Section 3. Applicability and Effect.**

11 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
12 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
13 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon  
14 County.

15 **Section 4. Conflict with Other Ordinances and Codes.**

16 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in  
17 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

18 **Section 5. Severability.**

19 If any provision 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 6. Copy on File.**

23 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
24 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
25 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the

1 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
2 available to the public for a reasonable publication charge.

3 **Section 7. Effective Date.**

4 The effective date of this Plan update shall be according to law and the applicable statutes  
5 and regulations pertaining thereto.

6 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
7 County, Florida, this 12th day of March, 2019.

8  
9 LEON COUNTY, FLORIDA

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11  
12 BY: \_\_\_\_\_  
13 JIMBO JACKSON, CHAIRMAN  
14 BOARD OF COUNTY COMMISSIONERS

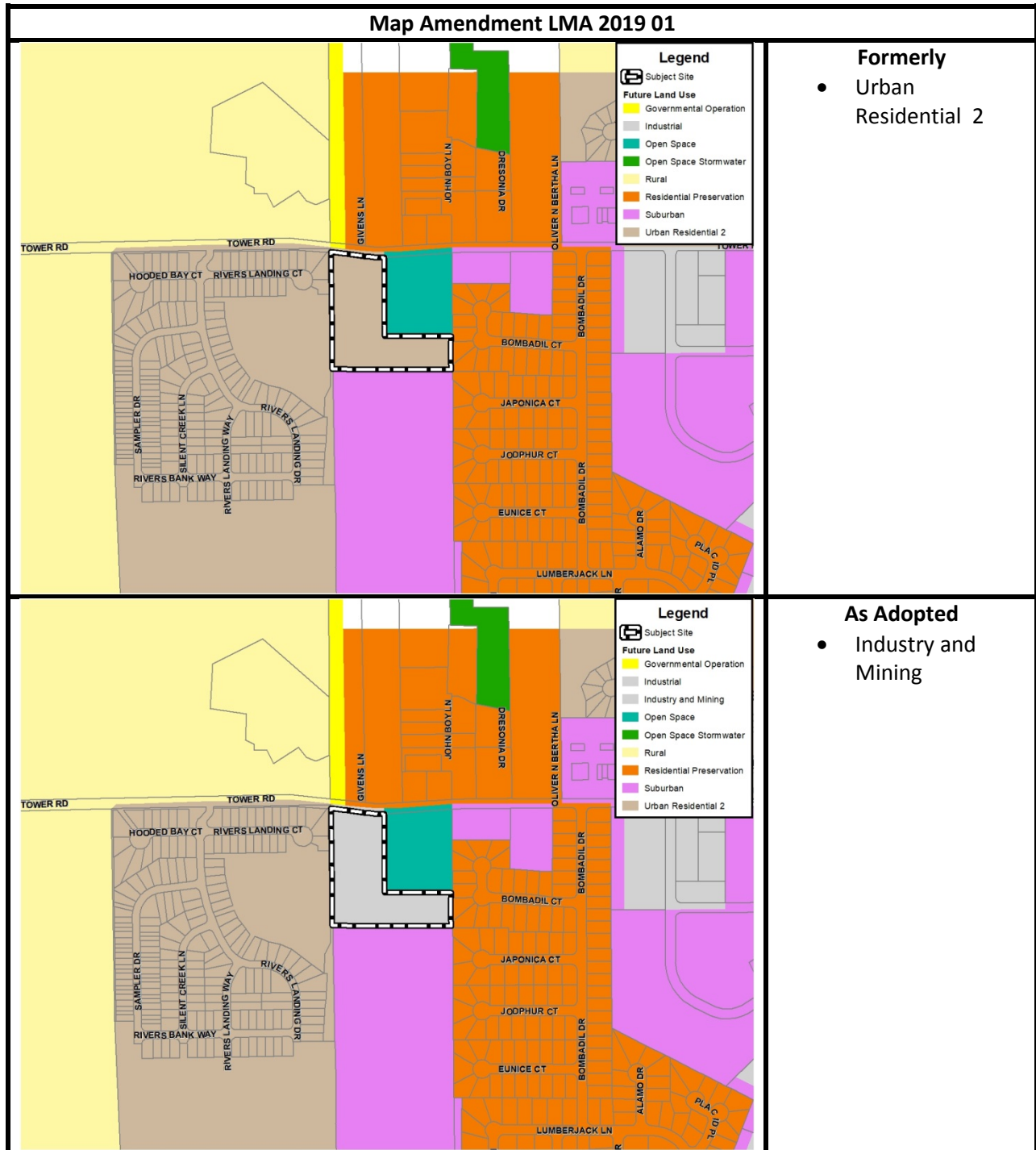
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16 ATTESTED BY:  
17 GWENDOLYN MARSHALL, CLERK  
18 OF THE COURT AND COMPTROLLER

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21 BY: \_\_\_\_\_  
22 CLERK

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

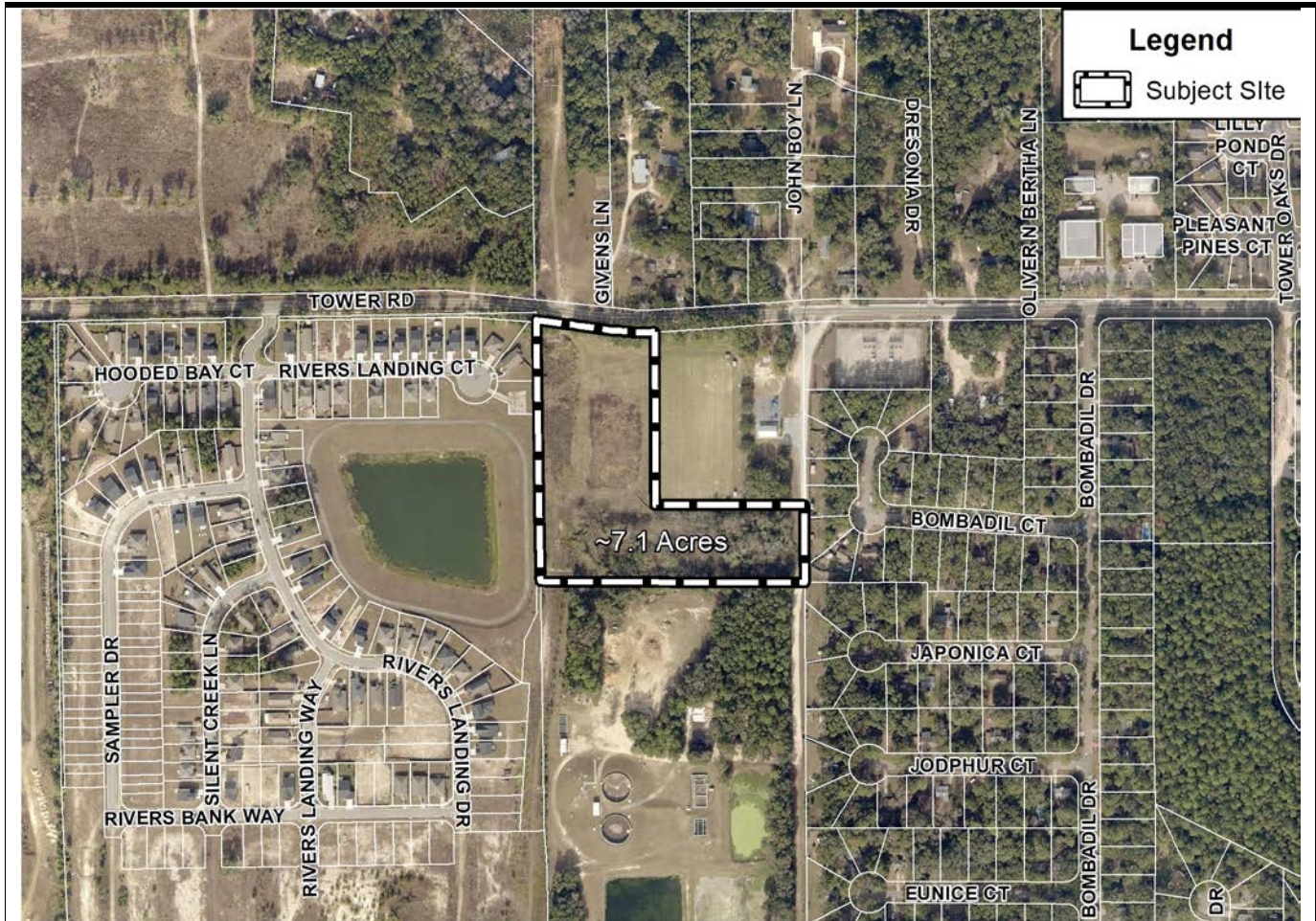
27  
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29 BY: \_\_\_\_\_  
30 HERBERT W.A. THIELE, ESQ.  
31 COUNTY ATTORNEY

Exhibit A





**2019 Comprehensive Plan Amendment Cycle**  
LMA201901  
Tower Road Light Industrial



**SUMMARY**

<b>Property Owners:</b>	<b>Property Location:</b>	<b>TLCPD Recommendation:</b>
Dr. Robert L. Steele	South side of Tower Road between Rivers Landing Drive and Bombadil Drive	<b>Approve</b>
<b>Applicant:</b>		
Dr. Robert L. Steele		
<b>TLCPD Staff:</b>	<b>Current Future Land Use &amp; Zoning:</b>	<b>LPA Recommendation:</b>
Stephen M. Hodges	<u>Future Land Use:</u> <b>Urban Residential 2 (UR-2)</b> <u>Zoning:</u> <b>Single- and Two-Family Residential District (R-3)</b>	<b>Approve</b>
<b>Contact Information:</b>	<b>Proposed Future Land Use &amp; Zoning:</b>	
Stephen.Hodges@talgov.com (850)891-6408	<u>Future Land Use:</u> <b>Industry and Mining (IM)</b> <u>Zoning:</u> <b>Light Industrial (M-1)</b>	
Date: November 30, 2018	Updated: February 26, 2019	



**A. REASON FOR REQUESTED CHANGE**

This is a request to change the Future Land Use Map (FLUM) designation on a parcel approximately seven (7) acres in size from Urban Residential 2 to Industry and Mining. The parcel (Tax ID #24-31-20-606-0000) is located on the south side of Tower Road immediately west of Tower Road County Park. The subject site is owned by Dr. Robert Steele, and is currently vacant. It is located within the Urban Service Area.

The existing Urban Residential 2 is a residential category with a density up to 20 units per acre; commercial/retail uses are prohibited. The Industry and Mining category is a recently adopted land use category that addresses research and development, advanced manufacturing, industrial, light industrial, and mining uses. The applicant is requesting the amendment so that they can develop a small portion of the site, which is otherwise encumbered by several high-power electric transmission lines, a stormwater drainage facility, and several drainage, electric utility, and access easements. The portion of the site that would be developed for a light industrial facility is adjacent to an existing sewage treatment facility to the south.

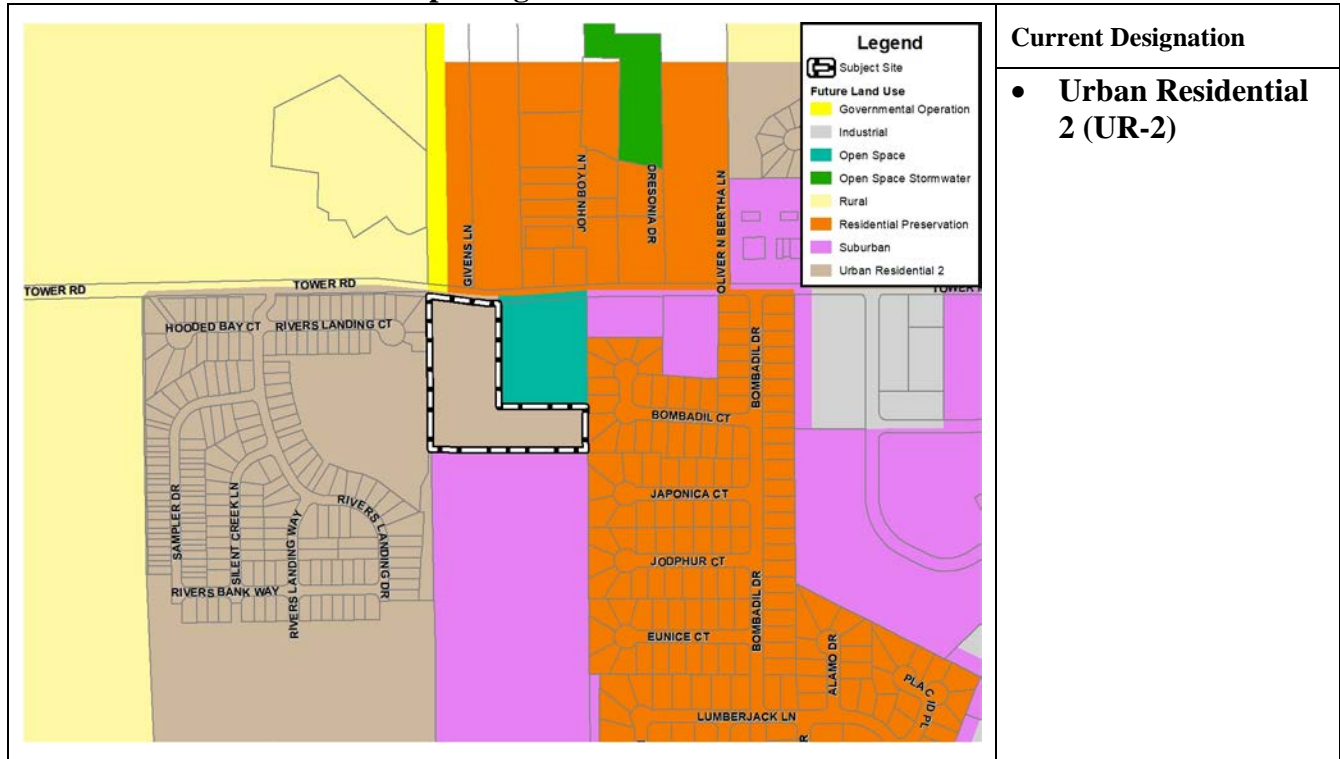
A rezoning application has been filed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) to Light Industrial is requested to implement this proposed amendment to the Future Land Use Map.

**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

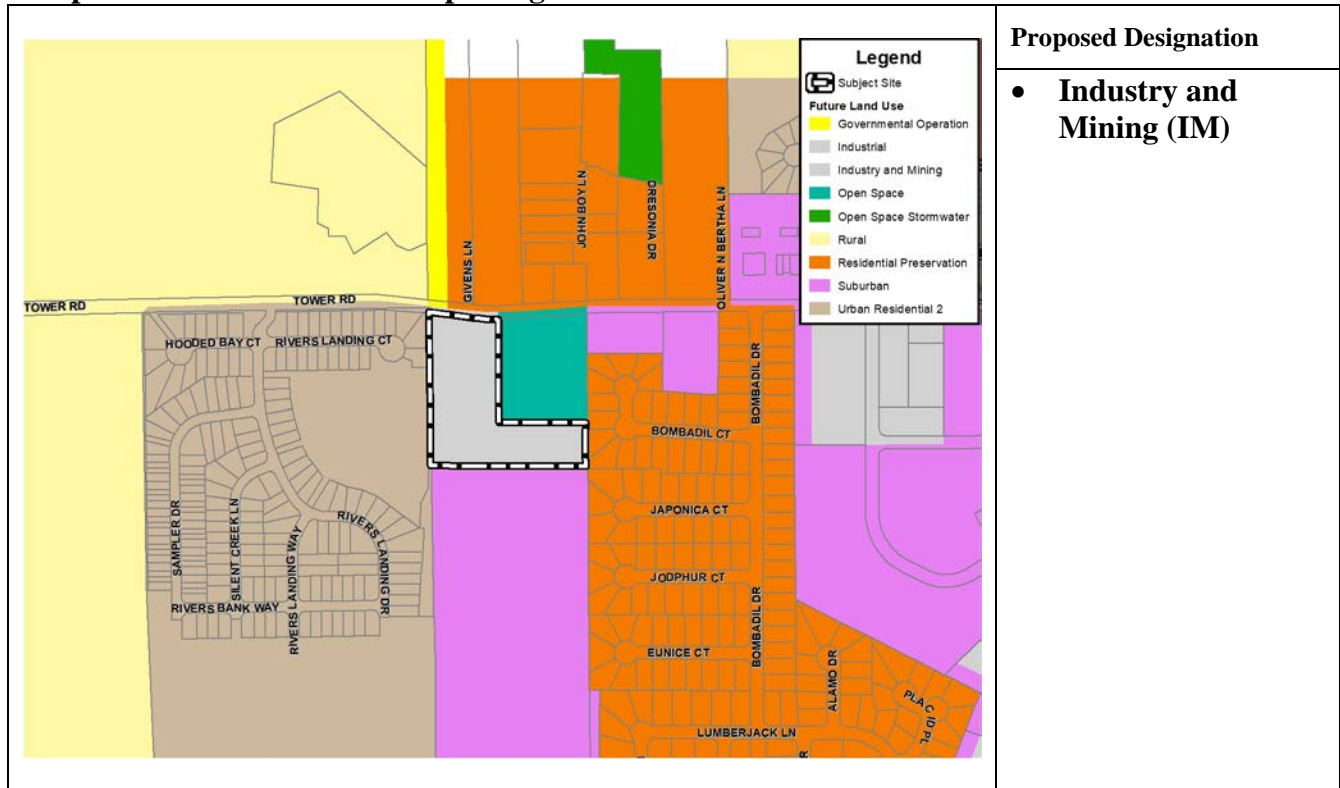
The subject site is currently designated Urban Residential 2 (UR-2) on the FLUM. The proposed amendment would change the FLUM designation of the subject site to Industry and Mining (IM).

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

**Current Future Land Use Map Designation**



**Proposed Future Land Use Map Designation**



### C. STAFF RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment.

Find that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **APPROVAL** of the proposed rezoning.

### D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The LPA, at their public hearing on February 5, 2019, voted unanimously to support the staff recommendation finding that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in the staff report, and to recommend adoption of the proposed amendment.

At that same public hearing, the LPA also voted unanimously to support the staff recommendation finding that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in the staff report, and to recommend approval of the proposed rezoning.

### E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is vacant, and most or all of the subject site was excavated as a likely sand mine and filled with construction debris, according to records maintained by the Florida Department of Environmental Protection.
2. The site is not particularly suitable for low-density residential development due to its history of mining and landfilling, as well as its location immediately north of an existing wastewater treatment facility.
3. The existing land uses along Tower Road, which is the main transportation route in this area, is a mix of rural, conservation, low-density residential, warehouses, utilities, industrial, offices, and vacant properties.
4. The only legal, public access to the site is via Tower Road.
5. The subject site is heavily encumbered by one or more access, electric utility, and drainage easements. These easements leave less than two acres out of the original seven acres that could be developed.
6. Any development on the unencumbered portion of the subject area would be buffered from any nearby residential uses by these easements and by vegetated buffers required by the Light Industrial zoning district development standards.

## F. STAFF ANALYSIS

### History and Background

The subject site is a vacant parcel approximately 7.1 acres in size on the south side of Tower Road. An aerial photograph of the site from 1970 indicates that the subject site was vacant and forested. However, according to data acquired by the Tallahassee – Leon County Geographic Information Systems (TLCGIS) department, the subject site was identified as a Construction/Demolition and Debris Disposal Site in a Florida Department of Environmental Protection (FDEP) Solid Waste inventory (see following map).



Source: TLCGIS.

Aerial photographs from 1983, 1990, 1994, and 1996 (Attachments #1, 2, 3, and 4) indicate onsite excavation (likely sand mining) and disposal of construction debris on the subject site and a portion of a County-owned parcel immediately east of the subject site. Another sand mine approximately 80 acres in size is located  $\frac{1}{4}$  mile to the west on the south side of Tower Road. It also has been utilized as a Construction/Demolition and Debris Disposal Site and is listed in the same DEP inventory.

An aerial photograph from 2001 (Attachment #5) indicates some remaining debris on the subject site, but that the disposal and filling of the site was largely complete, except for a stormwater facility that receives drainage from the Lakewood Estates and Sterling Woods residential subdivisions located east of the site. Aerial photographs from 2009 (Attachment #6) indicate the present existing use of the subject site. A digital terrain relief map created by TLCGIS (Attachment #7) indicates the relative degree of excavation and filling at this time. Because of this history, the subject site is not an appropriate location for residential development.

The existing land uses along Tower Road have historically included a mix of light and heavy industrial and rural uses, although the development trend in this general area over the last few decades has included low density residential subdivisions. The current mix of uses in this part of the Tallahassee urban area will likely stay stable over the near term, assuming the slow, steady growth in this area.

#### Previous Commission Consideration

In 2006, a major Comprehensive Plan Reform project resulted in the elimination of the Mixed Use (MU) FLUM designation and the establishment of several replacement FLUM categories in those areas previously designated as MU. Comprehensive Plan Map Amendment 2006-2-M-010 eliminated the Mixed Use designation for over 28,000 parcels from the Future Land Use Map, and replaced this designation with clearer, more specific land use categories. These categories included Residential Preservation, Urban Residential-2, University Transition and Suburban.

The one parcel comprising the subject site that was previously categorized Mixed Use in the Comprehensive Plan was amended to Urban Residential 2 as part of Amendment 2006-2-M-010.

The proposed amendment furthers the following Leon County Board of County Commissioners' strategic initiatives:

- Economic Strategic Priority EC2: Support programs, policies and initiatives to attract, create, and promote expansion of business, entrepreneurship, and job creation.
- Environmental Strategic Priority EN3: Promote orderly growth and sustainable practices.

#### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Policy 2.2.23: [L] Urban Residential 2 and Policy 2.2.28: [L] Industry and Mining Land Use are included as Attachment #8.

#### *Urban Residential 2 (Current)*

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of residential density (up to 20 dwelling units per acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

The residential development in this part of the Tallahassee urban area does not match the allowable density under this land use category. The single-family residential area to the west of the subject site has an existing zoning designation of R-3, which allows a maximum gross density of eight dwelling units per acre. The types of residential structures in this development are consistent with the intent of the zoning designation, but there is no multi-family residential along Tower Road.

The subject site also has R-3 zoning, but the many easements on the subject site restrict the area available for development (see Attachment #9). The area on the site unencumbered by easements is approximately 1.75 acres located in the southern portion of the site. Any onsite development would have to accommodate vehicular access and parking, stormwater management, and other required infrastructure such as potable water and sewer lines. An existing wastewater treatment facility is also located immediate south of the subject site.

*Industry and Mining (Proposed)*

The primary intent of the Industry and Mining land use category is to encourage light industrial, mining, and heavy industrial uses in appropriate locations that are compatible with nearby residential areas where possible. Because dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses, industry and mining uses in appropriate locations can help provide necessary jobs and the raw materials needed to support growth and development in the community, as well as being more accessible to residential areas, thereby decreasing commute times and offering transportation alternatives that don't rely solely upon private automobiles.

The subject site, having been mined in the past, will not be mined for sand again. The applicant has previously stated that his intention is to construct a small building for light industrial uses. The requested Light Industrial zoning designation will allow this use, but it will preclude mining and heavy industrial uses. Access to the site will need to be provided via Tower Road.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

The location of this proposed land use is consistent with Policy 1.1.1 in the Land Use element of the Plan. This policy requires new development to be concentrated in the Urban Service Area (USA), which makes the amendment USA in order to discourage urban sprawl.

The location of this proposed land use is consistent with Policy 1.1.7 in the Land Use element of the Plan. This policy requires higher density and mixed-use development and its ancillary activities be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use, and readily available sewer and water infrastructure.

The proposed amendment furthers the intent of the requested Future Land Use Map category (Policy 2.2.28 [L]) and the site is located within the Urban Services Area as required by the policy.

The following policies in the Plan currently provide protection for residential areas from other land uses:

- Policy 2.1.1 of the Land Use element requires that existing residential areas be protected from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment by Comprehensive Plan provisions and land development regulations. This policy also requires the prevention or mitigation of off-site impacts from Industry and Mining land uses.
- Policy 2.2.3 of the Land Use element requires that New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable land development regulations.
- Policy 2.2.28 of the Land Use element establishes the Industry and Mining land use category and gives local government additional new and very specific tools it can utilize to prevent or mitigate any environmental or other impacts from these land uses. This policy recognizes that industrial uses vary in their operations and potential for offsite impacts. and it specifically

states that “Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented.” In cases where impacts cannot be prevented, this policy requires that performance and locational criteria be established within all implementing zoning districts mitigated to avoid negative impacts on adjoining areas.

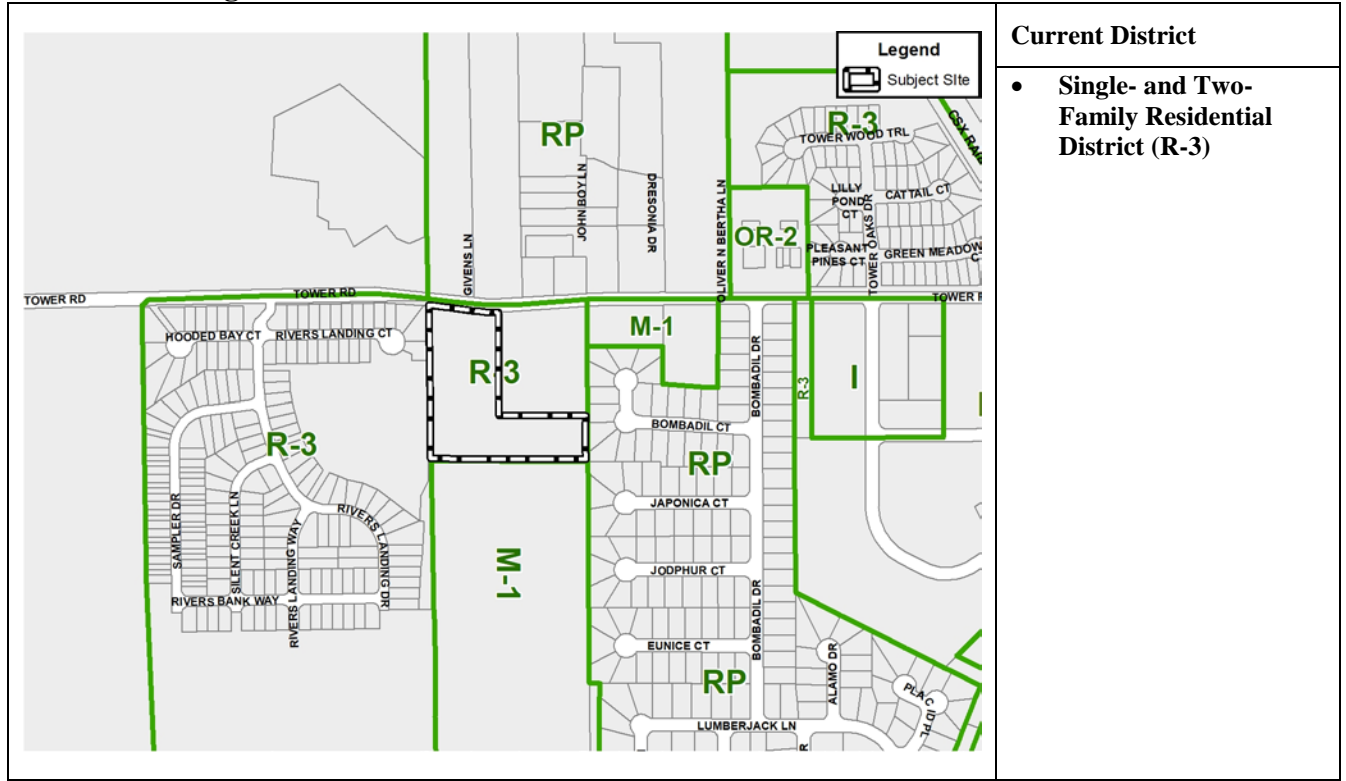
- Policy 2.2.28 also requires areas to be mined to have buffers, a land reclamation plan, fencing, and to be have all necessary state permits and to meet mandatory reclamation requirements where applicable. It also requires heavy industrial land uses to have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts.

### Zoning

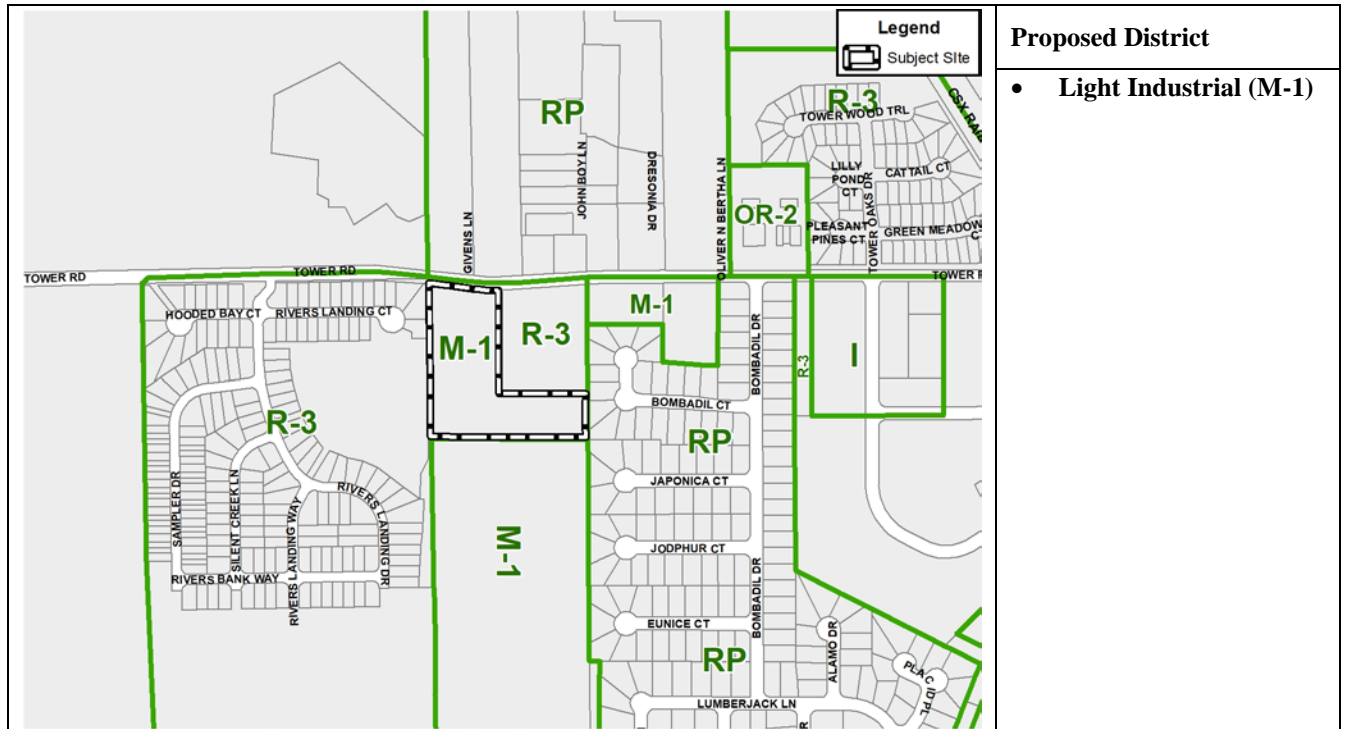
The Land Development Code sections for R-3 Single- and Two-Family Residential District (Section 10-6.637) and M-1 Light Industrial District (Section 10-6.652) zoning is included as Attachment #10.

The following maps illustrate the current and proposed zoning for the subject site.

**Current Zoning**



**Proposed Zoning**





*Current Zoning*

The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan. These categories contain or are anticipated to contain a wide range of single-family and two-family housing types.

The maximum gross density allowed for new residential development in the R-3 district is eight (8) dwelling units per acre. A minimum density of four (4) dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.

Given the fact that the subject site has been mined and filled, and that the developable portion of the site is located adjacent to an existing wastewater treatment facility, the subject site is not an ideal location for residential development as detailed in the R-3 district.

*Requested Zoning*

The M-1 district shall apply to urban areas with convenient access to transportation facilities where light manufacturing, processing, storage, community and recreational facilities, and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.

Existing Land Uses

The existing land use of the subject site is vacant. The existing land uses along Tower Road, which is the main transportation route in this area, is a mix of rural, conservation, low-density residential, warehouses, utilities, industrial, offices, and vacant properties.

The area immediately east, southwest, and north of the subject site is currently low-density residential. The Rivers Landing subdivision to the immediate west of the subject site has a stormwater treatment pond that is adjacent to the site.

The Lakewood Estates residential subdivision is located immediately east of the subject site. It is on the other side of a private gravel road that runs north and south along the eastern boundary of the subject site.

There is a small County park (Tower Road Park) to the northeast of the subject site which has a soccer field. An electric substation is located immediately east of the park on the south side of Tower Road, and a small business that provides portable restroom facilities is located east of the substation on the same side of Tower Road.

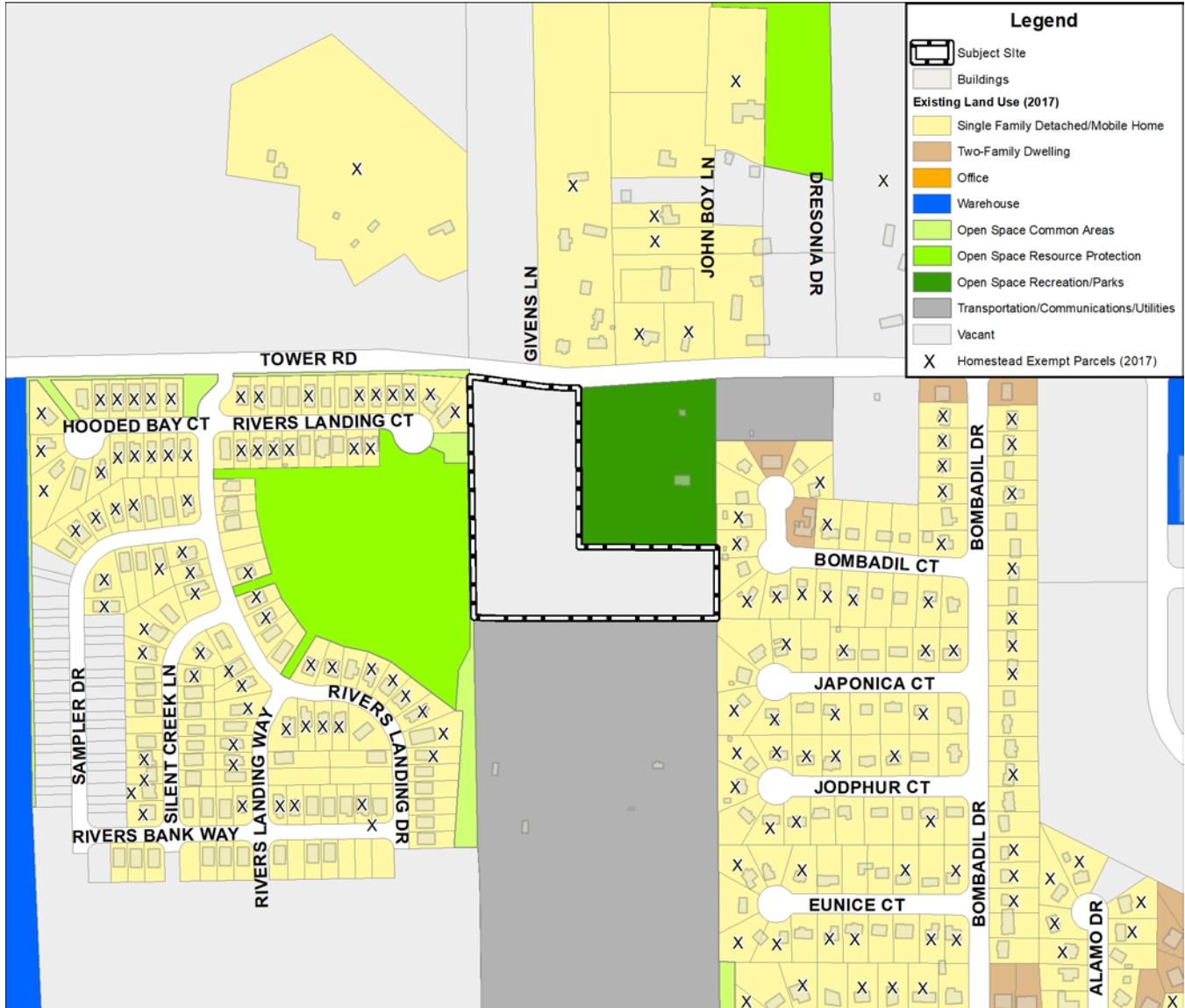
The 24-acre area south of the subject site is an active wastewater treatment plant that is owned by Talquin Water and Wastewater, Inc.

At present, there are two high-power electric transmission lines that cross the subject site from north to south. A City of Tallahassee transmission line runs along the western boundary of the site, and a Talquin

Electric Cooperative transmission line runs parallel to the City's line along the eastern boundary of the site.

The existing land uses around the subject site are indicated on the following map.

### Existing Land Use Map



### Infrastructure Analysis

#### *Water/Sewer*

Talquin Electric Cooperative water and sewer services are available at the subject site.

*Schools*

The Subject Site is zoned for Springwood Elementary School, Griffin Middle School, and Godby High School. Because the request zoning designation does not allow residential uses, school concurrency is not an issue.

*Roadway Network*

Access to the subject site would be Tower Road, which is a Minor Collector roadway. The subject site is located outside of the Multimodal Transportation District and transportation concurrency may be applicable. Transportation concurrency would be determined during the site plan approval process.

*Pedestrian and Bicycle Network*

A sidewalk is located along the length of Tower Road from Capital Circle Northwest west to Rivers Landing Road. The subject site is accessible to this sidewalk at its northern boundary.

*Transit Network*

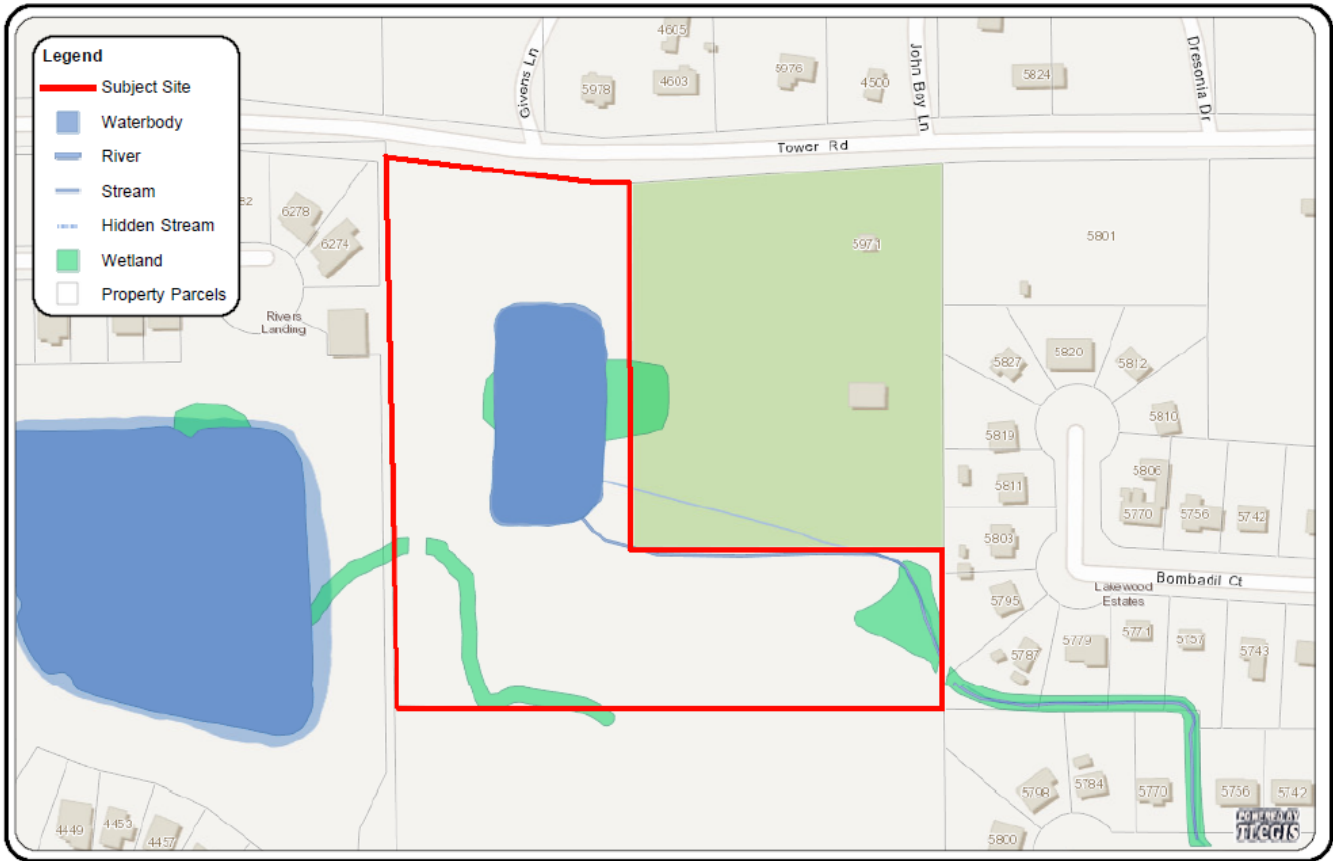
There is no regular public transit service available to the subject site.

Environmental Analysis

Based on data maintained by the Tallahassee – Leon County Geographic Information System interlocal department, the subject site is located in the Ochlockonee Basin. These data indicate the presence of a small intermittent stream located in an earthen ditch that drains from the Lakewood Estates and Sterling Woods residential subdivisions into the stormwater facility located in the northern half of the subject site. The data also indicate small wetland areas located around this facility, the stream on the southeastern corner of the site, and forming a linear depression that drains west into the stormwater facility located in the Rivers Landing subdivision. There are no other significant environmental features onsite.

Proposed improvements and associated mitigation shall be in compliance with the Environmental Management Act and development activities at the site shall comply with the noise ordinance.

The following map indicates the existing environmental features located on and near the subject site.



Source: TLCGIS

**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to 229 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 7, 2018	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 7, 2018	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 11, 2018	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 15, 2019	Email Subscription Notice sent to all users of service

**Public Open House** – 18 citizens attended the public open house on November 11, 2018 to discuss the 2019 Cycle amendments. Regarding this amendment, several citizens asked about the possibility of sand mining, the proposed development onsite, and if there were any protected environmental features.

**G. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2019 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 8, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 5, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	February 26, 2019	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	March 12, 2019	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 14, 2019	6:00 PM, Fifth Floor, Leon County Courthouse

**Local Planning Agency Workshop – January 8, 2019:** The Local Planning Agency discussed each of the amendments for the 2019 Cycle. Discussion on this amendment generally focused on access and notifications. Because the meeting was a workshop with the Local Planning Agency, citizen comments were not taken at this meeting. Citizen comments will be received at the Local Planning Agency Public Hearing scheduled for February 5, 2019. Although citizen comments are not taken at the workshop, six members of the public were in attendance to hear the discussion.

**Local Planning Agency Public Hearing – February 5, 2019:** The Local Planning Agency voted unanimously to recommend approval of the proposed Future Land Use Map Amendment and rezoning, consistent with the staff recommendation. No citizens spoke to the LPA on this proposed amendment and rezoning.

**H. ATTACHMENTS**

- Attachment #1: Aerial photographs from 1970
- Attachment #2: Aerial photographs from 1983
- Attachment #3: Aerial photographs from 1990
- Attachment #4: Aerial photographs from 1996
- Attachment #5: Aerial photographs from 2001
- Attachment #6: Aerial photographs from 2009
- Attachment #7: Digital Terrain Relief Map
- Attachment #8: Existing Easements Affecting Subject Site
- Attachment #9: Comprehensive Plan policies
- Attachment #10: Land Development Code sections

**Legend**

 Subject Site in 1970

 Property Parcels



**Land Information Map**

**DISCLAIMER**

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 Tallahassee, FL 32301  
 906.606.5020  
 http://www.tlccgis.org



**Legend**

- Subject Site in 1983
- Property Parcels



Land Disturbance

Land Disturbance

POWERED BY  
**TLCGIS**



**Land Information Map**

**DISCLAIMER**

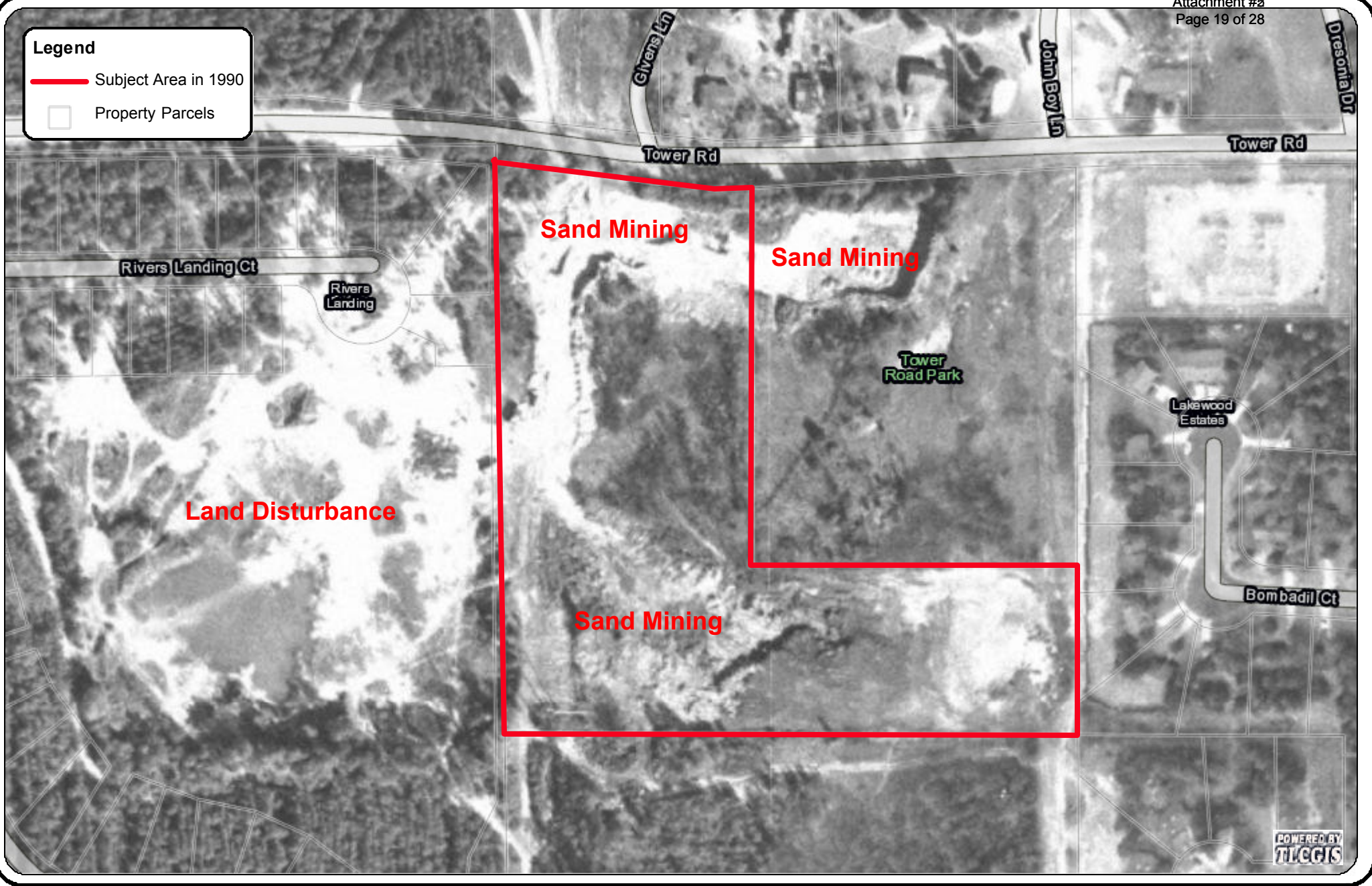
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**Legend**

- Subject Area in 1990
- Property Parcels



**Land Information Map**

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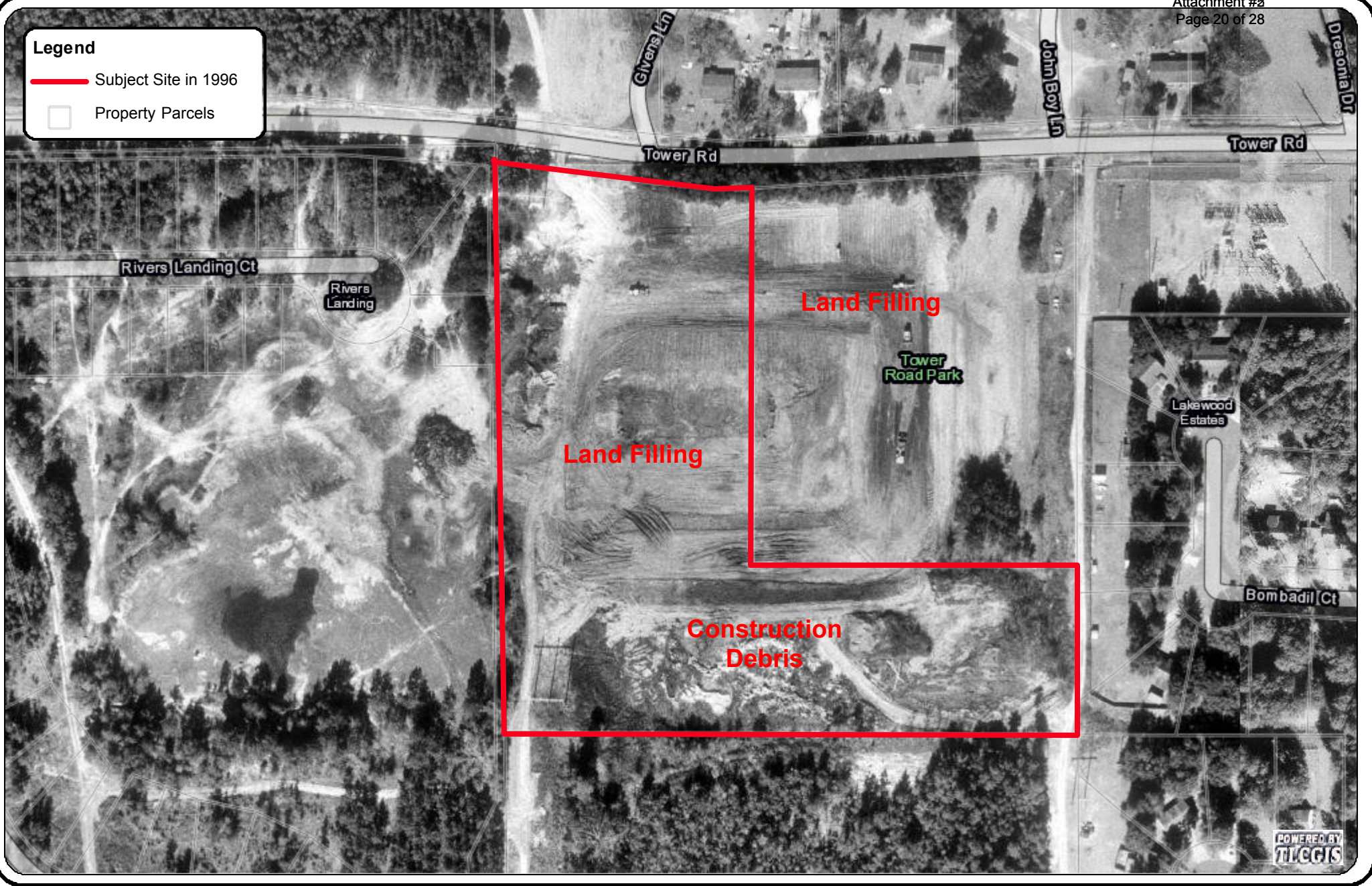
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**Legend**

- Subject Site in 1996
- Property Parcels



**Land Information Map**

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**Legend**

- Subject Site in 2001
- Property Parcels



**Land Information Map**

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**Legend**

- Subject Site in 2009
- Property Parcels



**Land Information Map**

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**Legend**

- Subject Site
- Property Parcels



**Land Information Map**

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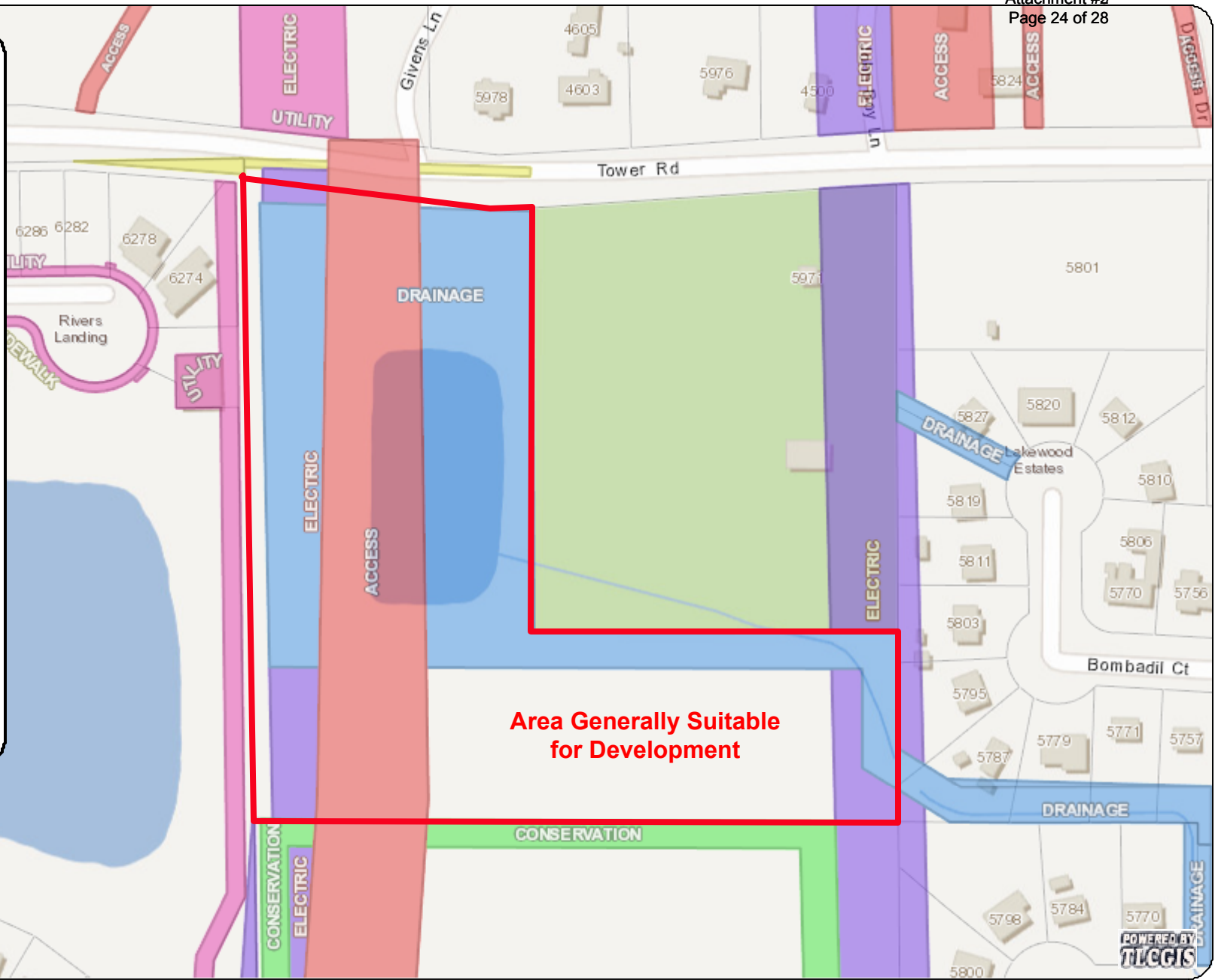


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**Legend**

- Subject Site
- Access Easements
- Right-of-Way Easements
- Drainage Easements
- Conservation Easements
- Conservation Drainage Easements
- Water Easements
- Sewer Easements
- Utility Easements
- Electric Easements
- Sidewalk Easements
- Gas Easements
- Abandoned Easements
- Miscellaneous Easements
- Property Parcels



**Area Generally Suitable  
for Development**



**Land Information Map**

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**2019 Comprehensive Plan Amendment Cycle  
LMA201901  
Tower Road Light Industrial**

**Attachment #9**

**Policy 2.2.24: [L]** (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

**URBAN RESIDENTIAL 2**

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

**Policy 2.2.28: [L]** (EFF. 5/31/18)

**INDUSTRY AND MINING LAND USE**

**INTENT**

Advanced manufacturing, industrial uses, and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Industry and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.



## ALLOWABLE LAND USES, DENSITIES, AND INTENSITIES

The Industry and Mining Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Industry and Mining Land Use.

1. Light Industrial – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.
2. Mining – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.
3. Heavy Industrial – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

## SPECIAL CONDITIONS

The following special conditions shall apply to the Industry and Mining Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Land Use.
2. Site plans must demonstrate the protection of adjacent non-industry and mining properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industry and Mining Land Use.

### ***Policy 1.1.1: [L]*** (REV. EFF. 7/20/05)

In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

***Policy 1.1.7: [L]*** (EFF. 7/16/90)

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent	PERMITTED USES								
	2. Principal Uses				3. Accessory Uses				
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.				
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

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

**2019 Comprehensive Plan Amendment Cycle**  
**LMA201902**  
**Bexar LLC Amendment**



**SUMMARY**

Property Owners:	Property Location:	TLCPD Recommendation:
William A. Messer, Stephanie L. Messer, James Messer, Laurye S. Messer, Greg & Emily Ahlum	Parcel #: 11-11-20-480-0000 0 Pemberton Road Tallahassee, FL	<b>Approve</b>
<b>Applicant:</b> Bexar LLC		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
T.J. Lewis	<u>Future Land Use:</u> Urban Residential 2 (UR 2) <u>Zoning:</u> Single Family Detached, Attached Two-Family Residential(R-3)	<b>Approve</b>
Contact Information:	Proposed Future Land Use & Zoning:	
<a href="mailto:TJ.Lewis@talgov.com">TJ.Lewis@talgov.com</a> (850) 891-6451	<u>Future Land Use:</u> Suburban <u>Zoning:</u> Single Family Detached, Attached Two-Family Residential (R-3)	
<b>Date:</b> September 28, 2018	<b>Updated:</b> February 26, 2019	

**A. REASON FOR REQUESTED CHANGE**

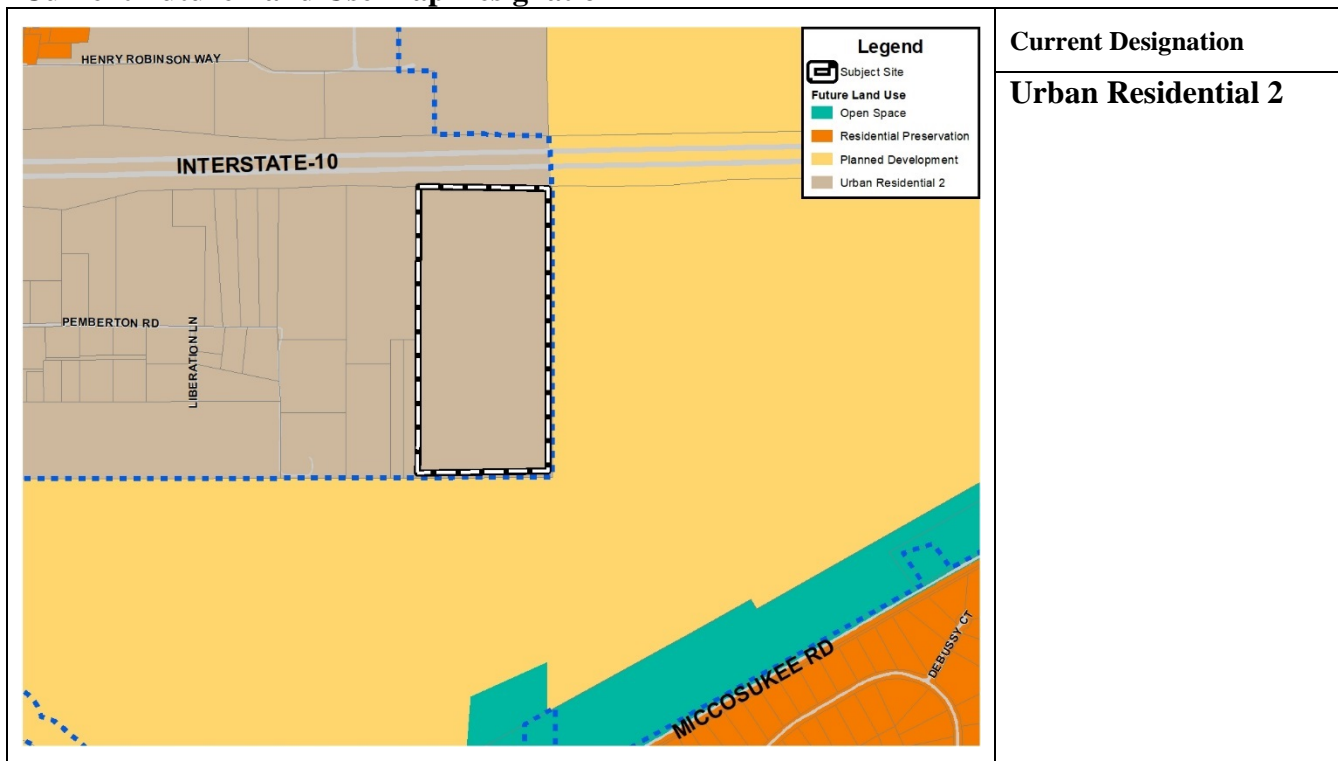
The applicant has actively monitored the progress being made in the planning and funding of improvements to the Welaunee Plantation development, including the planned Welaunee Boulevard and proposed Thornton Road extension. Under proposed concepts, those roadways would result in a four-lane arterial south of the applicant’s property and potentially provide for access to the applicant’s approximate 40-acre parcel.

The applicant seeks to pursue a mixed-use development on their property near the proposed town center, potential interchange at Interstate 10, and the future Welaunee Boulevard. Under the current future land use designation, *Urban Residential 2*, the subject property could be eligible for a residential development with maximum gross density of 20 dwelling units per acre that allows for townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. Under the proposed Future Land Use Category, *Suburban*, the property could be eligible for development of up to 20 dwelling units per acre, as well as non-residential intensities up to 80,000 square feet per acre.

**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

The following map illustrates the current FLUM designation for the Subject Area.

**Current Future Land Use Map Designation**



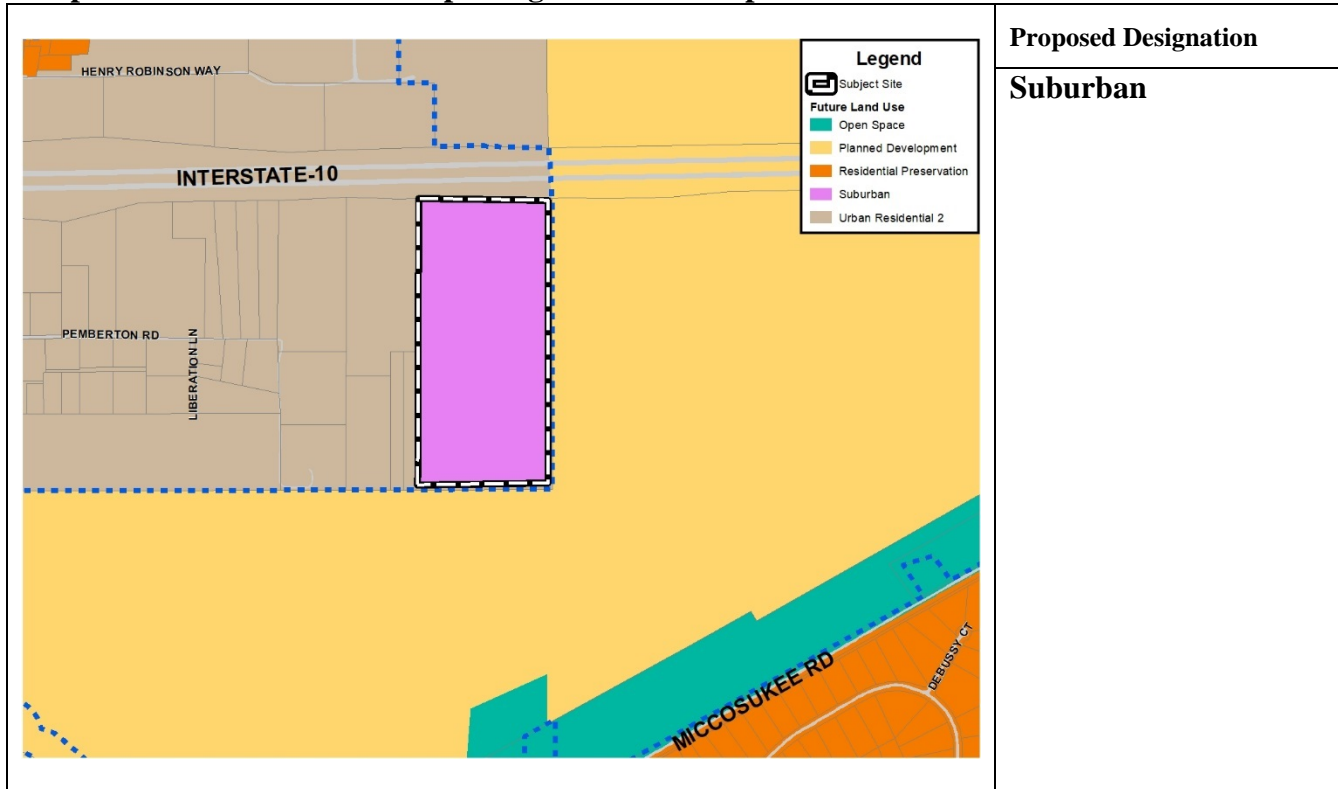
The Subject Area is currently designated *Urban Residential 2* on the FLUM. The proposed amendment would change the FLUM designation of the area to *Suburban*.

Policy 2.2.24: [L] establishes the *Urban Residential 2* land use category. *Urban Residential 2* is intended to encourage a range of density in housing up to 20 dwelling units per acre, thereby promoting infill development, reducing urban sprawl and maximizing the efficiency of infrastructure.

*Urban Residential 2* allows townhouses, single-family detached, two-family, and multiple family dwelling units as well as open space/recreation and community facilities related to residential uses. *Urban Residential 2* may serve as a transition category between lower density residential categories and more intensive development, such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. Density ranges can be increased up to 25% above the maximum limits for the purpose of providing affordable housing units consistent with Policy 2.1.14: [L].

The following map illustrates the proposed FLUM designation for the Subject Area.

**Proposed Future Land Use Map Designation with Expansion Area**



**Objective 2.2:** [L] of the Comprehensive Plan provides guidance for the mapping of future land use categories. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

**Policy 2.2.5:** [L] establishes the *Suburban* land use category. The primary function of the *Suburban* designation is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. *Suburban* recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed-use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines, as referenced in Table 4 of Policy 2.2.5: [L] of the Comprehensive Plan. Business activities are not intended to be limited to serve area residents; and as a result, may attract shoppers from throughout larger portions of the community.

Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category.

## STAFF RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment.

## C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment.

Find that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **APPROVAL** of the proposed rezoning.

## D. SUMMARY OF FINDINGS

The subject property is within the Urban Services Area and located adjacent to Interstate 10 within Unincorporated Leon County. The site consists of one vacant parcel totaling 39.4 +/- acres under single ownership. The area west and north of the applicant's property is developed with platted and un-platted single-family residential communities. The Welaunee Toe – East Planned Unit Development (PUD) is situated adjacent to east and south of the subject property and was approved on August 28, 2013. The Welaunee Toe – East PUD will include a town center and a mixture of commercial, residential, office and institutional uses. A new I-10 interchange at Welaunee Boulevard is also proposed within the PUD boundaries and will support increased intensity of land uses in this area. The Welaunee Toe – East is owned by the City of Tallahassee.

The current Future Land Use, *Urban Residential 2*, allows for residential densities up to 20 units per acre. The requested *Suburban* future land use category also allows for residential densities up to 20 units per acre, but also allows for non-residential uses. The non-residential intensities under the Suburban future land use category would be up to 80,000 square feet per acre.

The applicant's stated intent is to create vehicular access to the subject property via connection to the proposed Welaunee Boulevard. This section of Welaunee Boulevard is still in the planning and design phase, but construction of the roadway, along with requisite water and sewer services, are within the 5-year

Capital Improvements Element. Because the requisite infrastructure is considered funded, staff recommends approval of the FLUM change to allow non-residential uses once infrastructure becomes available.

The current zoning, Single Family Detached, Attached Two-Family Residential (R-3), establishes a maximum gross density for new residential development in the R-3 district at 8 dwelling units per acre. This zoning can implement EITHER the *Urban Residential 2* land use OR the *Suburban* land use; therefore, a concurrent rezoning is not necessary to implement the proposed map amendment. Furthermore, the Suburban Land Use policy (Policy 2.2.5 [L]) states “In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.” Consistent with this policy, staff recommends the subject area maintain the current zoning, until such time that the alignment of Welaunee Boulevard is finalized, and exact roadway, water, and sewer access points are determined. This will allow for efficient planning of the infrastructure networks to and within the subject site. The applicant would be required to connect to any public roadways stubbed to the subject site from the Welaunee Toe - East PUD per Mobility Policies 1.4.4 and 1.4.5.

There are limited environmental features on the subject property. However, it should be noted that this parcel drains into the Lake Lafayette Basin with a contributing watershed, Mount Hornbem (1,724 acres). This area contains variable densities of residential land uses, from residential subdivisions to large-tract individual parcels, along with light agricultural and silvicultural uses.

This land use change provides opportunities to connect with and support a mix of uses proposed for the Welaunee Toe East PUD within the general area, while also serving as a buffer between the currently established low-density single family residential communities located north and west of it, and the mix of commercial, office, residential, and civic uses proposed for lands south and east of it. The change from Urban Residential 2 to Suburban allows for an opportunity to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses consistent with the intent of the Suburban land use category.

## E. STAFF ANALYSIS

### History and Background

The subject site consists of one vacant parcel totaling 39.4 +/- acres under single ownership. Surrounding land uses include interstate highway to the north, vacant, unimproved land to the south, vacant unimproved land to the east and single-family estate homes to the west. The development pattern near the subject site consists of single-family housing on large lots of more than 1 acre accessible by a privately maintained single-lane dirt road, Pemberton Road. The applicant’s parcel is separated from Pemberton Road by two privately-owned parcels in use as Class I Cropland, and Class II Grazing.

The greater area surrounding the applicant’s property is developed with platted and un-platted single-family residential communities within a mile radius. The applicant’s property is situated 1,200 feet south of the Buckhead residential subdivision, which is situated on the northern side of Interstate 10. Approximately 3,500 feet west of the applicant’s property is a master planned residential subdivision, Centre Court. Centerville Trace, another master-planned community is located 5,805 feet to the west. The Applicant’s property is bordered on the East and South by large 428.54 +/- acre tract of land commonly referred to as the, “Welaunee Toe East” which is owned by the City of Tallahassee.



***The Welaunee Toe – East Planned Unit Development (PUD)***

The PUD was approved on August 28, 2013, as a component of a larger Welaunee Plantation located in northeastern section of Tallahassee / Leon County. According to the PUD:

The subject tract lies in the eastern portion of what is commonly referred to as the “Toe” of Welaunee Plantation and is owned by the City of Tallahassee.

The development of the PUD is governed by the Welaunee Critical Area Plan (CAP) which was adopted by the Tallahassee City Commission and the Leon County Board of County Commissioners in 2002. The entire PUD is within the Urban Service Area boundary. The CAP was integrated into the Tallahassee-Leon County Comprehensive Plan shortly after it was adopted in 2002. The PUD is subject to the covenants and restrictions included in the Special Warranty Deed recorded in the public records of Leon County, Florida, in Book 3450 at Page 596. The property is not currently accessible from Interstate 10. It is anticipated that the Welaunee Toe east will be afforded access to the extended Welaunee Boulevard, which will serve as a principal arterial East from the west.

The proposed Welaunee Toe - East PUD provides for the development of 1,454 dwelling units as provided for in the CAP. An additional 25% density bonus above the CAP limit of 1,454 dwelling units is allowed under the Inclusionary Housing Ordinance (IDO Number 04-0-90AA). This provides for an overall PUD Residential CAP Entitlement of 1,817 dwelling units. Overall residential density is projected to be 4.2 dwelling units per acre (Total Site Acreage divided by the Residential CAP Entitlement with density bonus applied).

According to the CAP, the Welaunee Toe – East Town Center and Neighborhood Center non-residential uses are planned at an estimated 272,441 gross square feet of retail and office uses which are permitted within the Town and Neighborhood Centers. The allowable ranges of uses within the Town and Neighborhood Centers have been established at 50% to 65% for retail uses and 35% to 50% for office uses for Phase I. At build out, the mix of uses in Town and Neighborhood Centers are planned at approximately 55% retail and 45% office. The CAP-required open space/recreational uses are provided through a combination of dedicated conservation, preservation, open space and park areas that have been located within various zoning districts of the PUD. The allocation per the CAP has been established at 15-25% for Primary Open Space and Recreational uses. Other uses of the PUD include stormwater management facilities, other community infrastructure and community services, and road rights-of-way.

In support of the Application for Land Exchange, a Comprehensive Plan Text Amendment entitled *Welaunee Plantation Access from Thornton Road (PCT130113)* was initiated by the City on October 24, 2012. Specifically, if the amendment is approved by the State of Florida, Trustees of the Internal Improvement Trust Fund (TIITF), Policy 13.1.4: Transportation (2) (B) would be amended to read that access to the Toe from Miccosukee Road shall occur only within approved road access corridors across the Miccosukee Canopy Road Greenway at Thornton Road, Edenfield Road, and Dempsey Mayo. All impacts to the canopy road protection zone from such access roads shall be minimized. Within the Staff Analysis, the preliminary recommendation was to Approve Amendment Request PCT130113 with an effective date tied to approval of the Thornton Road Land Exchange by TIITF.

## Welaunee Boulevard

Regional connections of the roadway network within the Welaunee Toe – East PUD shall be provided via connectivity to the Canopy PUD segment and a future northern extension of Welaunee Boulevard, a principal arterial roadway, which is planned to connect to an interchange with Interstate 10 or an overpass until approval of an interchange is obtained.

The alignment of the Welaunee Boulevard overpass and / or interchange has not been predetermined. The future overpass and interchange at Interstate 10 and Welaunee Boulevard will be provided subject to approval by the Federal Highway Administration (FHWA) and Florida Department of Transportation (FDOT). An overpass may exist until an interchange is approved. No specific phase plan or development schedule has been determined for the Welaunee Toe – East PUD.

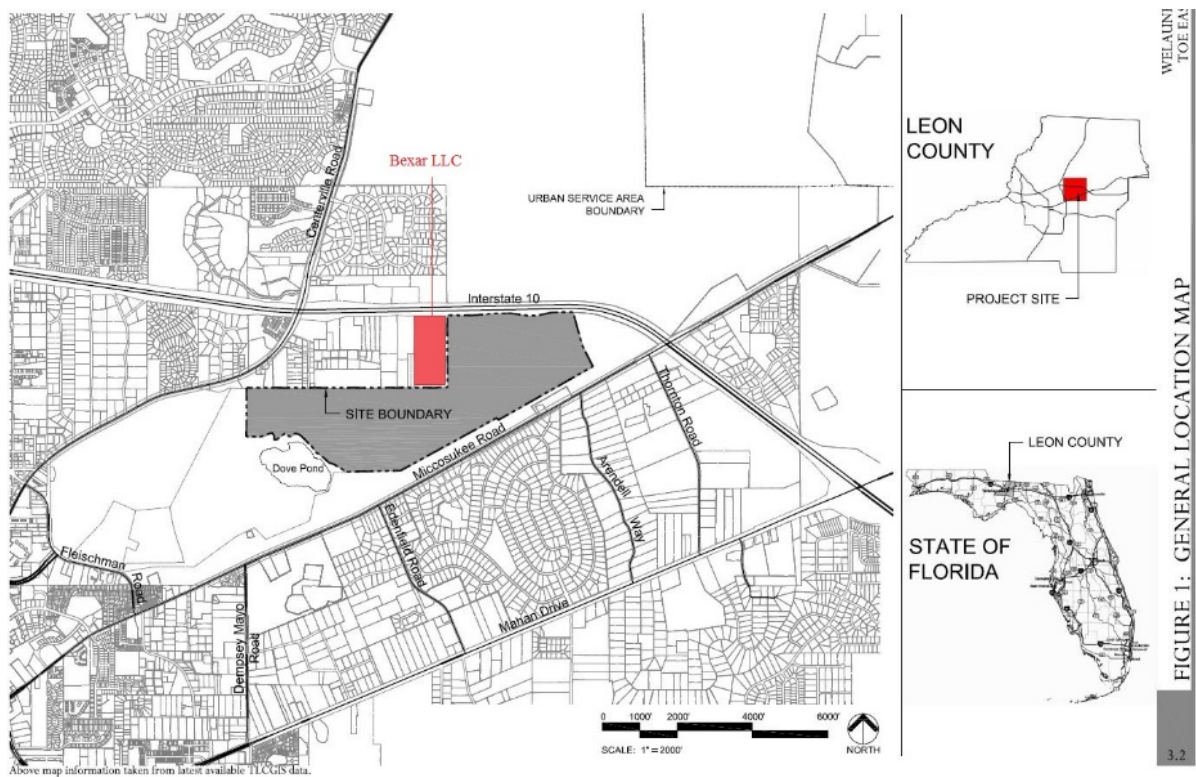


Figure 1: Showing the General location of the Welaunee Toe – East PUD relative to the subject property.

## Infrastructure Analysis

### Water/Sewer

According to the applicants estimates, this amendment is projected to result in additional demand for 135,100 gpd on the future land use map which is the difference between the current potable water demand and the proposed future potable water demand. This estimate assumes a reasonable worst case mixed use development scenario of 50% non-residential, 50% residential. The analysis assumes that non-residential development would result in reduced impacts on potable water facilities.

This Amendment will result in an additional demand for 135,100 gpd on the future land use map which is the difference between the current sanitary sewer demand and the newly proposed sanitary sewer demand

from the proposed plan amendment. This estimate assumes a reasonable worst case mixed use development scenario of 50% non-residential, 50% residential. The analysis assumes that non-residential development would result in reduced impacts on sewer facilities. The City of Tallahassee Water Resources Engineering Division has noted that the subject parcel does not have sewer service available at this location. Additionally, the Division has noted that Water and Sewer will be available when this section of Welaunee PUD is developed.

At present time, the applicant’s property is not serviced by the municipal water and sewer system. A potable water and sewer system are planned components of the Welaunee Toe East PUD, which runs south and east of the applicant’s property and could potentially serve to provide connections to the municipal water and sewer system. The applicant’s analysis projects their proposed development would result in additional demand for 135,100 gallons per day. This analysis assumes a mixed-use development scenario of 50% residential 50% non-residential. Increased non-residential development is expected to reduce demand on water resources. Actual demand is to be determined at the time of development review.

Use	Max Units / FAR	Estimated Rate	Total Water/Sewer Usage
<b>Existing FLUM (Urban Residential 2)</b>			
Urban Residential 2 20 Dwelling Units / Acre	40 Acres 800 Dwelling Units	160 gallons per capita per day	300,800 gpd
<b>Total Potable Water/Sewer Demand Existing FLUM (UR2)</b>			300,800 gpd
Suburban (Up to 20 dwelling units per acre)	20 Acres 400 Dwelling Units	160 gallons per capita per day	150,400 gpd
Medical Center (Allows Office, Commercial, Recreational, Light Infrastructure & Community Service) (up to 80,000 SF/acre)	20 Acres 1,600,000 SF	0.15 gpd/gross sq. ft.	240,000 gpd
<b>Total Potable Water/Sewer Demand for Suburban</b>			390,400 gpd
<b>Projected Impact</b>			+89,600 gpd

Analysis assumes 2.35 persons per dwelling unit. Analysis is based on a development scenario with 50% of the site dedicated to residential and 50% to non-residential uses in the Medical Center zoning district.

*Schools*

The proposed Amendment retains the existing zoning and therefore no change in allowable residential development between the current Urban Residential 2 land use category and the proposed Suburban land use category. At the time of development review, the applicant will be required to specify the amount of residential proposed on the site and the actual impacts will be determined by the Tallahassee-Leon County Planning Department and Leon County Public Schools at the time including any school concurrency fees.

*Roadway Network*

Currently, Pemberton Road provides partial access to the applicant’s property; an access easement is required to cross the neighboring parcels separating the applicant’s property from Pemberton Road. Pemberton Road is a privately-maintained dirt roadway with inadequate composition to support a mixed-use development. The applicant’s property is situated between two designated Canopy Roads, but lacks vehicular access to either roadway for safe ingress and egress. Requisite sewer, water and roadway

infrastructure via Welaunee Boulevard is within the 5-year Capital Improvement Plan. Depending on final engineering, Welaunee Boulevard will either immediately abut the subject parcel or come close to the parcel along City of Tallahassee owned land. In the case of the latter, access can be negotiated with the City at points that will most benefit the area transportation network. The applicant would be required to connect to any public roads extended to the subject property per Mobility Policies 1.4.4 and 1.4.5.

**Policy 1.4.4: [M] (EFF. 12/15/11)**

All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

**Policy 1.4.5: [M] (EFF. 12/15/11)**

All development plans shall incorporate and continue all subarterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

*Pedestrian and Bicycle Network*

The applicant's property is not located within or adjacent to any pedestrian or bicycle network facilities. The proposed typical section for Welaunee Boulevard does include pedestrian and bicycle facilities and the applicant would be required to comply with Policy 1.4.4 above regarding multimodal access.

*Transit Network*

The applicant's property is not currently located within or adjacent to any StarMetro or other transit network facilities.

Environmental Analysis

There are limited environmental features on the subject property, however, it should be noted that this parcel drains into the Lake Lafayette Basin with a contributing watershed, Mount Hornbem (1,724 acres). This area contains variable densities of residential land uses, from residential subdivisions to large-tract individual parcels, along with light agricultural and silvicultural uses.

**F. CONSISTENCY WITH COMPREHENSIVE PLAN**

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Residential Intensity	Percentage Mix of Uses
<b>Low Density Residential</b>	Res., Rec., LI&CS	0 to 8 Units / Acre	10,000 Sq. Ft. / Acre	65-80%
<b>Low Density Residential Office</b>	Res., Off., Rec., LI&CS	0 to 8 Units / Acre	10,000 Sq. Ft. / Acre	
<b>Medium Density Residential</b>	Res., Rec., LI&CS	8 to 16 Units / Acre	20,000 Sq. Ft. / Acre	
<b>Medium Density Residential Office</b>	Res., Off., Ancil. 1 <sup>st</sup> Fl. Comm., Rec., LI&CS & Post-Secondary Schools	8 to 20 Units / Acre	20,000 Sq. Ft. / Acre	
<b>Village Center</b>	Res., Off., Comm. Up to 50,000 SF,*	8 to 16 Units / Acre	12,500 Sq. Ft. / Acre	
<b>Urban Pedestrian Center</b>	Res., Off., Comm., Rec., LI&CS	6 to 16 Units / Acre	Up to 20,000 SF / Acre	35-50%
<b>Suburban Corridor</b>	Res., Off., Comm., Rec., LHI&CS	Up to 16 Units / Acre	Up to 25,000 SF / Acre	
<b>Medical Center</b>	Res., Off., Comm., Rec., LI&CS	6 to 20 Units / Acre	80,000 SF / Acre	
<b>Business Park</b>	Off., Res., Comm.	Up to 16 Units / Acre	20,000 SF / Acre	5-10%

Key: **Res.** = Residential, **Rec.** = Recreational, **LI&CS** = Light Infrastructure & Community Service, **Off.** = Office

\*Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SF of floor area.

- **Policy 1.1.1: [L] In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.**

*Analysis:* The subject property is within the Urban Services Area and located adjacent to Interstate 10 within Unincorporated Leon County. .

- **Policy 1.1.5: [L] Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.**

*Analysis:* The current Future Land Use, *Urban Residential 2*, allows for residential densities up to 20 units per acre. The requested *Suburban* future land use category also allows for residential densities up to 20 units per acre, but also allows for non-residential uses. The non-residential intensities under the *Suburban* future land use category would be up to 80,000 square feet per acre.

The current zoning, Single Family Detached, Attached Two-Family Residential (R-3), establishes a maximum gross density for new residential development in the R-3 district at 8 dwelling units per acre. This zoning can implement the *Urban Residential 2* land use or the *Suburban* land use; therefore a concurrent rezoning is not necessary to implement the proposed map amendment. Because the subject site is not served by sanitary sewer at this time, the minimum lot size allowable is one-half acre (Policy 1.2.1 [SS], Utilities Element). However, infrastructure is expected to become available with the extension of Welaunee Boulevard.

- **Policy 1.1.7: [L] Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.**

*Analysis:*

The requisite infrastructure is funded within the 5-year CIP. The current zoning should remain in place until such time as the final access points are determined. The rezoning could also account for compatibility with existing land uses.

- **Policy 1.1.11: [L] The growth management strategy of the Tallahassee-Leon County Comprehensive Plan is designed to be implemented by a series of instruments which include:**
  - 1) **An Urban Service Area strategy to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.**
  - 2) **A Land Use Map to graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Land Use Map, an environmental overlay system has been included which depicts the general location of environmental features which are to be preserved as required by the Conservation Element, or to which development limitations will apply as identified in the Conservation Element.**
  - 3) **A Future Right-of-Way Needs Map to graphically represent planned future transportation projects in the City of Tallahassee (City) and Leon County (County) and a table of projects indicating the project termini and access classifications. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected. Objectives and policies related to the Future Right-of-Way Needs Map are provided in the Transportation Element.**
  - 4) **Commercial Site Location standards, which apply to certain Future Land Use Categories other than Central Core, Central Urban, Village Mixed Use, Suburban, Bradfordville Mixed Use, Planned Development and Woodville Rural Community shall be implemented through the Land Development Regulations, are intended to integrate commercial land uses into the transportation network and development patterns to assure accessibility by the general public.**
  - 5) **Land Use Category Summaries for each Future Land Use which in conjunction with the land use map provide the allowable densities and intensities of uses use on specific sites.**
  - 6) **The Planned Development Future Land Use Category applies to large land holdings that will be developed for a mix of land uses.**
  - 8) **Goals, Objectives and Policies which further add guidance by outlining courses of action to be taken in conjunction within the instruments listed above to further assure implementation. These instruments do not act independently of each other. Rather, they combine to form a set of parameters in which land use decisions are made consistent with a growth management strategy designed to address the issues important to the community.**

**Analysis:** The Applicant's property is situated within the Urban Services Area. There are limited environmental features on the subject property; however, it should be noted that this parcel drains into the Lake Lafayette Basin with a contributing watershed, Mount Hornbem (1,724 acres). This area contains variable densities of residential land uses, from residential subdivisions to large-tract individual parcels, along with light agricultural and silvicultural uses.

Currently, Welaunee Boulevard in the Project Development and Environment (PD&E) phase and there is no timeline for the construction of the Thornton Road extension.

The Suburban land use category would allow for the implementation of integrated commercial land uses into a future transportation network connecting to the proposed Welaunee Boulevard or Thornton Road extension. The Land Use Category would provide for Residential land uses up to 20 dwelling units per acre, and non-residential land uses up to 80,000 square feet per acre.

#### LEVEL OF SERVICE (REGULATIONS)

- **Objective 1.3: [L] Achieve and maintain the adopted level of service standards set forth within the Tallahassee-Leon County Comprehensive Plan.**

**Policy 1.3.1: [L] Before a development order or permit is issued, local government shall ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the Concurrency Management System.**

**Analysis:** Potential connection points to Public Facilities to support the subject site are planned as a part of the Welaunee Toe East development. The property owner will be required to undergo concurrency review at the time of development review.

- **Policy 2.1.4: [L] Residential densities shall not be permitted that would exceed the ability of local government or other providers to deliver capital facilities and services in a cost-effective manner.**

**Analysis:** At present time, the subject property is eligible for up to 20 dwelling units per acre. Under the proposed Suburban future land use category, the same maximum dwelling unit per acre remains at 20 dwelling units per acre. Approval of the Suburban land use category for the applicant's property would not result in an increase in the allowable residential density for this site.

#### FUTURE LAND USE MAP CATEGORIES

**Objective 2.2: [L] To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure through the establishment of a Future Land Use Map depicting appropriate land use categories. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community. The Tallahassee-Leon County Comprehensive Plan shall promote appropriate location of land uses and regulation of development density and intensity based upon: (1) protection of conservation and preservation features; (2) compatibility with adjacent existing and future residential land uses; (3)**

**access to transportation facilities in keeping with their intended function; and (4) the availability of infrastructure.**

*Analysis:* Applicant's property contains limited environmental features, as previously noted. Under the current land use category and the proposed *Suburban* future land use category, the applicant's property would be eligible for the development of up to 20 dwelling units per acre. The proposed *Suburban* land use would allow up to 80,000 SF of non-residential space, based on development pattern. The subject property is compatible with minor commercial, minor and major office, other low density residential, passive and active recreational activities, light infrastructure and community services under a Planned Unit Development. Access to transportation facilities does not exist at this time, however, the proposed Welaunee Boulevard extension northward, and the possible extension of Thornton Road might provide the subject site with the needed availability of transportation infrastructure. Other infrastructure necessary for water, sewer systems to service the proposed Welaunee Toe East development, will provide the applicant's property the necessary connection points for the availability of infrastructure. Currently, there is no timetable for the development of Welaunee Toe East PUD.

**Policy 2.2.5: [L] Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.**

*Analysis:* The current zoning (R-3 Single Family Detached, Attached Two-Family Residential) is allowable in both the current Future Land Use Map designation (Urban Residential 2) and the proposed Future Land Use Map designation (Suburban); therefore the proposed map amendment would not necessitate a rezoning.

## Utilities Element

- **Policy 1.2.1: [SS] The land use designations on the Future Land Use Map notwithstanding, the densities and intensities authorized by such land use designations shall not be allowed until such time as central water and sewer services are available, except as provided in Policy 1.2.3: [SS] and 1.2.4: [SS] below. The minimum lot size for a septic tank shall be one-half acre.**

*Analysis:* The *Urban Residential 2* land use category allows for up to 20 dwelling units per acre, single-use development. The *Suburban* land use category would also allow for up to 20 dwelling units per acre, but would also permit the development of non-commercial uses on the subject site up to 80,000 square feet per acre. The proposed amendment could result in a net 89,600 gpd impact to the municipal water and sewer system. Currently, the subject site is not serviced by the City's Central Water and Sewer system but the requisite facilities are funded within the 5-year Capital Improvements Plan.

- **Policy 1.2.3: [SS] With the exception of community facilities authorized by Policy 2.1.2 [SS], inside the Urban Service Area any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service. For the purposes of administering this specific policy, Rule 64E-6.008 F.A.C. shall be used in calculating estimated sewage flows attributable to various types of non-residential development.**



*Analysis:* The applicant estimates its potential development at 50% residential / 50% non-residential would result in the total wastewater flow of 300,800 gpd, which is more than 900 gallons per day. Applicant shall be required to connect to a central sanitary sewer system.

### Welaunee Critical Planning Area

- **Objective 13.1: Planned Development through 2020**

**By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 (“Toe”) and south of Miccosukee Road and north of U.S. 90 (“Heel”) with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.**

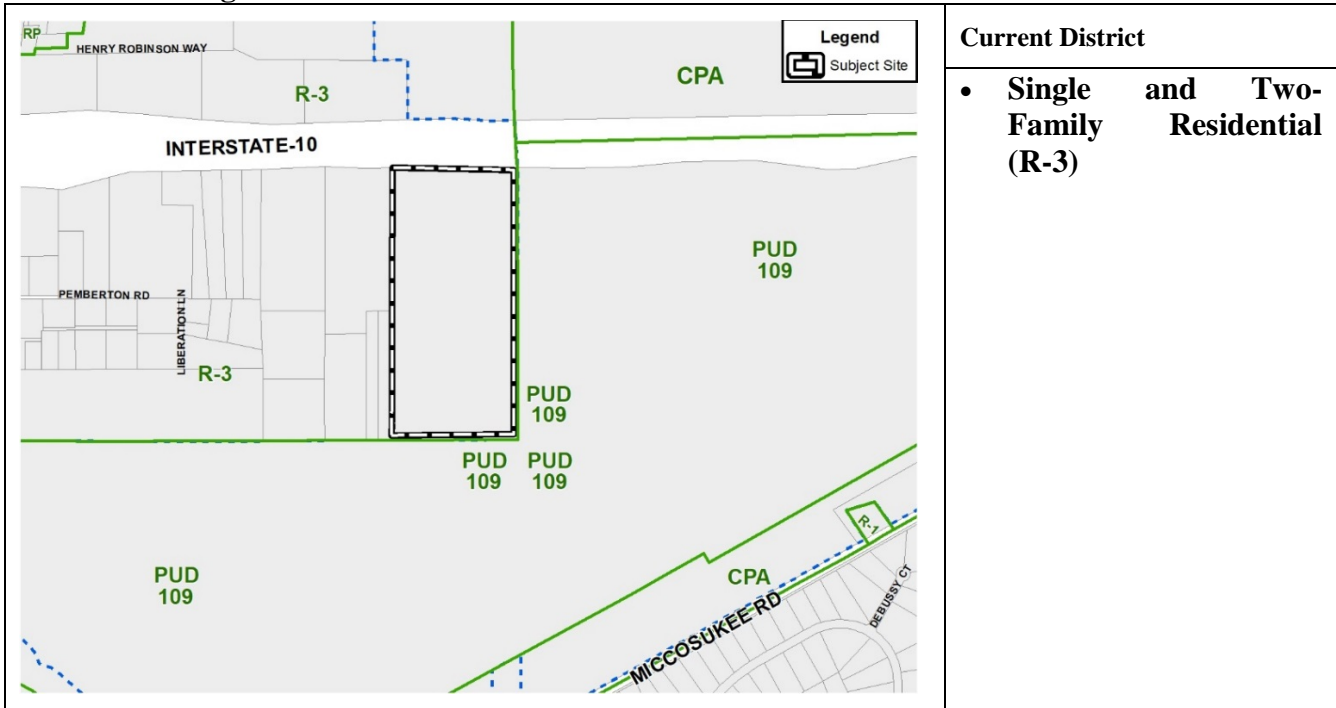
*Analysis:* The site is located adjacent to low density residential uses and a proposed mixed-use PUD which may include retail, office, and institutional uses. Proximity to a mix of the proposed future uses and the location of the property near a proposed I-10 interchange, positions this property to be a transition between the low-density residential communities that are currently established around it and the proposed mixed-use Welaunee Toe East PUD. This property is located outside of the Urban Core and could support a mix of uses within its general area, while also providing opportunities to better connect the community’s transportation infrastructure making it an ideal location for the proposed Suburban land use category.

Allowed land uses within the Suburban land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. Under the proposed Suburban land use category, the subject property could retain its current Single Family Detached, Attached Two-Family Residential (R-3) zoning until such time as requisite infrastructure is extended to the property.

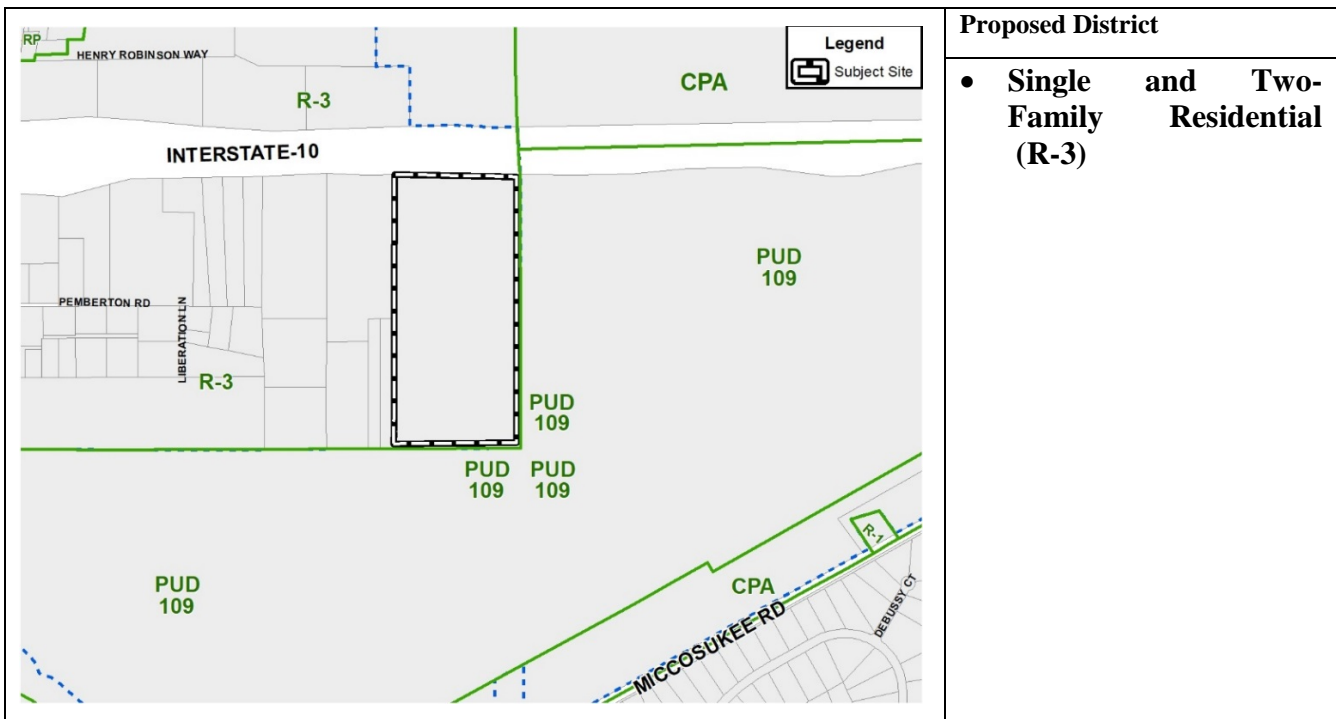
**G. ZONING**

The following maps illustrate the current and proposed zoning for the Subject Site.

**Current Zoning**



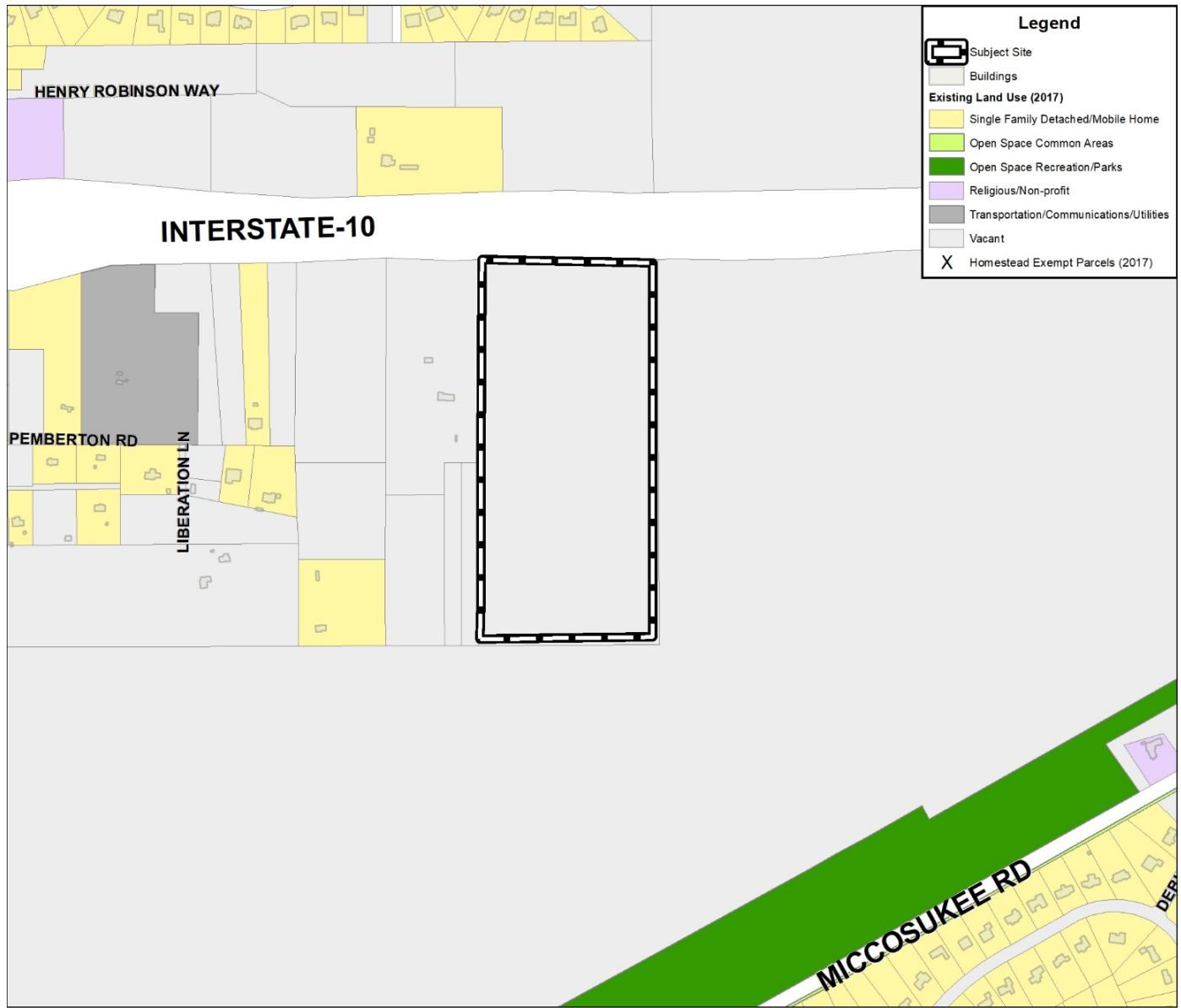
**Proposed Zoning**



Existing Land Uses

The applicant's land is an unimproved vacant parcel. This subject site is bounded by Vacant/Undeveloped properties on all sides. Interstate 10 serves as the northern boundary of the property. There are lower density single family residences between the applicant's land and Centerville Road that have been developed at a low-density / large lot residential pattern. The Buckhead neighborhood, located north of Interstate 10 is the closest platted residential subdivision to the applicant's property.

**Existing Land Use Map**



**H. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to 15 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	November 9, 2018	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 5, 2018	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 29, 2018	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 29, 2018	Email Subscription Notice sent to all users of service

**Public Open House - November 29, 2018:** 18 citizens attended the open house to discuss the 2019 Cycle amendments. Regarding this amendment, citizens asked about the timeline for adopting the proposed amendment and residents of the community serviced by Pemberton Road, a privately maintained one-lane dirt road, expressed opposition to the proposed comprehensive plan amendment.

**I. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 8, 2019	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 5, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	February 26, 2019	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	March 12, 2019	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 14, 2019	6:00 PM, Fifth Floor, Leon County Courthouse

**Local Planning Agency Workshop – January 8, 2019:** The Local Planning Agency discussed each of the amendments for the 2019 Cycle. There were no questions from the Local Planning Agency on this amendment. Because the meeting was a workshop with the Local Planning Agency, citizen comments were not taken at this meeting. Citizen comments will be received at the Local Planning Agency Public Hearing scheduled for February 5, 2019. Although citizen comments are not taken at the workshop, six members of the public were in attendance to hear the discussion.

**Local Planning Agency Public Hearing – February 5, 2019:** The Local Planning Agency voted unanimously to recommend approval of the proposed Future Land Use Map Amendment and rezoning, consistent with the staff recommendation. The Applicant spoke at the Public Hearing and was available to answer questions. No other public comments were received at the Public Hearing.

**J. ATTACHMENTS**

- Attachment #1: Comprehensive Plan policies
- Attachment #2: Land Development Code sections





**2019 Comprehensive Plan Amendment Cycle**  
**LMA 2019 02**  
**Bexar LLC**

## **Attachment #1**

### Comprehensive Plan Policies

- Policies 2.2.24: [L] Urban Residential 2 (UR-2)
- Policy 2.2.5: [L] Suburban (SUB)

***Policy 2.2.24: [L]***

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.



***Policy 2.2.5: [L]***

**SUBURBAN (EFF. 3/14/07)**

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines ( EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE <sup>(6)</sup>	65-80%
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ (3) ACRE	Up to 20,000 SQ FT/ACRE (3)	
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	35-50%
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ (1) ACRE	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE (9)	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



**2019 Comprehensive Plan Amendment Cycle**  
**LMA 2019 02**  
**Bexar LLC**

**Attachment #2**

Land Development Code Sections

- Section 10-6.637 Single- and Two-Family Residential District (R-3)

Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent	PERMITTED USES								
	2. Principal Uses				3. Accessory Uses				
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.				
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

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



**2019 Comprehensive Plan Amendment Cycle**  
TTA 2019-005  
Capital Improvements Element

<b>SUMMARY</b>		
<b>Applicant:</b>	<b>Proposed Change</b>	<b>TLCPD Recommendation:</b>
Tallahassee-Leon County Planning Department	The proposed amendment would provide for the adoption of the District Facilities Work Program by ordinance as part of the Capital Improvements Schedule instead of providing for the adoption by reference in Policy 1.2.8 [CI].	<b>Approve</b>
<b>TLCPD Staff:</b> Julie Christesen	<b>Comprehensive Plan Element</b> Capital Improvements Element	<b>LPA Recommendation:</b>  <b>Approve</b>
<b>Contact Information:</b> <a href="mailto:Julie.Christesen@talgov.com">Julie.Christesen@talgov.com</a> 850-891-6433	<b>Policy Number(s)</b>  Policy 1.2.8	
<b>Date:</b> November 26, 2018	<b>Updated:</b> February 26, 2019	

**A. SUMMARY:**

This proposed amendment changes the procedure for adopting the Leon County Schools 5-Year District Facilities Work Program. The proposed amendment would provide for the adoption of the District Facilities Work Program by ordinance as part of the Capital Improvements Schedule instead of providing for the adoption by reference in Policy 1.2.8 [CI]. This amendment is proposed to improve consistency with Ch. 163.3177(3)(b), Florida Statutes.

**B. STAFF RECOMMENDATION:**

Approve.

**C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

Approve.

#### **D. PROPOSED POLICY CHANGE:**

Policy 1.2.8: [CI] (EFF. 6/6/08; ~~REV. ANNUALLY~~) ~~Leon County Schools' 2016-2017 five year District Facilities Work Program (as adopted by Leon County Schools on October 25, 2016) is hereby adopted by reference into the five year Schedule of Capital Improvements.~~ The five-year Schedule of Capital Improvements will be evaluated and updated annually to reflect existing and future public school facility needs to ensure that the School District's five-year capital plan is financially feasible and that the adopted level-of service standard for public schools is achieved and maintained.

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

In recent years, the City of Tallahassee and Leon County have adopted the Leon County Schools' 5-year District Facilities Work Program (LCS Plan) update by reference through Policy 1.2.8 [CI] in the Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan. Per Florida Statute, the LCS Plan should be adopted by ordinance as part of the annual Capital Improvements Schedule, instead of by a Comprehensive Plan amendment.

This change would resolve an outdated Policy 1.2.8 of the Capital Improvements Element. Therefore, a Comprehensive Plan amendment to delete the first sentence of Policy 1.2.8 is necessary.

#### **F. STAFF ANALYSIS**

##### History and Background

Consistent with Florida Statutes Chapter 163.3177(3)(a), the comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.

4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).

Based on this Statute, the Leon County Schools 5-Year District Facilities Work Program needs to be included in the Capital Improvements Schedule.

The Leon County Schools 5-Year District Facilities Work Program must be financially feasible. According to Section 1013.35(4), Florida Statutes, the adopted district educational facilities plan shall:

- (a) Be a complete, balanced, and financially feasible capital outlay financial plan for the district.
- (b) Set forth the proposed commitments and planned expenditures of the district to address the educational facilities needs of its students and to adequately provide for the maintenance of the educational plant and ancillary facilities, including safe access ways from neighborhoods to schools.

Section 163.3177(3)(b), Florida Statutes, states that the capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

Pursuant to Section 163.3177(3)(b), Florida Statutes, this amendment will allow the LCS Plan to be adopted by ordinance. Historically the LCS Plan has been adopted by reference in Policy 1.2.8 [CI]; however, this proposed amendment allows the LCS Plan to be adopted by ordinance and aligns the process with current state law.



**STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2019 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 8, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 5, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	February 26, 2019	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	March 12, 2019	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 14, 2019	6:00 PM, Fifth Floor, Leon County Courthouse

**Public Open House - November 29, 2018:** 18 citizens attended the open house to discuss the 2019 Cycle amendments. There were no questions or comments on this proposed amendment.

**Local Planning Agency Workshop – January 8, 2019:** The Local Planning Agency discussed each of the amendments for the 2019 Cycle. Discussion on this amendment generally focused on why this amendment was brought forward at this time. It was brought forward to ensure compliance with statutory requirements. Because the meeting was a workshop with the Local Planning Agency, citizen comments were not taken at this meeting. Citizen comments will be received at the Local Planning Agency Public Hearing scheduled for February 5, 2019. Although citizen comments are not taken at the workshop, six members of the public were in attendance to hear the discussion.

**Local Planning Agency Public Hearing – February 5, 2019:** The Local Planning Agency voted unanimously to recommend approval of the proposed Comprehensive Plan text amendment, consistent with the staff recommendation. There were no citizen comments.

**F. CONCLUSION:**

Based on the above analysis, Planning Department staff recommends approval of the amendment request to be consistent with to Section 163.3177(3)(b), Florida Statutes.

**H. ATTACHMENTS:**

Attachment #1: Florida Statutes Section 163.3177(3)



**2019 Comprehensive Plan Amendment Cycle**  
TTA2019005  
Capital Improvements Element

**Attachment #1**

**Florida Statute 163.3177 (3)(b)**

The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

# Joint County-City Workshop on the Land Use Element Update

## Agenda Item #2

February 26, 2019

**To:** Honorable Chairman and Members of the Board of County Commissioners  
Mayor and City Commissioners

**From:** Vincent S. Long, County Administrator  
Reese Goad, City Manager

**Title:** Joint County-City Commission Workshop on the Land Use Element Update

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Tallahassee-Leon County Planning Department
<b>Lead Staff/ Project Team:</b>	Artie White, Tallahassee-Leon County Planning Department

### **Statement of Issue:**

The Comprehensive Plan provides the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area (Section 163.3177(1), Florida Statutes). The current Tallahassee-Leon County Comprehensive Plan was adopted in July 1990. Though there have been changes over the past 29 years, the Land Use Element has not been comprehensively revised since the current plan was originally adopted. While there are compelling reasons to update the Land Use Element, the Land Use Element Update effort will maintain and expand the components and aspects of the current Element that have served the Tallahassee-Leon County community well. This update only addresses the Land Use and the Mobility Elements. The remaining nine Elements are not being updated at this time.

The goal of the Land Use Element Update is to align the land use and development plan with established community priorities. This item provides a status report on the Land Use Element Update, detailing the overall process, the significant public engagement that has occurred, the upcoming public engagement that is planned, and next steps for the project.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Accept status report and conduct the Land Use Element Update Workshop.

## Report and Discussion

### **Background:**

This workshop is essential to the following FY2017-FY2021 Strategic Initiative:

- *Complete a comprehensive review and revision to the Land Use Element of the Comprehensive Plan, including a review of inclusionary housing. (2016-25)*

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

- *(Q5) Support strong neighborhoods.*

This workshop contributes to Leon County's efforts to build social infrastructure by providing staff direction on land use and mobility goals, objectives, and policies that will ultimately promote civic engagement and involvement in shaping the way Leon County grows and develops in the future, supporting strong neighborhoods, enhancing public spaces, addressing issues like affordability and access to the places people need to go to meet their daily needs, and creating activity centers where people meet and interact. The end result of the Land Use Element Update will have direct effects on how social infrastructure is implemented by both the public and private sectors.

At the April 10, 2018 meeting, the Board requested that the joint Commissions consider updating the sector plans as part of discussions in the about updating the land use component and directed staff to facilitate a discussion on the sector plans as part of the Comprehensive Plan Land Use Element Update. At the January 22, 2019 meeting, the Board requested a joint informational workshop on the Comprehensive Plan. This item addresses both requests.

### **Analysis:**

#### *Initial Board Direction*

The Board of County Commissioners and City Commission directed Planning Department staff to "align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element."

#### *State of the Land Use Element Update*

Based on this direction, the Planning Department developed the State of the Land Use Element report. The development of the report involved a review of the Element, which identified several issues that need to be addressed in the update. Some of the issues with the current Element are:

- Orphaned objectives and outdated policies interspersed throughout.
- The inclusion of detailed development regulations more appropriately contained within the land development regulations.
- Objectives and policies referencing completed initiatives and the creation of plans and guiding documents already in existence.
- The inclusion of dates that have passed.

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- Changes focused on statutory requirements and specific items of interest that lack a relationship to other elements of the plan.

In addition to these findings, this update provided an opportunity to better integrate current community values into the Comprehensive Plan; specifically:

- Changing state regulations provide an opportunity to refocus policies on local priorities.
- There is a need to integrate the Land Use and Mobility Elements to achieve shared land use and transportation goals.
- Utilizing a values-driven approach [an approach that uses community values to determine what data to collect and analyze] for these revisions will emphasize the community's vision and priorities for future growth and development.

The report included the following recommendations:

- Move forward with a comprehensive revision to the Land Use Element to address the issues identified in this [State of the Land Use Element] report, but maintain and expand on strong policies that continue to implement community goals for responsible growth and development.
- Utilize a values-based and data-informed planning approach to updating and revising the Land Use Element.
- Utilize recent community visioning efforts to identify current community values, priorities, and trends. Compile the findings of these analyses and integrate the results into the community outreach activities for the Comprehensive Plan Update project.
- Integrate the Land Use and Mobility Elements into a single element that jointly addresses land use and transportation.

The State of the Land Use Element report was provided to the Local Planning Agency on March 23, 2016. The report was accepted by the Board of County Commissioners and City Commission on April 12, 2016.

#### *Preliminary Assessment of Community Values*

At the April 12, 2016 meeting, the Board of County Commissioners and the City Commission directed staff to:

- Facilitate a discussion of community values and vision with the Board of County Commissioners and the City Commission prior to seeking additional public input.
- Refine and revise the list of preliminary community values based on direction from the Board of County Commissioners and the City Commission.
- Use the revised list of community values to develop a public participation strategy to outline an approach to gaining public feedback on community values.

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The Preliminary Assessment of Community Values was accepted by the City Commission on May 18, 2016 and the Board of County Commissioners on May 24, 2016.

#### *Public Participation Strategy*

Staff developed a public participation strategy consistent with the recommendation in the State of the Land Use Element and the direction from the Board of County Commissioners and the City Commission. The public participation strategy was accepted by the City Commission on October 19, 2016 and the Board of County Commissioners on October 25, 2016.

#### *Public Engagement on Community Values*

Consistent with the public participation strategy, staff developed the Survey on Community Values and made the survey available on April 5, 2017. The survey was open for responses until November 15, 2017. During this time, staff also hosted six Community workshops across the community. The workshops were held on the following dates at the following locations:

- Monday, October 2, 2017 – Lake Jackson Community Center
- Thursday, October 5, 2017 – Community Room at Amtrak Center
- Monday, October 9, 2017 – Jack McLean Community Center
- Thursday, October 12, 2017 – Dorothy Spence Community Center
- Monday, October 23, 2017 – Bradfordville Community Center
- Monday, October 30, 2017 – Fort Braden Community Center

#### *Summary of Public Input on Community Values*

The Summary of Public Input on Community Values report was prepared to consolidate the input received from the public through both the survey and the community workshops. This report was accepted by the Local Planning Agency on January 2, 2018. The Summary of Public Input on Community Values was accepted by the Board of County Commissioners and City Commission at a joint meeting on January 23, 2018. This outreach effort resulted in 1,093 people responding to the survey and at least 81 citizens attending a workshop.

The community values identified are:

1. Equity: The community values fairness and equity in providing services, safety, housing opportunities, economic opportunities, education, justice, and other elements that contribute to a high quality of life for all residents.
2. Livability: The community values fostering a safe, sustainable built environment that offers distinct, vibrant urban activity centers, nodes, neighborhood centers, key corridors, and green places for living, working, and recreating in the Capital Region.
3. Choice: The community values having lifestyle options and opportunities, and the freedom to make informed choices and decisions.
4. Opportunity: The community values having access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles.
5. Stewardship: The community values the responsible management of our resources and assets.

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### *Draft Land Use and Mobility Goals*

Based on input from the Survey on Community Values and the public workshops, the preliminary community values and the land use and mobility principles were developed into draft land use and mobility goals. The draft goals were workshopped with the Local Planning Agency at a series of meetings and were accepted by the Local Planning Agency on January 2, 2018. The draft land use and mobility goals were accepted by the Board of County Commissioners and the City Commission at a joint meeting on February 27, 2018. The draft land use and mobility goals are:

1. A Healthy Community
2. A Robust Economy
3. Places Where People Want to Live, Work, and Play
4. Greater Housing Diversity [in terms to size, type, and price]
5. A Balanced Transportation Network

### *Public Engagement on Draft Land Use and Mobility Goals*

Staff hosted a series of public open houses across the community to gain input on the draft land use and mobility goals. The public open houses were held on the following dates at the following locations:

- Thursday, April 12, 2018 – Dorothy Spence Community Center
- Monday, April 16, 2018 – Lake Jackson Community Center
- Thursday, April 26, 2018 – Jack McLean Park Community Center
- Monday, April 30, 2018 – Golf Club at Summer Brooke
- Monday, May 7, 2018 – Fort Braden Community Center
- Monday, May 14, 2018 – Community Room at Amtrak Center

Additional input was gathered at a Joint City-County Bicycle Workgroup held on April 9, 2018 and at the Water Resources Citizens Committee on June 6, 2018. This outreach effort resulted in at least 128 citizens attending a workshop.

The community workshops included facilitated small group discussions where participants provided input on factors related to land use and mobility. The input received through these workshops will be used in the development of draft objectives and policies for each of the land use and mobility goals.

The summary of input received through these workshops was accepted by the Local Planning Agency on September 4, 2018. This summary is included as Attachment #1.

Based on the input, the draft land use and mobility goals were edited to be:

1. Places Where People Want to Live, Learn, Work, and Play
2. A Healthy Community
3. A Robust Economy
4. Housing Options [size, type, price] for Our Diverse Population [single adults, adults without children, adults with children, single parent households, empty nesters, the elderly]
5. A Balanced Transportation Network



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### *Review of Sector Plans*

The current Land Use Element includes several objectives and policies that reference sector plans. As part of the analysis for developing draft Objectives, staff conducted a review of the existing Sector Plans and related Neighborhood Plans. This review shows the majority of the strategies included in these Sector Plans have been accomplished, are programmed and scheduled for implementation, or are no longer relevant due to changing conditions and community priorities. In short, much of the policy work recommended by the Sector Plans is complete and focus can now shift to finer grained infrastructure planning. Therefore, staff recommends objectives and policies related to Sector Plans be revised with a focus on current needs and priorities. Once the Land Use Element Update is complete, any potential new sector planning efforts may be discussed at future meetings as needed. The review of Sector Plans and related Neighborhood Plans is included as Attachment #2.

### *Public Engagement on Draft Objectives*

The input received on the draft land use and mobility goals can generally be classified into nine main themes. These themes are:

1. Affordability: Affordability of housing, transportation options, and office and retail space for small businesses.
2. Improved Access: Improved access to the places people need to meet their everyday needs.
3. Environment: Protecting natural areas and features that enhance our quality of life.
4. Housing: Allowing different types of housing to meet the needs of people in various stages of life.
5. Community Character: Maintaining the character of our community and neighborhoods through design and local architecture.
6. Safety and Comfort: Increasing safety and comfort on our streets, in our neighborhoods, and around the community.
7. Global Challenges: Planning ahead for how to address global challenges at the local level.
8. Energy and Environmental Efficiency: Using energy, land, and other resources in our community more efficiently.
9. Human Interaction: Fostering places where people interact to reduce social isolation and promote a sense of community.

Draft objectives that address these major themes were developed for each draft land use and mobility goal. The draft land use and mobility goals and objectives are included as Attachment #2. These draft objectives are the focus of the next phase of public engagement. Three main approaches are planned for the public engagement on the objectives.

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First, staff will host public open houses across the community. At these public open houses, an overview of each goal and the proposed objectives will be provided. These are scheduled for the following locations:

- Thursday, February 28, 2019 – Jack McLean Park Community Center
- Monday, March 3, 2019 – Bradfordville Community Center
- Tuesday, March 5, 2019 – Fort Braden Community Center
- Thursday, March 7, 2019 – Dorothy Spence Community Center
- Thursday, March 14, 2019 – Community Room at Amtrak Center
- Tuesday, April 2, 2019 – Tallahassee Senior Center

Second, staff will host five “Deep Dive” Community Workshops. Each workshop will focus on one specific goal and the objectives proposed for that goal. By devoting a separate workshop to each of the five goals, attendees can have more in depth reviews and discussions. Staff is evaluating options for live-streaming these workshops with active social media interaction so that people not in attendance can participate. These are scheduled at the Renaissance Center for the following dates:

- Monday, March 18, 2019 – Goal 1: Places Where People Want to Live, Learn, Work, and Play
- Tuesday, March 26, 2019 – Goal 2: A Healthy Community
- Wednesday, April 4, 2019 – Goal 3: A Robust Economy
- Thursday, April 11, 2019 – Goal 4: Housing Options for Our Diverse Population
- Tuesday, April 16, 2019 – Goal 5: A Balances Transportation Network

Finally, a digital workshop is available online at [www.SurveyMonkey.com/r/SharedObjectives](http://www.SurveyMonkey.com/r/SharedObjectives) as a way for the public to address the major themes, comment on the proposed objectives, and provide any additional input. While the digital workshop is one way people who have constrained schedules and who are unable to attend in-person workshop to provide input, staff would encourage people to engage in all three ways.

Additionally, staff will continue to engage citizen committees and community organizations to gain input.

### *Next Steps*

The input received will result in revised objectives and draft policies. Future public engagement will occur once the draft policies are written. These public engagement efforts are anticipated to occur in fall 2019. Status updates will be provided to the Local Planning Agency, Board of County Commissioners, and City Commission in the Fall 2019 and Spring 2020. Both the revised objectives and draft policies will be the subject of future agenda items for a joint meeting of the Board of County Commissioners and the City Commission consistent with the schedule for annual Comprehensive Plan amendment cycles.

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**Options:**

1. Accept the status report on the Land Use Element Update.
2. Do not accept the status report on the Land Use Element Update.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Summary of Public Input on Draft Land Use and Mobility Goals
2. Review of Sector and Neighborhood Plans in the Southern Strategy Area
3. Draft Land Use and Mobility Goals and Objectives
4. Comparison of current and proposed land use and mobility goals and objectives

# Tallahassee-Leon County Comprehensive Plan Land Use Element Update

## Summary of Public Engagement on Land Use and Mobility Goals

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Community values form the foundation of Comprehensive Plan goals, objectives, and policies. Preliminary community values were determined based on recent planning and visioning projects. Through an online survey and in-person meetings, residents of Tallahassee and Leon County provided direct feedback and input on Community Values.

- The Community Values Survey was available online from April 5, 2017 to November 15, 2017. A printable version of the survey was also available.
- Community Workshops were held between October 2, 2017 and October 30, 2017.

Based on input from the Community Values Survey and the community workshops, the preliminary community values were developed into draft land use and mobility goals.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

To gain input on the development of Comprehensive Plan objectives and policies, additional community workshops were held between April 12, 2018 and May 7, 2018. The draft land use and mobility goals were presented at the following community workshops:

Thursday, April 12, 2018	Dorothy Spence Community Center	4768 Chaires Cross Road
Monday, April 16, 2018	Lake Jackson Community Center	3840 N. Monroe Street, Ste. 301
Thursday, April 26, 2018	Jack McLean Park Community Center	700 Paul Russell Road
Monday, April 30, 2018	Golf Club at Summer Brooke	7505 Preservation Road
Monday, May 7, 2018	Fort Braden Community Center	16387 Blountstown Highway
Monday, May 14, 2018	Community Room at Amtrak Center	918 Railroad Avenue

Additional input was gathered at a Joint City-County Bicycle Workgroup held on April 9, 2018 and at the Water Resources Citizens Committee on June 6, 2018.

The community workshops included facilitated small group discussions where participants provided input on factors related to land use and mobility. This summary documents the statements made by the participants at each of the workshops. Each statement is organized by the most relevant goal and the meeting where the statement was made.



## Goal 1: A HEALTHY COMMUNITY

### Joint City-County Bicycle Workgroup / April 9, 2018

- Climate change preparedness. Florida's Coastal residents will be moving inland. Inland areas need to prepare for that.
- State economy could crash if South Florida is overrun with the ocean.
- When gas goes up, it will have higher impact on sprawling development.
- Make sure to keep our nature here.

### Dorothy Spence Community Center / April 12, 2018

- Want to maintain our urban green space – make this a priority.
- Stormwater:
  - Standards are too high.
  - Facilities are required to be over-engineered.
  - Facilities eat up too much land.



### Lake Jackson Community Center / April 16, 2018

- Physical/social environment. A healthy environment can relate to either.
- Use environment through greenways and trails to help humans and wildlife.
- Our physical environment, including our trails, can connect us to cultural and historic sites in the community, e.g. the old slave cemetery on the Miccosukee Trail. Our physical environment can also provide health and recreational benefits. We need to try to interconnect all the trails.
- Use the environment to tell the story of this area and to remember history.
- We need the environment to maintain species' habitats.
- Our environment can be used to maintain our health through walking with the additional benefit of observing historic sites/people/neighborhoods as you encounter them.
- We should not ignore the science, even though culture and history are important.
- Eventually we will pump all the oil that is in the ground and transportation, cooking and other uses of this resource will be at risk, and where will we be?

### Jack McLean Park Community Center / April 26, 2018

- Trees are what attracted me to Tallahassee five years ago. They are what make Tallahassee unique.
- While trees have been removed, Tallahassee has been able to increase its tree density.
- We need to move towards permeable concrete to protect our resources.
- We can now get better information through GIS mapping.
- The Comprehensive Plan should provide incentives for developers to do the right thing in developing with the environment.
- How do we codify and control changes?
- Are we going to get to the point of incentivizing to get things done?
- Look at Denver plan for neighborhood context planning. Look at Great Falls Montana plan. Need more leadership from leaders on these issues. Look at El Paso, Texas.
- Density is affordable, but not great for the environment.
- Differentiate tree canopy by contextual area.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Want more use of permeable concrete (sidewalks, parking, etc.).
- Protect neighborhoods, but allow more diversity of development.
- Denver: neighborhood definition driven by input from Homeowners Associations and Neighborhood Associations.
- Greenspace, safety, schools, libraries; make them common to all neighborhoods.
- There will be jobs at Welaunee, but the people who will take them will not be able to afford to live there.
- New development always has lots of retail space but retail is going away.
- Lots of office space, but small businesses struggle to compete.
- Price increases - when places become more desirable, people are often priced out.
- Infill is better/ it better balances environmental concerns.
- Grouping people has benefits (like student areas) but it isolates people from other, different groups.
- All comes back to keeping resources, like young people, here.
- Destruction of the environment should be unaffordable for developers; fines are too easy to pay.
- Good development through incentives; carrots work better than sticks.
- People complain about infill, but complaining doesn't make sense if you prioritize the environment.
- Stearns/Mosley development is impacting Lake Elberta and changing the existing neighborhood.
- Stop building huge complexes, focus on smaller quads and individual lots at a time. Huge complexes are not that much more affordable.
- Tallahassee is not high end enough to attract better development.
- Land developers aren't local; they don't appreciate our environment.
- Maybe offer incentives to local developers.
- Important to have communities without a bunch of empty space, there's lots of empty space in existing buildings around town.
- City should be easy to work with, it's hard to use the website or find out about incentive programs to assist certain types of development.
- The community isn't driving the kind of development they want; development should be community-driven.
- Prevent the cutting of trees/vegetation during bird nesting season.
- We are building things no one wants, it's not affordable.
- Tallahassee needs a strong community identity.

## Golf Club at Summer Brooke / April 30, 2018

- Too many trees being destroyed – Old Monroe Street being destroyed.
- Lake Damage. Lake McBride is being destroyed because of development.
- Construction-Builders take out water surfaces. Beaver dam and others have been wiped out. Brown water is running downstream.
- Broward County is a bad example of what to do.
- Additional zoning controls are needed. Remove gaps in zoning to require zoning/ land use consistency.
- Want to see parks, water conservation/protection, traffic slowed down.
- Why does permitting allow violators of federal protection laws to proceed with development activity?
- Need to identify and preserve greenbelts.
- Pressure on patriarch trees, Northeast development is too rapid.
- Comprehensive Plan needs to revisit Lake Protection Node.
- Not enough public notice; not happy with one notice for one and only public hearing.
- Water quality of lakes is vital.
- Strong support for environmental protection.
- Agriculture exemption, get a pass on agriculture and silviculture used to clear trees.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Lake protection is needed.
- Too many different entity meetings at different places for handful public to follow and keep up with.

Fort Braden Community Center / May 7, 2018

- Want a medical/urgent care facility closer to Fort Braden.
- Consider Adaptation Action Areas. The County could bring priority attention to this area.
- Stormwater ponds are drying up natural lakes.
- Concerns with minerals in water/water treatment.

Water Resources Citizens Committee / June 4, 2018

- Address water resources (surface and sub-surface [groundwater]).
- Options for consideration include:
  - Updating the Land Use Element and Conservation Element together.
  - Create a “water element” in the Comprehensive Plan.
  - Address water in Land Use Element rather than in Conservation Element.
  - Define land (dry, wet, in between, etc.).
  - Add any new terms into the Glossary.
  - Integrate Basin Management Action Plan (BMAP) recommendations into Land Use Element.
  - Integrate baseline environmental protections into Land Use Element.
  - Reconsider/review water resource-related issues on an annual basis.



## Goal 2: A ROBUST ECONOMY

### Joint City-County Bicycle Workgroup / April 9, 2018

- Different population groups have different access based on location and transportation options.
- FAMU students predominantly only have access to Apalachee Parkway Walmart.
- New development and new businesses could come in and do mixed use. This would drive economy.
- Most families have a car. It would be good to make that unnecessary.
- You can buy parcels in innovation corridors now, but once the area becomes desirable, the parcels may get much more expensive.
- Without money, it is hard to develop infrastructure. Put pedestrians and cyclists over Stadium Drive like Cascades Bridge. Or, you could retrofit Stadium Drive so it isn't so car focused.
- Perception that state buildings give little to no revenue.
- Compact infill creates more tax dollars. Everything is controversial. Important to make retail desirable.
- Important to improve economic development on Southside. Need more sidewalks, etc. Tallahassee mall could be cool.
- Economy equals finances. Less motorist subsidy for roads.



### Dorothy Spence Community Center / April 12, 2018

- We should grow towards the East. There is not much room to go northeast.
- Growth could be focused between Chaires and US 90.
- How was the Mission San Miguel subdivision allowed to develop at their density and lot size? (Answer: It is Urban Fringe land use and zoning.)

### Lake Jackson Community Center / April 16, 2018

- Some neighborhoods fear being driven out of homes because of development.
- Provide more tiny home/houses to increase affordable dwellings.
- Select areas and design for smaller housing.
- Provide for mixed development near neighborhoods, so people can have access to them by walking/biking if they chose to do so.
- We have forgotten our seniors and minimum wage earners who need housing that is not being provided.
- Our rental housing caters to students; others who need rental housing are being left out.
- We are missing some types of housing in the community. Currently you mostly see only single family on big lots and apartments geared to students.
- Make sure owners maintain their rental properties.

### Jack McLean Park Community Center / April 26, 2018

- How can we [the community] help the community?
- Can performance measures be included in the Comprehensive Plan?

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Mode split goals could be in the Comprehensive Plan.
- Citizen participation in all processes for neighbors to have constructive dialogue.
- Small businesses are part of the identity of Tallahassee.
- Young people are economic drivers, but where to young people fit in here? Need to keep them here, have unique places and good public investment in infrastructure, like Cascades Park.
- Tallahassee needs a clearer identity; identity drives a good economy.
- Strong sense of community keeps people here.
- Universities are isolated from the rest of the community; many young people don't know what's here outside of the school.
- It helps that university buses now serve non-students, helps to get young people out into the rest of town.
- Need for different groups of people to interact.
- There is a lot to do here, but many people don't know that. Maybe better advertising?
- Tallahassee only offers three things: environment, jobs, and good economy.
- Need to keep students here with better jobs and affordable housing.
- Retirees are the biggest growing demographic.

## Golf Club at Summer Brooke / April 30, 2018

- Problem with Bannerman crossing New Leaf and Kohl's crossing, no need for more commercial.
- Better public access to information, information is opaque to public.
- Some developers stressed it is important to see zoning and rezoning's through based on their risk with investment.
- Higher density makes slum areas.

## Fort Braden Community Center / May 7, 2018

- No grocery shopping available in Fort Braden beyond Dollar General.
- The roads are packed in the summertime with people traveling to Panama City Beach.
- Hunting season is very busy, too.
- Triangle at Blountstown Highway and Bloxham Cutoff could be something.
- Want food (grocery) and medical options closer to Fort Braden.
- Don't want: Bars, liquor store, car lots.
- Gadsden County is busier on Lake Talquin than Leon County.
- Community needs improved access to Internet.
- Rural Community land use category needs to allow for grocery and medical uses.
- Area feels like a food desert. Consider Adaption Action Areas.
- Dealing with building and zoning department can be frustrating. Fees (i.e. fire fee) seen as excessive (fire fee). Liberty County is getting grants for water towers, why not Leon?
- CDBG-type grant opportunities needed.

## Community Room at Amtrak Center / May 14, 2018

- Tallahassee will never be like San Francisco, so why the demand for all this urban infill here? Do we need it? On the list of priorities, the community has, this seems low down on the list.
- Student housing is thought to be more recession proof – part of the reason we are getting so much of it.
- How does the city finance these housing developments?
- We need to rehab existing housing stock and build new housing - need a combination of both.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Convert old warehouses to restaurants, housing, etc.
- Research Miami Magic Development (Miami Magic City).

### Goal 3: PLACES WHERE PEOPLE WANT TO LIVE, WORK, AND PLAY

#### Lake Jackson Community Center / April 16, 2018

- Ensure equity, lighting, safety, access to healthy foods, community gardens.
- Provide sidewalks to schools and in established neighborhoods.
- People enjoy being outside, access to the environment is a part of the culture, as are wildlife and habitat.
- Miccosukee Greenway is great, but the “slave cemetery” sign is missing.
- Where are activity centers appropriate? Need places to be open for people to shop and have access to Wi-Fi.
- Design places for people and pedestrians.
- Don’t just develop and clear cut a site because you can, have better balance between development and natural environment.
- We need to ensure equity of infrastructure in neighborhoods.
- Sidewalks increase access to items like fresh foods, jobs, recreation, and places.
- With sidewalks, people would feel safer walking in their neighborhoods, which could have health benefits.
- Sidewalks could increase community access to community gardens, farmer markets, and farm sharing locations when grocery stores are not conveniently located.
- Increase access to healthy foods by allowing farmer markets and community gardens in more land uses/zoning districts.
- Need to provide more sidewalks in older established neighborhoods that may have developed without them, e.g. Killlearn.
- Need to provide high speed internet capability in the less urban areas of the community.
- If we going to have activity centers, they need to stay open longer. Tallahassee seems to shut down around 8 p.m.
- Have Wi-Fi capability in all these centers.
- Every neighborhood has something to offer.
- Activity centers should be pedestrian friendly. In many of our activity centers, traffic and pedestrians are competing for the same space, thus keeping people away from them, e.g. downtown.
- One-way streets have little appeal for pedestrians.
- Do not make parking areas desert spots with no trees. Provide some tree shading in parking lots.
- Develop with nature and maintain our trees.
- Do not want development that chips away from the things we value as a community, e.g. our trees.
- Remember nature is a partner, not an adversary.



#### Jack McLean Park Community Center / April 26, 2018

- How do we address topography in terms of cycling? Bike lanes, etc.
- You need to make neighborhoods places where people want to live and feel safe. This includes clean, well design public spaces, good schools, and places to shop.
- Who decided what use things will be?
- Appreciates the tree preservation at the Jack McLean Community Center.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Biking and walking access is important.
- Equal distribution of bicycle/pedestrian facilities; everyone should have access to common amenities within ten minutes.
- Multi-modal priorities that are currently being pushed are good.
- Biking is getting safer and easier (Pace bike share) - this is great.
- Still unsafe to ride in many places, especially between safe areas.
- Bicycle/pedestrian facilities should be prioritized in more difficult places, like canopy roads (while preserving trees).
- Need more ways to get places without cars, especially outside of Capital Circle.
- Need better connectivity; good places to ride aren't connected.
- Bike riding is self-limiting because our population is aging.
- More people will ride as safety increases and stigma (bike riding is for lower income people) decreases.
- The traffic circle at FAMU Way is dangerous for bikes.
- Alternative uses for activity centers are a great idea (e.g. movie night at a park).
- Newly developed areas should be very walkable.
- More pizza + more beer = more community.
- Gentrification is a problem; existing communities should have a better shot at staying where they live even when development makes changes.
- Great things about Tallahassee: excellent greenways and wildlife.
- The environment is one of Tallahassee's identities.
- Bicycle/pedestrian connectivity of parks is important.
- Preference for flexibility in housing (more mid-range choices).
- Public perception of "safe neighborhood(s)" matter.
- More CEPTD [Crime Prevention Through Environmental Design] design needed: "eyes on the street"- more front porches, complete streets, wider sidewalks and planting strips, and more social cohesiveness.
- People can stay in their house. Granny flat setbacks can be restrictive and should be flexible.
- Build better houses with increased sensitivity to site.
- Minimum lot sizes may present issues such as fear of higher density and higher crime (perception).
- Higher density should be equitable across zoning districts.
- Some support for allowing mixed residential but concern expressed about changing character.
- New housing should be compatible with existing homes (architectural standards and urban design).
- Concern about quality of development and sensitivity to site.
- Renters can be ok too.
- Vacancy rates - does anyone track this?
- Include restrictions with Requests for Proposals (RFPs) issued by the City with more public input prior to issuance.

## Golf Club at Summer Brooke / April 30, 2018

- Consider school impacts.
- Preserve trees. Keep larger lots and lower density outside urban core. Less small stuff further out.
- Schools are overcrowded.
- What is smart growth? Don't like current growth.
- School impact analysis for lake protection node is based on old information with consideration for other developments happening at the same time.
- Several unaware of lake protection node on Chastain property.
- Many not happy with lake protection node on north and south side at Bannerman.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Concerns over multiple developments happening at same time with school impacts, traffic, environmental issues.
- City and County Communication staff needs to attend Comprehensive Plan meetings to hear comments.
- Moved to Northeast to get away from density, growth.

Fort Braden Community Center / May 7, 2018

- Landscapes with campgrounds could be a selling point for this community.
- We could use some mountain bike trails.

Community Room at Amtrak Center / May 14, 2018

- We must promote more urban infill and mixed development in the urban areas.
- Levy Park is not part of downtown - so let it stay green.
- Shrink the downtown.
- Put the amenities of Midtown in downtown.
- Put small, commercial uses in residential districts - coffee shops, daycares, etc. on major streets.
- Put commercial on thoroughfares, not local streets internal to the neighborhoods.

## Goal 4: GREATER HOUSING DIVERSITY

### Joint City-County Bicycle Workgroup / April 9, 2018

- Demolition around Cascades Park. New multiuse development. Older trees getting demolished. There is a tradeoff between preserving history and new development.
- Multi-use development with new retail. Is there a market for this? Need a retail market study.
- Reduce urban sprawl; good to get more density downtown. This brings conflict with people.
- Development on Duval Street has been keeping character with the neighborhood.
- What about the Kleman Plaza condos? They are empty.
- Other condos are doing well, just not those.

### Dorothy Spence Community Center / April 12, 2018

- The future phases of Welaunee need to be divided up among various builders instead of being sold to a single builder.
- The regulations regarding the subdivision of land need to be revised.
  - Example: In the Observation Point subdivision, the developer wanted to subdivide the property at the end of the subdivision into three lots, but could only divide it into two and had to build a holding pond to do so.
- Subdivision regulations limit the ability to subdivide property based on the surrounding lots. This is especially problematic for old, unrecorded subdivisions.
- There should be a guaranteed minimum lot size allowed despite the size of surrounding lots. This could be different in different parts of the City and County and could account for roadways (e.g. major thoroughfares versus minor/local roads).



### Lake Jackson Community Center / April 16, 2018

- Tiny Houses – Do they add to traffic?
- Equity in distribution of neighborhood infrastructure is important. Sidewalks and access to food ensure equity of infrastructure. Lighting and sidewalks are good.
- What about access to food? What can help? Community gardens, farmers market in the south side.
- Need more shopping options within neighborhoods.
- Need more affordable rents and housing options for seniors – What helps create more housing options? How do we ensure that landlords properly manage properties? Affordability is a two-way street between renters and landlords (access to money to better maintain properties?). Renters need to know their rights too.
- Some neighborhoods don't want access.
- Access to utility infrastructure is needed in some neighborhoods, e.g., gas connections.
- Access to good schools is critical.
- People want access to community services and amenities.
- Some neighborhoods do not want people to have access to them.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Want more access to natural gas without having to wait for neighbors to buy into it.
- Neighborhoods need access to quality school.
- All neighborhoods need access to quality developments.
- Concerned about charter schools – racism and segregation all over again.
- Invest more into our schools to improve neighborhoods.

## Jack McLean Park Community Center / April 26, 2018

- Spread of cheaply-made apartments is an issue.
- Affordable housing can be neighborhood development; it does not have to be apartments.
- Missing middle housing - We need to add this to our Comprehensive Plan and zoning code.
- Try to encourage missing middle housing.
- Need more ADU's (Accessory Dwelling Units). Wanted to know more about ADU requirements. ADU is good to rent out.
- Consider more co-housing; on-site nurse and community center.
- Daystar is cool and attractive.
- Missing middle housing could be part of a toolbox for aging.
- Single family homes are not affordable. May be ok with roommates, etc.
- Would people build 1 bed/1 bath homes? (Tiny Home)
- Dollar per square ft. is an issue.
- How can we make mixed income/mixed use work?
- People are concerned about all the empty condos and the addition of Cascades condos.
- Where is Urban Service Area (USA) on each side of town?
- Can we write in flexibility and creativity into Comprehensive Plan?
- What is the inclusionary housing ordinance?
  - Developer can buy out of it.
  - Only happens in upper income census track.
- Could you treat an absentee owner different than an owner-occupied home?
- Can get a 203k loan on existing home.
- Style - front porches and back alley loading. This is attractive. More attractive than garage in front.
- Need architectural requirements to help.
- Incentives for home owners to improve appearance of Gamble Street homes?
- What is the equity of building big roads to pander to new, large development?
- Students are leaving older apartments. Convert them to adult housing.
- We need more flexibility in housing. We do not have many options when it comes to housing - current choice is between single family homes or apartments.
- We need more, smaller housing units that are nice and well-designed for those of us who do not want to live in an apartment or houses with yards to upkeep.
- There is a lot of substandard housing in the community that is not safe. These homes are usually not weather proof and cost residents a lot just to pay utility bills.
- There is a perception in the community that smaller homes are not safe and reduce neighborhood value.
- New housing developments should be required to develop using Crime Prevention through Environmental Design (CPTED) principles.
- Need to have eyes on the streets with housing designs.
- A lot of houses are designed without front porches, which could aid in keeping eyes on the street.



## Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Since we cannot change the existing housing design, planners may need to work more with street design to improve safety in existing neighborhoods. With new development, design for eyes on the street.
- If you have more greenspace and trees, you may get more people on the streets, which would put more eyes on the streets and neighborhoods.
- Older neighborhoods have more people interaction.
- People need to be able to age in place in their community. Have options in housing so that they will not have to leave the community to get a different housing option as they age or down size.
- To get more affordable units, provide incentives for accessory dwelling units. Have incentives in community to make accessory dwelling units available as affordable units.
- We need to realize in our codes that one size will not fit all neighborhoods.
- Higher density leads to higher crime.
- Density does not increase crime, but bad design can cause safety issues.
- Renters are not vested in the community like home owners.
- There is a perception that renters are the cause of problems in neighborhoods.
- Do we have any idea of how much more housing we need based on population projects?
- There should be ways to increase the density and develop an area without destroying the look and feel of neighborhoods.
- Are we looking at the existing vacancy rates in areas where the new apartments are going? Is there a demand for all the new housing on Gaines Street near Cascade Park? Was this the right project in the right place? What about Kleman Plaza, where we have downtown units that are not being occupied.
- Provide more flexibility in the codes for housing design.
- Would like to see the statistics on Southwood as far as vacancy rates.
- When a new development is proposed for Tallahassee, we need someone with design experience to ensure what we will get will blend and compliment the look and feel we want in the community.
- The Comprehensive Plan could articulate some of the concerns people have about design in the community.
- When land is publicly owned, there should be public input before Requests for Proposals (RFPs) are solicited for development of the site.
- More integrated housing; different kinds of people should share space.
- Need mixed use areas and housing.
- Scale of development should match the area.
- Funding should reflect what the community wants.
- Decrepit houses are a problem, but whole blocks should not be sold for out of character developments.

## Summer Brooke Golf Club / April 30, 2018

- Certain development aggravates a little and some a lot; we really don't want the characteristic of the neighborhood to change.
- A node with nice pastoral land increasing to 4 story buildings is misplaced density.
- From lake protection to a "Node"- gets 4 stories?
- Maximum density should be 2 to 3 dwelling units per acre in Summer Brooke area.
- People living in multi-family density are assumed to be in need of transit to get to their homes. Build things for people who already live here not for newcomers.
- Additional zoning controls are needed. Remove gaps in zoning to require zoning/ land use consistency.
- Affordable housing is not developed. It looks like an apartment, condo, or small house. We want compatibility.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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- Not everyone is looking to buy a home when they graduate. Homes in Tallahassee seen as unjustifiably expensive.
- First houses described by attendees:
  - 1<sup>st</sup> house was 1,100 square feet in California desert 15% interest rate 1980
  - 1,300 square feet in St. College in 1972 for \$30,000
  - 2,000 square feet in Broward in 1971 for \$24,000
  - 1,100 square feet in Greensboro, NC in 1969 for \$21,650
  - 1,800 square feet Orlando, FL in 1974 for \$40,000
- Need a pot of money for affordable housing assistance.
- Does affordable housing have to be brand new?
- Need Comprehensive plan changes to slow growth, spread growth to other quadrants of town.
- Lake at Jacksonville, FL. Let growth go to Jacksonville instead of coming to Tallahassee.
- Slow growth and development.
- Look at density of single family development.
- Need more than one public hearing on lake protection nodes.
- More meetings for public to offer input.
- Need specific meetings for controversial types of development.
- Set up workshops for neighborhood homeowners associations for development prior to new projects, make part of development process.
- Developers following rules are put against neighbors. Need to rethink Comprehensive Plan process.
- Communication is a big problem.
- Enforce the Comprehensive Plan.
- Need clear rules for both developer and homeowner to understand.
- Developers and homeowners associations need to work together and build trust.
- Go back and allow more input on rezoning, and give opportunity for more than 3 minutes per person.
- Complaints about notices not including important information related to rezoning.
- Lake protection node is out of context vs. Comprehensive Plan.

## Fort Braden Community Center / May 7, 2018

- 1 home per 3 acres feels appropriate for this [Fort Braden] area.
- No multifamily out here, please.
- Difficulty dividing large parcels of land to share with family.

## Community Room at Amtrak Center / May 14, 2018

- There is a problem with how the current housing market is structured. Many of us are not able to afford the housing being built.
- Developers do not want to build what is considered affordable housing.
- Developers are wiping out affordable housing in town.
- The profit motive is driving the affordable housing away.
- Should make inclusionary housing mandatory.
- Orange County, North Carolina has a revolving loan fund to help with housing affordability.
- Maybe provide housing cooperatives – where houses are shared by several individuals.
- Live in the Jackson Bluff area and own my house around a lot of rental houses. Would like to improve – but putting money into the house would out price other units in the area.
- Would like to see more homeowners in the neighborhood (Jackson Bluff).

- Seem like we already have the missing middle housing, but they are trying to get rid of it.
- Enforcing density over lot size.
- Miami is using form based zoning, which is getting results with mix housing types.
- How does transportation play in with all the new development we are having with the higher density?
- How can we do a better job at collecting fees closer to the impacted areas? How do we offset money being taken away from the impacted areas and being used in other areas (like affordable housing fees collected in one area and used in other areas)? Fees FSU paid are being used in other areas.
- Builders are getting rid of the character of the community. They come in with the most cynical mindset.
- In Miami, the builder must work with the character of the area.
- You could put a historic preservation overlay over neighborhoods to preserve their character/look.
- How can we encourage the downtown area to improve? Kleman Plaza is sitting alone. Maybe more residential around the area would be better.

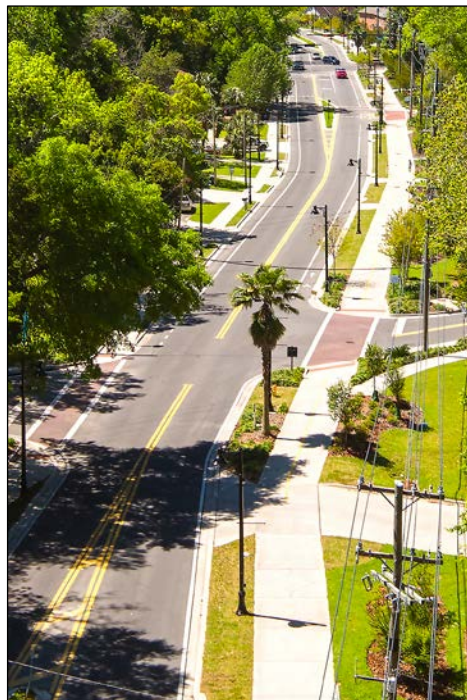
## Goal 5: TRANSPORTATION NETWORK

### Joint City-County Bicycle Workgroup / April 9, 2018

- Can you create context classifications in Tallahassee? Or does one context run into another?
- Thomasville road and 7<sup>th</sup> is contextually wrong. Multimodal should be emphasized everywhere.
- Rural area movement towards paving dirt roads, having other transportation options in the city.
- Autonomous driving and land use is going to be important. May need way less parking.
  - Especially with people using Uber and Lyft.
  - We could end up having many people using the same vehicle.
- Tallahassee has solar farm, etc. Electric Vehicles are getting more popular.

### Lake Jackson Community Center / April 16, 2018

- Speeding is an issue.
- Need more transportation choices:
  - Electric Buses
  - Viable headways
- Roundabouts? Why are they so prevalent now?
- Public outreach needed on how to use roundabouts. Need more public education on how to use roundabouts.
- Bicycle public service announcements are needed.
- Separate facilities for bicycles are needed.
- Can we put together a bike month public service announcement?
- A lot of speeding in Tallahassee; need better frequency of transit.
- We need more sidewalks with good design. Shared space on streets is a possibility.
- Need to prioritize sidewalks in high traffic areas. Bike share is good for downtown. Better facilities for cyclists are needed in town (raised bike lanes help).
- Bannerman Road is congested.
- Need better choices for people to move around the community. Everyone cannot drive (children, some elderly, etc.) and others may want other means to get from one point to another. We need good modes for getting around.
- Increase the frequency of the bus system pickup/drop-offs.
- Are roundabouts doing what they are supposed to do?
- How do you get more affordable transportation to rural areas?
- Would like to see more sidewalks, but every neighborhood may not need them based on size, lack of traffic issues and streets that are walkable without them.
- Sidewalks can be an enhancement for neighborhoods.
- Need to provide more bike sharing opportunities.
- Make biking easier in the urban areas.
- Need non-mountable curbs for biking.
- Bannerman Road is not ready for the proposed re-zoning.



Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

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## Jack McLean Park Community Center / April 26, 2018

- Need Gaines Street bypass through FAMU.

## Summer Brooke Golf Club / April 30, 2018

- Do not four-lane Bannerman Road. Three lane it with a middle turning lane. Maybe do a roundabout.
- Concurrency need to come before a rezoning is approved.
- County Public Works is in the wrong century for traffic planning and designing.
- Concurrency issue should apply to schools as well.
- Should have more public meetings on issues like the lake protection nodes.
- Lake protection node designation for this area is totally out of context for this area, especially when you look at land use intensity to infrastructure capacity.
- The developer for the current rezoning for the lake protection node is trying to get out of concurrency.
- At what point will we say we cannot put any more capacity on Meridian Road?
- Bicycle paths are needed on Bannerman to improve safety for cars and people riding bikes. Gainesville is a good example. Strick traffic control. Sidewalk-curb on a different grade.
- People are driving too fast. Fear development plans will spill traffic into neighborhood and require future widening.
- There are pedestrian/vehicle issues on Bannerman in the morning.
- Tallahassee's transportation system "sucks."
- More than 2 roads needed. East-west connections as alternatives to Ox Bottom and Bannerman.
- Planning Departments usually allow development to exceed infrastructure capacity. Need more emphasis on infrastructure provision prior to or concurrent with development.
- Meridian can't be widened, right?
- Need to account for fire truck access.
- Millstone Plantation road runs east-west approximately midway between Ox Bottom and Bannerman.
- Concerns with congestion situation. Nowhere to go by way of Bull Headley and expansion of roadways to Tequesta met with resistance. Guardrails for pedestrian infrastructure. Inadequate recreation facilities. Properly plan infrastructure.
- Need to account for access issues, traffic, information, services.
- Think about bike lanes.
- Need to have better access to infrastructure.
- Take care of Bannerman.
- Spend money on Bannerman Road.
- Concerns about Summer Brooke and Ox bottom with the traffic cut through.

## Fort Braden Community Center / May 7, 2018

- Highway 20 should have been widened years ago. How do we get around that? "If the county has the will, the State will come along." Need to add turn lanes.
- Crawfordville stealing Fort Braden customers from Tennessee Street Wal-Mart because it is viewed as a poorly-operated/dirty store. Residents are otherwise going to Wakulla to shop.
- Bicycle riding is dangerous on Highway 20.
- Need to apply better Florida Department of Transportation design standards.
- Complete streets: Highway 20 needs to be addressed in light of context.
- People hydroplane on Highway 20.
- Traffic on Highway 20:

- Hunting traffic
- Beach traffic
- Bloxham Cutoff is getting congested also.
- We need to figure out a way to reverse traffic/spending between Ft. Braden/Wakulla County.
- Need mountain bike trails.
- Race car track: Generally not desired in Fort Braden.

#### Community Room at Amtrak Center / May 14, 2018

- Bronough/Duval did not always have its current character. MLKing Jr Boulevard used to be the street to bring people into the downtown.
- Improve Star Metro to get more people using it.
- Need information about the routes at the Star Metro stops.
- Need actual bus stop shelters so that people do not have to stand in the rain.
- Bus stop at Governor Square Mall has moved. No information on where it moved and why it moved. This was a good location.
- Think there is a perception in the community that it is uncool to ride the bus. Maybe need to do more public relations to let people know that this is the way of the future.
- Maybe have a competition for the university students to design new bus stops.
- If you ruin the neighborhoods that are currently pedestrian friendly with higher density, then biking and walking will get worse.
- Better bike lanes - dedicated bike lanes in higher traffic areas.
- Would like to see walking distance put on signage.
- Need lighting in cemeteries downtown where people walk and bike.
- Would be helpful to provide better information about the different modes of transportation available in the area.
- Need to evaluate bike lanes where cars are parallel parked.

# Review of Sector Plans and Neighborhood Plans in the Southern Strategy Area

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## Introduction

Sector Planning in Tallahassee-Leon County began in the early 2000s consistent with the Tallahassee-Leon County Comprehensive Plan and the Blueprint 2000 and Beyond Report. The Comprehensive Plan specifically directed the preparation of sector plans for the Southern Strategy area, an area targeted for quality development and redevelopment (see Map 1). During the period from 2000 to 2006, five sector plans and two neighborhood plans were developed and approved to set forth community visions and implementation recommendations. These Sector Plans and Neighborhood Plans were:

- Apalachee Ridge Neighborhood Plan
- Providence Neighborhood Plan
- South Monroe Sector Plan
- Lake Bradford Sector Plan
- Capital Cascade Sector Plan
- Oak Ridge Sector Plan
- West Pensacola Sector Plan

Since the adoption of these plans, several Comprehensive Plan amendments were adopted that impact the different areas addressed in the plans. In 2006, the Comprehensive Plan Reform project removed the Mixed-Use land use categories from the Future Land Use Map (FLUM) and replaced them with categories that provided more clarity on implementation. This initiative affected all the sector plans to some degree, though it did not change the overall focus of the Plans. Also during this period, the Central Urban Future Land Use category and the land development regulations were amended to facilitate redevelopment in the City's central core. These revisions increased flexibility and provided guidelines for development and redevelopment in areas designated Central Urban on the Future Land Use Map.

Other changes that were made to the Comprehensive Plan included the addition of the Multimodal Transportation District (MMTD) in 2009 and the Primary Spring Protection Zone (PSPZ) for Wakulla Springs in the same year. The goal of the MMTD is to promote good urban design and investments to create a safe and attractive environment for walking, cycling and transit use. The aim of the Spring Protection Zone was to protect the aquifer and to help restore Wakulla Springs. Most of the sectors had portions of their planning areas located in the MMTD and several had areas in the Spring Protection Zone.

The Sector Plans were developed by stakeholders in the sectors to provide further guidance on how areas should develop and progress. These Plans have been used to help develop activities and project

lists for various programs by local government, including the Blueprint 2020 Sales Tax Extension Program, Capital Region Transportation Planning Agency (CRTPA) Projects, and the Community Redevelopment Areas' activities. The Plans have also been used in analyzing Comprehensive Plan Amendments and rezoning in the sectors.

The following is a status update on the Sector and Neighborhood Plans:

### Sector Plans Status Summary

Neighborhood/Sector Plan	Adopted	Key Issues	Status
Apalachee Ridge Neighborhood Plan	Dec. 2001	Neighborhood Appearance, Housing, Streetscape/ Infrastructure, Recreation, Economic Development, Education	Completed: Five (5) Year Commitment Most goals and recommendations in the Plan achieved; no zoning or future land use changes since approval; included in the Multi-modal Transportation District in 2009; neighborhood is still active in improvement activities.
Providence Neighborhood Plan	Dec. 2003	Neighborhood Appearance, Crime, Housing, Community Center, Streetscape, Zoning	Completed: Five (5) Year Commitment Most goals and recommendations in the Plan achieved; no future land use changes, but a Neighborhood Overlay was placed on the Central Urban zoning districts in the neighborhood; included in the Greater Frenchtown/Southside Community Redevelopment Area and the Multi-modal Transportation District; neighborhood is still active in improvement activities.
South Monroe Sector Plan	Nov. 2003	Image, Appearance of Businesses/Neighborhoods, Streetscape, Regulations/Zoning, Infrastructure, Crime, Fairgrounds	A portion of the Planning area is a subset of the Capital Cascade Plan; two (2) map amendments approved since Plan approval, both changes were to Residential Preservation; portions of the sector put in the Multi-modal Transportation District and the Greater Frenchtown/Southside Community Redevelopment Area; several projects to facilitate recommendations in the Plan have been completed with future projects planned under the Blueprint 2020 Program.
Lake Bradford Sector Plan	Feb. 2005	Lake Protection, Land Use, Blight, Crime, Transportation	Several major transportation projects planned for the area including the Airport Gateway Project; three (3) map amendments approved since Plan approval; portions of the sector put in the Multi-modal Transportation District and the Primary Spring Protection Zone; several projects to facilitate recommendations in the Plan have been completed with future projects planned under the Blueprint 2020 Program.



Capital Cascade Sector Plan	Sept. 2005	Infrastructure, Urban Design, Community Appearance, Safety, Education	A portion of the sector included in the South Monroe Sector, a good portion of the area transitioning from government operations to other uses; several map amendments have been approved since plan adoption; portions of the sectors put in the Multi-modal Transportation District and the Greater Frenchtown/Southside Community Redevelopment Area (CRA) and the Downtown District CRA; several projects to facilitate recommendations in the Plan have been completed, including Cascade Park and segments of FAMU Way, with additional projects planned under the Blueprint 2020 Program.
Oak Ridge Sector Plan	Sept. 2005	Sewer Extension, Housing, Lack of Community Facilities, Regulations/Process, Infrastructure	Two major transportation projects planned for the area under the Southside Gateway Enrichment Project for Woodville & Crawfordville highways; four (4) map amendments approved since Plan adoption, several neighborhoods added to the Residential Preservation future land use during Comp Plan Reform in 2006; portions of the sector were included in the Primary Spring Protection Zone in 2009; several projects planned for the area under the Blueprint 2020 Program.
West Pensacola Sector Plan	Jan. 2006	Land Use, Quality of Life Issues (noise, garbage, public safety, flooding), Transportation	Continue to be the sector with the largest student population; homeownership in the sector continues to decline, several map amendments have been approved since Plan adoption; several map amendments have changed low density residential areas to University Transition; the planning area put in the Multi-modal Transportation District; upcoming projects for the area includes the Westside Student Corridor Project.

## Apalachee Ridge Neighborhood Plan

*Adopted December 2001*

### Plan Boundary

Apalachee Ridge is a southeast neighborhood bounded by Orange Avenue to the north, Millard Street to the south, Harwood Drive to the west, and Pontiac Drive to the east.

### Plan Priorities

The following issues were addressed in the Apalachee Ridge Neighborhood Plan:

- Neighborhood safety
- Recreation facilities and services
- Flooding and drainage
- Neighborhood clean-up
- Public transportation
- Homeownership
- Home retention
- Rehabilitation and modernization
- Rental rehabilitation
- Neighborhood character and beautification
- Economic development
- Students' skills/performance
- Improved school facilities
- Adult and community education

### Status of Plan

The Apalachee Ridge Neighborhood Plan was adopted in December of 2001 and most of the Plan's goals and desired outcomes were achieved.

Some of the Plan's accomplishments include:

- The creation of a learning center in the neighborhood.
- The opening of the nearby Jack McLean Park with swimming facilities.
- The construction of a stormwater facility on Tartary Drive to address flooding.
- The construction of sidewalks, pedestrian crossings, and traffic calming on several of the streets in the neighborhood.

A more detailed description of the Plan's accomplishments is provided in the *State of the Southern Strategy* reports prepared by the Tallahassee-Leon County Planning Department.

Current ongoing efforts by the neighborhood that relates to the Plan's strategies include neighborhood cleanups, and homes' retention, rehabilitation and modernization activities.

### Land Use/Zoning/Transportation

The subject planning area is designated Residential Preservation on the Future Land Use Map and is zoned Residential Preservation – 1. Since the adoption of the Plan, several planning initiatives have provided additional focus and projects in the planning area. One of which was the inclusion of the area in the Multimodal Transportation District (MMTD) established in 2009 for the central core areas of the City. No Future Land Use Map amendments or zoning changes have been adopted in the planning area since the adoption of the neighborhood plan.

## Providence Neighborhood Plan

*Adopted December 2003*

### Plan Boundary

Providence is a southwest neighborhood bounded by the CSX railroad lines to the north, Hutchinson Avenue and the former Florida State University (FSU)'s Alumni Village on the south, Iamonia Street on the west, and Lake Bradford Road on the east.

### Plan Priorities

Issues addressed in the Providence Neighborhood Plan included:

- Neighborhood involvement/outreach
- Neighborhood pride
- Neighborhood cleanup
- Neighborhood safety
- Neighborhood center
- Human development
- Land/tenant issues
- Homeownership
- Neighborhood ownership
- Housing rehabilitation-owner-occupied
- Housing rehabilitation-rental
- Zoning
- Streetscapes

### Status of Plan

The Providence Neighborhood Plan was adopted in December 2003. The overall goals and objectives of this Plan were met.

Some of the goals and objectives accomplished include:

- The creation of a Providence Neighborhood Overlay for the Central Urban Zoning District portion of the neighborhood.
- The establishment of a community center through a public/private partnership,
- major streets' improvements through the City of Tallahassee's Neighborhood Enhancement Program.
- Additional housing through the City's housing program.

A more detailed description of the Plan's accomplishments is provided in the *State of the Southern Strategy* reports prepared by the Tallahassee-Leon County Planning Department.

Current ongoing activities being addressed by the neighborhood include neighborhood involvement/outreach, crime, neighborhood appearance, and encroachment.

## Land Use/Zoning/Transportation

The subject area is designated Residential Preservation and Central Urban on the Future Land Use Map and is divided into three zoning districts:

- Residential Preservation- 1 (RP-1)
- Central Urban – 18 (CU-18)
- Central Urban – 45 (CU-45)

The area south of Levy Avenue (Hutchinson Heights) is zoned RP-1. The area north of Levy Avenue to Stuckey Street and the frontage parcels along the west side of Lake Bradford Road are zoned CU-18 and CU-45, respectively.

In 2007, the Central Urban Future Land Use Category and the land development regulations were amended to facilitate redevelopment in the City's Central Core. These revisions increased flexibility and development incentives and provided design guidelines for development and redevelopment in areas designated Central Urban on the Future Land Use Map. In the Providence, because of the Plan's guidance, a Neighborhood Overlay was placed on the Central Urban zoning districts in the neighborhood.

In addition to the land use and zoning changes, several planning initiatives have provided additional focus and projects in this planning area. The subject area is part of the Greater Frenchtown/Southside Community Redevelopment Area established in June 2000. The goal of the Community Redevelopment Area (CRA) is to create and implement strategies that use a combination of public and private resources to facilitate redevelopment that enhances the built environment and strengthens local economic conditions within each redevelopment district. CRA funding has been used to help facilitate several projects that were identified during the neighborhood planning process. The subject planning area is also in the Multimodal Transportation District (MMTD) established in in 2009 for the central areas of the City. Because of this designation, Iamonia Street, the last major street in the neighborhood with open ditches, is scheduled for improvements including sidewalks soon.

A portion of the Airport Gateway project is located within the subject area for this plan. The proposed project would be part of an extension of a new road proposed for FSU westside campus and the airport gateway to the downtown which is to be funded in part by Blueprint 2020 Penny Tax funds.

## South Monroe Sector Plan

*Adopted November 2003*

### Plan Boundary

The South Monroe Sector is an area generally bounded by the Seaboard Railroad right-of-way to the north, Adams Street to the west, Gaile Avenue to the south and Meridian and Jim Lee roads to the east. A portion of the planning area is also a subset of the Capital Cascade Plan.

### Plan Priorities

The South Monroe Sector Plan established four (4) priority projects.

The priority projects included:

- The creation of a South Monroe Gateway.
- Streetscape improvements for the sector.
- The construction of a southside community park at Meridian Street and Orange Avenue.
- The development of a southside activity center.

The Plan also provided general recommendations that address the sector's image and appearance, the security of neighborhoods and businesses, regulations, transit, flooding, and the fairgrounds.

### Status of Plan

The South Monroe Sector Plan was approved in November of 2003 by the City Commission and in January 2004 by the County Commission. Since the acceptance of the Plan, several planning initiatives have occurred to further define what citizens and local governments want to see in the sector. In 2009, a good portion of the sector was included in the Multimodal Transportation District (MMTD), established to promote a comfortable, safe, attractive environment for walking, cycling and transit use. In 2011, the Monroe-Adams Placemaking Action Plan was adopted and covered the general area of Monroe-Adams Streets from the railroad right-of way to Magnolia Street. In 2011, the Woodville Highway Corridor Study kicked-off and included the area near Capital Circle Southeast to Gaile Avenue. In 2015, Markin Consulting completed a "Market and Financial Feasibility Study Report for the County Commission on the North Florida Fairgrounds. Several projects identified in these studies and action plans, including beautification and improvements to the fairgrounds and the Orange Avenue/Meridian Road Placemaking project, will be implemented under the Blueprint 2020 Sale Tax Program.

These plans and studies have netted several changes in the sector. In 2005/2006, code revisions were made to the Comprehensive Plan Central Urban Future Land Use category and the Central Urban zoning district to facilitate redevelopment in the City's Central Core. These revisions increased flexibility and provided design guidelines for development within the Monroe-Adams Streets corridor and other areas designated Central Urban on the Future Land Use Map.

As it pertains to streetscape in the sector, in 2013, improvements to Palmer Avenue, an east-west street near the entrance of FAMU was completed to improve connections between neighborhoods, Monroe-

Adams Streets and Florida Agricultural Mechanical University (FAMU). This was followed by improvements on Magnolia Avenue which were completed in 2017. Other projects that have been completed in the sector to address connectivity and pedestrian access include the Capital Cascade Bridge and the Magnolia Multi-Use Trail from Jim Lee Road to Monroe Street.

Additional actions that have occurred in the sector to facilitate the Plan's recommendations include the expansion of the Community Redevelopment Area (CRA) to include South City and the east side of Monroe Street from Van Buren to Orange Avenue and the introduction of "Wayfinding" to help promote a sense of place in the sector. Soon, the Blueprint 2020 Infrastructure Program will provide additional projects to address community enhancement, connectivity and the quality of life in the sector.

### Land Use/Transportation

The subject planning area is designated with the following land use categories on the Future Land Use Map:

- Central Urban
- Suburban
- Central Core
- Educational Facilities
- Residential Preservation
- Urban Residential 2
- Recreation and Open Space
- Government Operational

Since 2002, when the sector planning process began for the Southern Strategy Area there have been two map amendments in this sector, one in 2002 and the other 2005. Each of the amendments changed the subject areas (Osceola Heights and Meridian Park subdivisions) to the Residential Preservation Future Land Use category.

As noted previously, a major portion of the planning area is in the MMTD. Because of this designation, several streets in the sector have received sidewalks, curb and gutter and other improvements with the most recent improvements being made to Putman Drive and Polk Drive in the area known as South City. Improvements are also underway on Palmetto Street, a heavy travelled street near FAMU's southern boundary. Additional streets are scheduled for improvements in the sector under the MMTD Program and Blueprint 2020 projects.

## Lake Bradford Sector Plan

*Adopted February 2005*

### Plan Boundary

The Lake Bradford Sector is an area generally bounded by the CSX railroad right-of-way to the north, Capital Circle Southwest to the west and south and the eastern boundary of Innovation Park to the east.

### Plan Priorities

The Lake Bradford Sector Plan identified five priorities for the sector:

- Protection of Lake Bradford and the chain of lakes.
- Restoration of lands affected by landfills and sand mines.
- Development of a balanced future land use pattern.
- Providing a functioning transportation system that did not degrade the environment or the quality of life.
- Focusing on crime and blighted areas.

### Status of Plan

The Lake Bradford Sector Plan was accepted by the City Commission and County Commissions in February 2005. Since the Plan adoption, the City and County has continued to monitor the chain of lakes in the sector. In 2009, the Primary Spring Protection Zone for Wakulla Springs was established in the Comprehensive Plan. Land development regulations followed to aid in the protection of the aquifer and to help restore Wakulla Springs. In 2018, Leon County begin converting septic tanks to central sewer lines to improve water quality in areas located in the Primary Spring Protection Zone. That zone includes homes in the Woodside Heights, Annawood, Belair and Northeast Lake Munson neighborhoods.

In mid-2000, work began on Capital Circle Southwest which is the western boundary of the study area. The Capital Circle Northwest-Southwest expansion project is a road improvement project which includes spaces for two new nature-based parks, the Debbie Lightsey Nature Park (in the design stage) and Broadmoor Park (completed in 2017). Additional projects scheduled for the area using Blueprint and other funding include the Orange Avenue road widening project, the Lake Bradford/Springhill Road improvements, the Lakeview Bridge improvements, and the Airport Gateway project.



## Land Use/Transportation

The subject planning area is designated with the following land use categories on the Future Land Use Map:

- Residential Preservation
- University Transition
- Educational Facilities
- Suburban
- Recreation-Open Space
- Urban Residential 2
- Government Operational

Since the approval of the Sector Plan, there have been three map amendment changes in the sector.

A portion of the northeast area of the Lake Bradford Sector is included in the Multimodal Transportation District established in 2009. This includes FSU Southwest Campus and Innovation Park. In 2017, Florida State University proposed a new roadway in this sector to connect FSU Southwest campus to the Airport Gateway Project and downtown. The new proposed road will be considered under the Blueprint 2020 Projects.

## Capital Cascade Sector Plan

*Adopted September 2005*

### Study Boundary

The Capital Cascade Sector is an area generally extending from East 6<sup>th</sup> Avenue and Magnolia Drive in the northeastern section of Tallahassee to a line due east from Crawfordville Highway at Hannon Mill Road on the south, and Munson Slough, Pottsdamer Street, Iamonia Street, and CSX Railroad on the west. The boundaries which is 99% within the City limits, was based on the watershed for the Capital Cascade Trail stormwater and greenway project that was being undertaken by Blueprint 2000. It also includes the Providence, Bonds, and Callen neighborhoods. A portion of this sector boundary is in the South Monroe Sector boundary.

### Plan Priorities

The Capital Cascade Sector Plan addresses the issues of infrastructure, urban design, community aesthetics and safety and education. A major theme in this sector planning process was the use of the Capital Cascade Trail and Greenway as an infrastructure enhancement project.

### Status of Plan

The Capital Cascade Sector Plan was accepted by the City Commission in September 2005. One of the main objectives of this Sector Plan was to coordinate the Capital Cascade Trail with other planning initiatives such as the Gaines Street Redevelopment Plan, Providence Neighborhood Plan, South Monroe Sector Plan, FAMU Master Plan, and other neighborhood-oriented planning initiatives. These coordination efforts have been successful. The most recent example of this being the inclusion of policies in FAMU's Master Plan Update to further local governments' Multimodal Transportation District goals.

Major projects that have been completed in this sector include the Franklin Boulevard Stormwater Project, Cascade Parks and Capital Cascade Crossing Trail and Bridge, and FAMU Way Extension Project Phase 1 and Phase 2. Since a portion of the South Monroe Sector is a subset of this sector, the several of the projects listed in that status update are also a part of this sector's accomplishments. Lastly, this sector will continue to see progress as additional projects are realized with the Blueprint 2020 Program.

## Land Use/Transportation

The subject planning area is designated with the following land use categories on the Future Land Use Map:

- Central Core
- University Transition
- Central Urban
- Industrial
- Government Operational
- Suburban
- Activity Center
- Residential Preservation
- Recreation-Open Space

Out of all the Sector Plans, this sector has seen the most development and land use changes. One major reason for some of the land use and map amendment changes has been the repositioning of state office building downtown for future new uses. Map 2 provides the map amendments that have occurred in the sector since the neighborhood and sector planning process commenced.

Portions of the sector are included in the Community Redevelopment Districts (Greater Frenchtown/Southside Community Redevelopment Area and the Downtown District Community Redevelopment Area) established to promote enhanced development and redevelopment in the community. Funding from the Community Development Agency (CRA) has been used to help facilitate several projects identified during the sector planning process. A major portion of the sector is also in the MMTD.

## Oak Ridge Sector Plan

*Accepted September 2005*

### Study Boundary

The Oak Ridge Sector is an area generally bounded by Capital Circle on the south and southwest; Tram Road on the north, Gaile Avenue, and line due east from Crawfordville Highway at Hannon Mill Road; Tram Court and Evans Street on the east and Munson on the west. The Oak Ridge Sector is unlike the other sector planning areas in that about 70% of the sector lies outside City limits.

### Plan Priorities

The Sector Plan identified the following priority issues:

- Sewer extension policy (need to be addressed without annexation).
- Housing (the construction of more site-built homes and less mobile homes and apartments).
- Lack of community facilities (want more city, county and state buildings on the southside).
- The application of the regulatory framework (streamline the permitting process to reduce red tape).

Secondary issues identified included:

- The need for more code enforcement.
- Transportation infrastructure (lack of paved roads, sidewalk).
- A lack of parks.
- A lack of retail opportunities.
- The need for more neighborhood organizations to work on community improvements.

Although draft recommendations were presented to the community, there was a lack of consensus within the community regarding what to do about priorities issues identified through the workshops. Due to the lack of consensus, there was no policy direction by Commissions to proceed with implementation.

### Status of Plan

The Oak Ridge Sector Plan was accepted by the Commissions in September 2005. While consensus could not be reached on what to do about priorities for the sector, changes/projects have occurred in the sector since the plan's acceptance and additional projects are scheduled for this area, including the Southside Gateway Enrichment Project for Crawfordville Road and Woodville Highway. Improvements to Crawfordville Highway began in the fall of 2018. In the spring of 2018, Leon County began converting septic tanks to central sewer lines to improve water quality in areas located in the Primary Spring Protection Zone. One of the areas to receive these improvements includes homes in Woodside Heights a neighborhood located in this sector.

## Land Use/Transportation

The subject planning area is designated with the following land use categories on the Future Land Use Map:

- Suburban
- Government Operational
- Residential Preservation
- Open Space
- Urban Residential 2
- Industrial

During the sector planning process, residents expressed a desire for a future comprehensive plan map amendment to recognize additional eligible neighborhoods as Residential Preservation on the Future Land Use Map. In 2007, the Comp Plan Reform project took properties primarily located in established neighborhoods out of the Mixed-Use Future Land Use category and put them in the Residential Preservation (RP) category. Several neighborhoods in and near the sector were impacted and added to the RP land use category including South Fork, Capital City Estates, and Crown Ridge Estates.

## West Pensacola Sector Plan

*Accepted January 2006*

### Study Boundary

The West Pensacola Sector is bounded by west Tennessee Street to the north, Appleyard Drive to the west, Stadium Drive and Lake Bradford road to the east, and the CSX railroad right-of-way to the south. The sector also lies between Florida State University (FSU), and Tallahassee Community College (TCC).

### Plan Priorities

Three priority issues were identified during the West Pensacola Sector planning process. The issues included:

- Land use
- Quality of life
- Transportation

For the land use priority issue, many of the comments received were from two general views. Resident-owners (people who resided in the sector) expressed concerns about the apartments, parking, traffic, noise, loss of families in the sector, and other impacts of high-density development and an urbanizing area and their desire for neighborhood protection. Rental-owners (people who owned rental homes or investment property in the sector) expressed a desire for all or portions of the sector to be redeveloped to permit higher density housing, retail, and other supporting uses.

For the existing single family residential areas, three options were provided for participants to consider.

Option 1 called for protecting existing single-family residential neighborhoods and returning those areas to majority homeownership. The single-family neighborhoods in the sector included Cactus Street (south of Hayward Street), Chapel Ridge, Bradford Manor, Bellevue, Palmer Monroe and White Drive.

Option 2 called for maintaining the status of these areas at the time which was rental neighborhoods. At the time of the study, all the neighborhoods were majority rental neighborhoods, except for Cactus Street neighborhood.

Option 3 call for becoming an urban community by increasing densities in the low homeownership residential areas. Through the application of design standards like areas in the Downtown, the western edge of campus could redevelop with a combination of housing types while improving the condition of the area.

Resident-owners supported Option 1 and Rental-Owners supported Option 3. Options 1 and 3 retained exclusive single-family zoning for the highest homeownership neighborhoods in the sector (approximately 40% homeownership and higher). Option 3 recommended increasing density and encouraging the redevelopment of neighborhoods below 30% homeownership. The latter option also recommended the use of design standards in conjunction with increased density. Most of the resident-

owners that participated in the sector plan lived in neighborhoods close to or above 40% homeownership. During the approval of the Plan, the City Commission discussed the strategies and recommended retaining the Residential Preservation on the neighborhoods designated as such and maintaining the existing R-1 or R-2 zoning for portions of the sector that had developed as low density residential neighborhoods but did not have the Residential Preservation protection. They also recommended that steps need to be taken to improve the quality of life and increase homeownership in the areas recommended for single family residential in the long-term. Additionally, the Commission recommended monitoring the effectiveness of the City's efforts over a time. If a continuous decline of homeownership occurs, then the land use strategy would need to be re-examined. The Plan also recommended encouraging Florida State University to increase on-campus housing, thus relieving stress on adjacent neighborhoods.

The overarching concern pertaining to the quality of life in the sector was the lack of care for the community from the students' renter. Participants identified a series of recommendations to address quality of life issues. The most important recommendation was to establish a stakeholder committee with representatives of neighborhoods, rental-owners, various departments in the City of Tallahassee and the university and colleges to work together to develop solutions to these problems. Garbage in the sector and student behaviors were two issues that the participants recommended be addressed by this committee. For the transportation priority issue, participants recommended improvements to encourage use of transit and other modes of transportation as well as gateway improvements on the main corridors in the sector.

### Status of Plan

The West Pensacola Sector Plan was accepted by the City Commission in January 2006. The City Commission established a working group to address the quality of life concerns identified in the Plan. The quality life issues largely centered around the conflicts with rental student housing in the older established single-family neighborhoods. The working group included neighborhood leaders, the universities, TCC, and staff from City's departments. The City's Neighborhood Services Division staffed the committee and implemented several projects/programs with neighborhood leaders, students and the campuses involvement.

Overall, there has been further decline in homeownership in the subject area since the Sector Plan. At the time of the study, the Chapel Drive area had homeownership around 23% and the Bellevue /Prince Murat area had homeownership around 22%. Currently, homeownership in the Chapel Drive area is at 11% and Bellevue area has about 20% homeownership, and the Prince Murat area has fallen from 22% to 3.57%. It should be noted that these neighborhoods were the closest to Florida State University main campus. The following table shows the rate of decline in homeownership in the sector since 2006.

W. Pensacola Sector Neighborhood Profiles

Neighborhoods	# of Homes	# of Renters	# of Homeowners	% of Home-Ownership	Change since 2006 Analysis
<b>Cactus Street</b>	32	17	15	46.87 %	-14.30%
<b>Elberta Empire</b>	208	138	70	33.65%	-8.26
<b>Bradford Manor</b>	185	133	52	28.10%	-8.85%
<b>Palmer Monroe (W)</b>	195	123	72	36.92	<b>+10.77</b>
<b>Palmer Monroe (E)</b>	274	242	32	11.67%	-11.8%
<b>Chapel Ridge</b>	200	179	21	11.73%	-11.3%
<b>Prince Murat Area*</b>	28	27	1	3.57%	-22.18%
<b>Bellevue Area</b>	183	145	38	20.76%	-9.33%

\*Murat Subdivision located generally along Prince and Murat Streets is contained with the larger Bellevue Area and has been counted twice in this analysis.

The following other changes that have occurred in the sector since the approval of the Plan include:

- The relocation of the Homeless Shelter to Pensacola Street.
- The addition of four (4) new dormitories on Florida State’s campus providing 1, 894 additional housing units.
- The closing of two public schools (Bellevue Middle School and Brevard Elementary School).
- The closure of the neighborhood Community Center.

Bellevue Middle School is now the home of the School for Arts & Innovative Learning (SAIL) High School and the Palmer Munroe Community Center was reopened as a “Teen Center.” The availability of the schools and the community center were factors used in determining the viability of the area for homeownership at the time of the development of the Plan.



## Land Use/Transportation

The subject planning area is designated with the following land use categories on the Future Land Use Map:

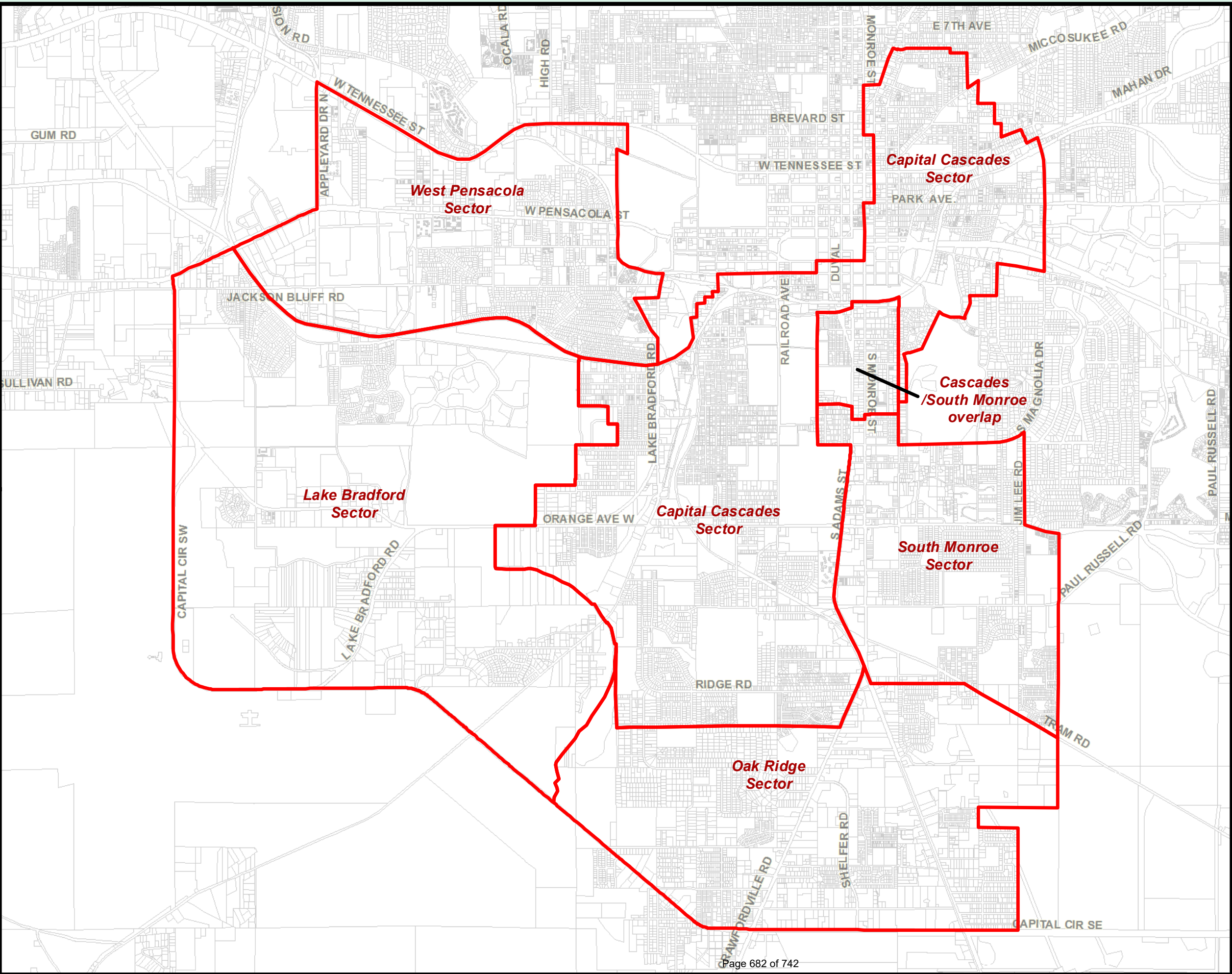
- University Transition
- Central Urban
- Residential Preservation
- Suburban
- Urban Residential 2
- Recreation-Open Space
- Government Operational

Since the acceptance of the Plan, there have been several map amendment requests to change low density residential areas to university transition on the Future Land Use Map. For the most part, these requests have been approved.

The subject planning area is also in the Multimodal Transportation District established in in 2009 to promote walking, cycling and the use of transit. Upcoming projects scheduled for the sector include the Westside Student Corridor Project to be funded under the Blueprint 2020 Program.

## Exhibit:

- A. Map of Southern Strategy Sectors



# Southern Strategy Sectors



**Tallahassee-Leon County Comprehensive Plan  
Draft Land Use and Mobility Element Goals and Objectives  
February 18, 2019**

**Draft Goal 1 [LM] – Places Where People Want to Live, Learn, Work, and Play:**

Our community will maintain and build places where people want to live, work and play to:

- Provide diverse and expanded lifestyle options.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient and financially feasible development patterns.
- Maintain distinct development patterns between urban, sub-urban, and rural areas.
- Plan for reduction of urban sprawl while focusing on revitalization efforts to mitigate sprawl.
- Prioritize financial viability/sustainability through savings in lower infrastructure costs.
- Benefit from viable and sustainable growth.
- Protect agricultural and forestry uses.
- Preserve natural resource-based activities, ecosystem functions and services, hazard protections, cultural resources, and scenic landscapes
- Promote development practices to support:
  - Neighborhoods that reflect the diverse population and uses in the community
  - Communities designed for pedestrians, transit, bikes and cars.
  - Places designed and built to be inclusive and accessible.
  - Urban areas framed by locally or regionally derived architecture and landscape design that celebrate local history, climate, and ecology.

**Objective 1.1 – Growth and Population Accommodation:**

Tallahassee and Leon County will accommodate our population growth in a responsible manner. To support the population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forest and agricultural lands from unwarranted and premature conversion to urban land uses. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.

*Policies will include strategies such as Urban Services Area and planning period timeframes.*

**Objective 1.2 – Community Context:**

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas may include existing development patterns, future development patterns based on land use and zoning, natural features, and other physical factors. The context areas shall be used as the basis for planning and design in the City of Tallahassee and Leon County.

*Policies will include strategies such as the Future Land Use Map and a transportation corridors map.*

**Objective 1.3 – Efficient and Financially Feasible Development:**

Promote efficient and financially feasible development patterns that maintain distinct natural, rural, sub-urban, and urban areas.

*Policies will include strategies such as densities and intensities.*

**Objective 1.4 – Fiscally Responsible Growth:**

Promote growth and development in the community that utilizes existing infrastructure. Growth and development in the community that requires new public facilities will recover the cost of providing and maintaining these facilities by generating increased taxable value, increasing sales taxes, and/or creating new jobs.

*Policies will include strategies such as infill and redevelopment and corridor preservation.*

**Objective 1.5 – Preservation of Rural Areas:**

Preserve rural areas of the community and prevent the conversion of rural lands into low density, single use districts. Protect agricultural and silvicultural uses, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes.

*Policies will include strategies such as the Rural land use category.*

**Objective 1.6 – Disconnected Development:**

Leverage transportation connectivity and urban design principles to mitigate the impacts of automobile-oriented, single-use development. Strategies to mitigate these impacts shall focus on reducing environmental impacts and improving mobility, especially for people walking, people riding bikes, and people using transit.

*Policies will include strategies such the Rural land use category.*

**Objective 1.7 – Urban Design:**

Incorporate urban design standards and design guidelines that serve as predictable guides for change into the Land Development Regulations for the City of Tallahassee and Leon County.

*Policies will include strategies such as Crime Prevention Through Environmental Design (CPTED).*

**Objective 1.8 – Public Infrastructure:**

Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and wellbeing efficiently, effectively, and equitably.

*Policies will include strategies such as school siting.*

**Objective 1.9 – Southside Investment Strategy:**

Encourage quality land development and redevelopment, retain and increase employment opportunities, and attain an income mix in the southern part of Tallahassee’s urban area comparable to the remainder of the County’s urbanized area.

*Policies will include strategies such infrastructure investments in the Southside.*

**Objective 1.10 – Southeast Sector:**

***[Objective being revised in coordination with Land Use Division]***

In keeping with the City’s and County’s commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan’s Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area

**Objective 1.11 – Welaunee Critical Area Plan:**

Develop the Welaunee Critical Planning Area with a mixture of land uses that includes predominantly walkable neighborhoods, mixed-use districts, major employment centers, a diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

**Objective 1.12 – Welaunee Critical Planning Area Land Uses:**

Develop the Welaunee Critical Planning Area with an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. Create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout.

**Objective 1.13 – Welaunee Critical Planning Area Transportation Standards:**

Design the transportation systems in the Welaunee Critical Planning Area to capture internal trips, promote alternatives to single-occupancy vehicle travel, and support a mixed-use development pattern. Design the transportation network to support and enhance livable community concepts while meeting level of service standards. Create communities and supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Create region-serving roads and infrastructure incorporating and consistent with the Northeast Gateway project.

**Objective 1.14 – Welaunee Critical Planning Area Public Facilities:**

Provide public facilities that serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. Provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding. Provide infrastructure consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement).

**Objective 1.15 – Welaunee Critical Planning Area Design Standards:**

Develop the Welaunee Critical Planning Area through a series of PUD Concept Plans that shall incorporate design standards that will insure mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use 1.12 and 1.13, PUD Concept Plans shall be consistent with the general design standards in this comprehensive plan.

**Objective 1.16 – Welaunee Critical Planning Area Toe Development:**

Continue to develop the Welaunee Toe as a mixed-use community that provides employment opportunities, protects natural resources in an urbanized setting and emphasizes pedestrian mobility and transportation alternatives.

**Objective 1.17 – Welaunee Critical Planning Area Heel Development:**

Develop the Welaunee Heel as new mixed-use community that provides employment opportunities, protects natural resources in an urbanized setting and emphasizes pedestrian mobility and transportation alternatives.

**Objective 1.18 – Welaunee Arch Master Plan:**

Develop the Welaunee Arch as new mixed-use community with a region-serving mixed-use activity center, residential areas with a strong sense of place and a range of housing choices, transportation choices with linkage to commercial services and jobs, and planned recreation and open space. Develop the Welaunee Arch area in a manner that integrates with the Welaunee Critical Planning Area Heel and Toe, incorporates and is consistent with the Northeast Gateway project, and transitions to the rural lands beyond the Welaunee Arch.

**Objective 1.19 – Land Development Regulations:**

Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

## **Draft Goal 2 [LM] -A Healthy Community:**

Our community will maintain a healthy environment comprised of neighborhoods, activity centers, places of employment, and natural areas designed and built to be lively, inclusive, safe, and sustainable.

To maintain a healthy environment our community will protect and improve the quality of its: air, potable water, soils, forests, natural water bodies and waterways while also protecting habitats for native plants and animals. Valuable or irreplaceable natural resources will be conserved. All residents and visitors to our community will have access to vitally important open spaces. To achieve this goal, our community will:

- Identify natural resources that contribute to human well-being.
- Prioritize the preservation of natural areas (including conservation and preservation areas, environmentally sensitive features and water resources) when making land use and transportation decisions.
- Provide access and opportunities for active and passive recreation, open spaces, greenways and parks.
- Coordinate with neighboring local governments, and regional, state, and federal agencies to cooperatively manage natural resources extending beyond jurisdictional boundaries.

The planning for healthy neighborhoods, activity centers, places of employment, and natural areas will treat all citizens equitably and provide opportunities for citizen involvement while recognizing the importance of private property rights. Planning and development of a healthy community will address the importance of school siting, community context and access to:

- Employment
- Parks and recreational opportunities
- Transportation options
- Health services and healthy food options
- Schools and educational opportunities

**Objective 2.1 – Identification of Natural Resources and Geographic Features:**

Identify natural resources that contribute to human well-being and community character and other features that could impact human health.

**Objective 2.2 – Restoration of Habitats and Sensitive Lands:**

Restore, connect, and protect natural habitats and sensitive lands.

**Objective 2.3 – Prioritization of Natural Areas:**

Prioritize the preservation of natural areas (including conservation areas, environmentally sensitive features and water resources) when making decisions regarding land use, transportation, and infrastructure extension.

**Objective 2.4 – Preservation of Natural Areas:**

Preserve natural areas, including conservation areas, environmentally sensitive features, and water resources.

**Objective 2.5 – Access and Opportunities for Parks and Recreation:**

Provide equitable public access and opportunities for active and passive recreation, open spaces, greenways, and parks.

**Objective 2.6 – Urban Forests:**

Based on best available data, ensure proper urban forest management. Urban forest management shall include preservation of significant trees, planting of new trees, removal of unhealthy trees or trees in unsuitable locations for that species, maintenance of existing trees, and minimization of infrastructure conflicts.

**Objective 2.7 – Green infrastructure:**

Implement green infrastructure strategies as a cost-effective, resilient approach to reduce and treat stormwater at its source while delivering environmental, social, and economic benefits.

**Objective 2.8 – Climate Adaptation and Community Resilience:**

[Objective being developed based on current efforts and initiatives by the City and County]

Address Community Resilience based on current efforts by the City and County.

**Objective 2.9 – Intergovernmental Coordination:**

Effectively address and manage natural resources that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional levels by coordinate with neighboring jurisdictions.

**Objective 2.10 – Recognizable places:**

Foster and protect distinctive, attractive places that are recognizable and important to the community.

**Objective 2.11 – Safety:**

Improve the safety of the public realm by incorporating urban design principles in land development regulations and designing and operating streets for users of all ages and abilities.

**Objective 2.12 – Connectivity and Access Management:**

Reduce vehicle trip demand, increase access and safety for bicyclists and pedestrians, and preserve the integrity of the transportation system with effective connectivity and access management programs.



**Objective 2.13 – Land Use and Transportation Coordination:**

Coordinate transportation and land use systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility. Coordinate land use and transportation to improve access to recreational opportunities, active transportation, healthy food options, and health services, while ensuring safe neighborhoods, and the meaningful involvement of all people in regards to creation and enforcement of environmental laws.

**Objective 2.14 – Multimodal Transportation District (MMTD):**

[Waiting on outcome of AMFSS and MMTD Evaluation]

Facilitate the use of multiple modes of transportation and urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile use and vehicle miles travelled.

**Objective 2.15 – Downtown:**

Promote revitalization, reinvestment, and redevelopment characterized by pedestrian-friendly site design with a mix of land uses that are designed to achieve compatibility.

**Objective 2.16 – Bradfordville:**

Define types and levels of development, establish timing and sequencing for development, define and prioritize necessary capital improvements, provide effective stormwater and water quality management, and preserve the rural qualities of the Bradfordville Study Area.

**Objective 2.17 – Equitable Distribution of Land Uses:**

Provide for the geographic distribution of land uses in a manner that meets the needs of a growing and diverse population while ensuring that the benefits and burdens of different land uses are shared across the community equitably.

**Objective 2.18 – Lean Urbanism**

Reduce barriers that disproportionately burden small-scale developers, entrepreneurs, and builders, such as application requirements, costs, and complexities to promote incremental infill development and economic growth in Urban areas.

### **Draft Goal 3 [LM] – A Robust Economy:**

Our community will foster a robust economy by enhancing the ability to:

- Increase access to employment opportunities by locating jobs proximate to the homes of people that can provide critical talent in skilled trades.
- Reduce barriers to starting and growing businesses.
- Retain and create new enhanced employment opportunities that emphasize Tallahassee-Leon County's target industries.

Land use and transportation strategies will support a robust economy through:

- Innovation districts and the clustering of mutually beneficial businesses.
- Connections to educational and training facilities.
- Access to roadways, rail, transit, and aviation systems.
- The appropriate location of manufacturing and distribution facilities.

Our community will strive to facilitate the development, attraction, and cultivation of innovative businesses to foster a robust, financially sustainable economy. Associated job creation will help position the economy for sustained, directed growth, raising the quality and standard of living for the citizens of Tallahassee-Leon County.

**Objective 3.1 – Economic Health:**

Initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and to continue providing jobs and incomes to support the community.

**Objective 3.2 – Innovation, Industry, and Manufacturing:**

Provide land uses in sufficient quantities and in appropriate locations that allow for entrepreneurship and job creation through technology, industry, manufacturing, and similar activities.

**Objective 3.3 – Fiscal Sustainability:**

Provide a balanced land use mix for fiscal sustainability and economic robustness.

**Objective 3.4 – Airport Access:**

Provide access to the Tallahassee International Airport to ensure the movement of people and commerce while maintaining the safety and security of the airport.

**Objective 3.5 – Freight and Cargo:**

Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo.

**Objective 3.6 – Post-Disaster Recovery:**

[Waiting on Resiliency Plan; also could bring in local mitigation strategies]

Plan for post-disaster economic recovery to help resume economic activities following damage or destruction by a natural or human-made disaster.

## **Draft Goal 4 [LM] –Housing Options for Our Diverse Population:**

Our community will strive for a broad range of housing types and price levels for people of diverse ages, races, and incomes to:

- Expand affordable housing opportunities and options for people with varying income levels.
- Promote housing options that accommodate an increased population supported by transit or on-demand transportation and non-motorized forms of transportation.
- Support the following principles that offer greater flexibility for people in different stages of life and with different abilities:
  - Accessible outdoor spaces and buildings that can be used and enjoyed by people of all ages.
  - Transportation options that provide non-vehicular drivers with rides to and from healthcare facilities.
  - Housing designed or modified to accommodate aging in place.
  - The availability of accessible, affordable, educational and engaging social activities.
  - Places for intergenerational activities where both young and old can learn from one another to honor what each has to offer.
  - Opportunities for the elderly to work for pay, volunteer their skills and be actively engaged in community life.
  - Public spaces that support interaction and the spread of information through a variety of means.
  - Accessible and affordable health and community services.

While working toward greater housing diversity, our community will protect the character of existing, viable residential areas through neighborhood design and building types.

**Objective 4.1 – Strong Neighborhoods:**

Provide greater housing diversity, while protecting the character of existing, viable residential areas.

**Objective 4.2 – Missing middle housing:**

Allow and encourage diverse housing options along a spectrum of affordability in residential areas to support walkable communities, locally-serving retail, and public transportation options and to provide a solution to the mismatch between the available housing stock and shifting demographics and growing demand for walkability.

**Objective 4.3 – Transit Oriented Development (TOD):**

[Waiting on outcome of AMFSS]

Encourage compact, mixed-use communities near transit where people can enjoy easy access to jobs and services.

**Objective 4.4 – Transit Adjacent Development (TAD):**

[Waiting on outcome of AMFSS]

Encourage connectivity between transit facilities and developments in the vicinity of transit facilities.

**Objective 4.5 – Trail Oriented Development (TrOD):**

[Waiting on outcome of AMFSS]

Encourage compact, mixed-use communities near transit where people can enjoy easy access to jobs and services.

**Objective 4.6 – Affordability:**

Expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

**Objective 4.7 – Family Heir Subdivisions:**

Provide a hardship provision by which owners of property outside of the Urban Boundary who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

## **Draft Goal 5 [LM] – A Balanced Transportation Network:**

Our community will have a balanced and viable transportation network with location-appropriate options so pedestrians, bicyclists, motorists and public transportation users of all ages/abilities can travel safely and conveniently throughout the community.

The transportation network shall:

- Include streets, sidewalks, bicycle facilities, shared use paths, trails, airport facilities, transit, and on-demand options.
- Account for land use context, right-of-way constraints, as well as the short-term and long-term costs of transportation infrastructure.
- Incorporate emerging technologies.
- Provide safe routes to schools and options for the transportation disadvantaged and vulnerable road users.
- Distribute the benefits and burdens of transportation projects equitably.
- Maintain adopted quality of service measures.

Our community will coordinate with neighboring local governments and regional, state, and federal agencies to cooperatively plan and manage a balanced transportation network. This coordination will help maximize funding and development opportunities.

**Objective 5.1 – Context Based Mobility:**

Plan, design, and build the transportation system to reflect the physical setting in which the specific transportation facilities are located.

**Objective 5.2 – Complete Streets:**

Design and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

**Objective 5.3 – Bicycle Facilities:**

Develop a network of bicycle facilities that provides safe, comfortable, and direct connections throughout the community.

**Objective 5.4 – Pedestrian Facilities:**

Improve walkability by designing and providing facilities that create an environment where walking is useful, safe, comfortable, and aesthetically interesting.

**Objective 5.5 – Transportation Demand Management:**

Leverage transportation demand management strategies to promote efficient modes of travel and to spread the travel demand across more hours of the day.

**Objective 5.6 – Transportation for the disadvantaged:**

Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk.

**Objective 5.7 – Transit:**

Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation.

**Objective 5.8 – Aviation:**

Provide airport facilities to meet the demand for Commercial Service, cargo, military, and General Aviation services and to enhance aviation and airport development opportunities, with sensitivity to protecting existing residential and natural resources adjacent to the airport.

**Objective 5.9 – Intergovernmental Coordination:**

Effectively address and manage transportation systems that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional levels by coordinate with neighboring jurisdictions.

**Objective 5.10 – Network Connectivity Improvement:**

Effectively improve balance, connectivity, and capacity of the multimodal transportation network.

<u>Proposed Goals and Objectives</u>	<u>Origin from Current Goals, Objectives, and Policies, and Public Engagement</u>
<b>Goal 1: Places Where People Want to Live, Learn, Work, and Play</b>	
Objective 1.1 – Growth and Population Accommodation	Land Use Objectives 1.1, 1.2 and Policies
Objective 1.2 – Community Context	Land Use Objectives 1.1, 1.2, 2.2 and Policies
Objective 1.3 – Efficient and Financially Feasible Development	Land Use Objectives 1.1, 1.2, 2.1, 2.2, and Policies
Objective 1.4 – Fiscally Responsible Growth	Public Engagement on Land Use and Mobility Goals
Objective 1.5 – Preservation of Rural Areas	Land Use Objectives 2.2 and 3.4;
Objective 1.6 – Disconnected Development	Public Engagement on Land Use and Mobility Goals
Objective 1.7 – Urban Design	Public Engagement on Land Use and Mobility Goals
Objective 1.8 – Public Infrastructure	Land Use Objective 5.1 and 5.2
Objective 1.9 – Southside Investment Strategy	Land Use Goal 11
Objective 1.10 – Southeast Sector	Land Use Objective 10.1
Objective 1.11 – Welaunee Critical Area Plan	Land Use Goal 13
Objective 1.12 – Welaunee Critical Planning Area Land Uses	Land Use Goal 13
Objective 1.13 – Welaunee Critical Planning Area Transportation Standards	Land Use Goal 13
Objective 1.14 – Welaunee Critical Planning Area Public Facilities	Land Use Goal 13
Objective 1.15 – Welaunee Critical Planning Area Design Standards	Land Use Goal 13
Objective 1.16 – Welaunee Critical Planning Area Toe Development	Land Use Goal 13
Objective 1.17 – Welaunee Critical Planning Area Heel Development	Land Use Goal 13
Objective 1.18 – Welaunee Arch Master Plan	Land Use Goal 13
Objective 1.19 – Land Development Regulations	Land Use Objective 1.4
<b>Goal 2: A Healthy Community</b>	
Objective 2.1 – Identification of Natural Resources and Geographic Features	Public Engagement on Land Use and Mobility Goals
Objective 2.2 – Restoration of Habitats and Sensitive Lands	Public Engagement on Land Use and Mobility Goals
Objective 2.3 – Prioritization of Natural Areas	Vision Statement; Land Use Goal 1; Public Engagement on Land Use and Mobility Goals
Objective 2.4 – Preservation of Natural Areas	Vision Statement; Land Use Goal 1; Public Engagement on Land Use and Mobility Goals
Objective 2.5 – Access and Opportunities for Parks and Recreation	Land Use Policy 2.2.14; Mobility Policy 1.1.4; Public Engagement on Land Use and Mobility Goals
Objective 2.6 – Urban Forests	Public Engagement on Land Use and Mobility Goals; Urban Forest Master Plan and Canopy Roads Management Plan
Objective 2.7 – Green infrastructure	Public Engagement on Land Use and Mobility Goals
Objective 2.8 – Climate Adaptation and Community Resilience	Public Engagement on Land Use and Mobility Goals; City of Tallahassee Resiliency Plan (In Development); Resiliency efforts of Leon County.
Objective 2.9 – Intergovernmental Coordination	Requirements for Intergovernmental Coord. Exist Throughout Comp. Plan
Objective 2.10 – Recognizable places	Public Engagement on Land Use and Mobility Goals
Objective 2.11 – Safety	Multiple Objectives in both the Land Use and Mobility Elements; Public Engagement on Land Use and Mobility Goals
Objective 2.12 – Connectivity and Access Management	Mobility Objective 1.4
Objective 2.13 – Land Use and Transportation Coordination	Mobility Objective 1.1
Objective 2.14 – Multimodal Transportation District (MMTD)	Mobility Objective 1.1 and its policies
Objective 2.15 – Downtown	Land Use Objective 9.1, Mobility Policy 1.1.3; Public Engagement on Land Use and Mobility Goals
Objective 2.16 – Bradfordville	Land Use Objective 1.7 and 3.3
Objective 2.17 – Equitable Distribution of Land Uses	Public Engagement on Land Use and Mobility Goals
Objective 2.18 – Lean Urbanism	Public Engagement on Land Use and Mobility Goals
<b>Goal 3: A Robust Economy</b>	
Objective 3.1 – Economic Health	Land Use Objectives 3.1 and 3.2
Objective 3.2 – Innovation, Industry, and Manufacturing	Land Use Policies 2.2.27 and 2.2.28
Objective 3.3 – Fiscal Sustainability	Numerous FLUC Allow/Promote a Mix of Uses
Objective 3.4 – Airport Access	Mobility Objective 3.2; Consultation with TLH Int'l Airport Staff
Objective 3.5 – Freight and Cargo	Mobility Goal 3; Consultation with TLH Int'l Airport Staff
Objective 3.6 – Post-Disaster Recovery	City of Tallahassee Resiliency Plan (In Development)
<b>Goal 4: Housing Options for Our Diverse Population</b>	
Objective 4.1 – Strong Neighborhoods	Land Use Policies 2.2.3, 2.2.6, 2.2.23; Public Engagement on Land Use and Mobility Goals
Objective 4.2 – Missing middle housing	Public Engagement on Land Use and Mobility Goals
Objective 4.3 – Transit Oriented Development (TOD)	Public Engagement on Land Use and Mobility Goals
Objective 4.4 – Transit Adjacent Development (TAD)	Public Engagement on Land Use and Mobility Goals
Objective 4.5 – Trail Oriented Development (TrOD)	Public Engagement on Land Use and Mobility Goals
Objective 4.6 – Affordability	Land Use Policy 2.1.14; Public Engagement on Land Use and Mobility Goals
Objective 4.7 – Family Heir Subdivisions	Land Use Policy 2.1.9 (County)
<b>Goal 5: A Balanced Transportation Network</b>	
Objective 5.1 – Context Based Mobility	Mobility Policy 1.4.2; Public Engagement on Land Use and Mobility Goals
Objective 5.2 – Complete Streets	Mobility Objective 1.2
Objective 5.3 – Bicycle Facilities	Public Engagement on Land Use and Mobility Goals
Objective 5.4 – Pedestrian Facilities	Public Engagement on Land Use and Mobility Goals
Objective 5.5 – Transportation Demand Management	Mobility Objective 1.3; Public Engagement on Land Use and Mobility Goals
Objective 5.6 – Transportation for the disadvantaged	Land Use Objective 2.5
Objective 5.7 – Transit	Mobility Goal 2, Objectives, and Policies; Public Engagement on Land Use and Mobility Goals
Objective 5.8 – Aviation	Mobility Goal 3; TLH Int'l Airport Staff
Objective 5.9 – Intergovernmental Coordination	Requirements for Intergovernmental Coord. Exist Throughout Comp. Plan
Objective 5.10 – Network Connectivity Improvement	Mobility Objective 1.4 and Policies



**Leon County  
Board of County Commissioners**

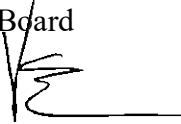
**Notes for Agenda Item #24**

# Leon County Board of County Commissioners

## Agenda Item #24

March 12, 2019

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

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

**Title:** First and Only Public Hearing to Consider a Second Amendment to the Southwood Integrated Development Order

<b>Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director of Development Support and Environmental Management
<b>Lead Staff/ Project Team:</b>	Ryan Culpepper, Director, Development Services Ryan Guffey, Concurrency Mgt. Planner, Development Services

### **Statement of Issue:**

This item seeks approval of a proposed second amendment to the Southwood Integrated Development Order to allow an approximately 82,000 square foot expansion to the Florida State University School. The increased square footage will create additional classroom space, an athletic field house, and harden the gymnasium/cafeteria to better serve as a hurricane evacuation shelter. In order to mitigate the proposed expansion at the School, the applicant plans to reduce the amount of industrial square footage in the Southwood Development of Regional Impact by approximately 98,000, which is equivalent to the increased traffic from the school addition. The proposed second amendment to the integrated Development Order requires the approval of both the City and County Commissions.

### **Fiscal Impact:**

This item has no fiscal impact.

### **Staff Recommendation:**

Option #1: Conduct the first and only Public Hearing and approve the second amendment to the Southwood Development of Regional Impact Integrated Development Order (Attachment #1).

## **Report and Discussion**

### **Background:**

On February 14, 2019, Carlton Fields Jordan Burt, P.A., on behalf of Florida State University School (FSUS) and the St. Joe Company, submitted an application to amend the Southwood Development of Regional Impact (Attachment #2). County and City approval is required to amend the Southwood integrated Development Order as requested by the applicant.

Southwood is a 3,222-acre mixed-use development located in the southeast area of the City of Tallahassee and Leon County. Due to the size and scope of the Southwood development, it is a Development of Regional Impact (DRI), pursuant to Florida Statutes Chapter 380. The DRI Development Order (DO) for Southwood was adopted by the City and County in 1999. The DO defines the plan of development of the Southwood DRI and requires the developer to fund a number of associated infrastructure improvements. The entirety of the site is zoned Planned Unit Development (PUD). The adopted PUD zoning district implements the specific requirements of the DRI DO and establishes the development standards for the project.

In 2018, Chapter 380.06, Florida Statutes, was amended to eliminate the DRI review process. Amendments to DRI's are no longer reviewed by the State of Florida or the Apalachee Regional Planning Council (ARPC). Amendments to DRI's are strictly within the purview of the local governments in which a DRI is located.

The proposed amendment is the Second Amendment to the Southwood Integrated Development Order. The first amendment was for the Independence Landing Project to serve adults with cognitive and developmental disabilities and was approved by the Board on October 23, 2018. If approved, the Second Amendment will also address the following Recommendations and Finding from the Hurricane Michael After-Action Report:

- Finding #29: Upcoming renovations programmed for Florida State University School will expand and enhance the space that can be utilized to support the special needs shelter during future emergencies.
  - Recommendation 29.1: At the request of Florida High School, engage special needs shelter stakeholders to review the construction plans for upcoming renovations to plan for the best use of the facility once complete.
  - Recommendation 29.2: Identify a backup special needs shelter location in the event that Florida High School is unavailable or reaches capacity during future incidents.

### **Analysis:**

The FSUS is seeking approval to expand by approximately 82,000 gross square feet. If approved, the proposed expansion would allow FSUS to construct the Science, Technology, Engineering, Art, Mathematics and Media Production (STEAM) building to house a 750 seat auditorium and additional classroom space, construct an athletic field house, and harden the existing gymnasium/cafeteria to better serve as a special needs shelter during a hurricane. The proposed

project, if approved, would increase the maximum capacity of the school by 500 students. The school is located entirely within the jurisdiction of the City of Tallahassee. The existing DO would not allow the school addition due to the size, which has a maximum of 234,000 gross square feet devoted to FSUS within the MUEI-2 designation of the DRI, of which 193,399 has been utilized. The remaining capacity within that designation is 40,601 square feet. The proposed amendment to the Southwood Integrated DRI DO would increase the maximum square footage to 316,000.

The property owner is seeking a DRI amendment to specifically modify Exhibit B-1 of the DO to increase the allocation of educational/institutional square footage within the table and reduce the corresponding amount of industrial use, based on the number of trips generated. Kimley-Horn and Associates submitted a revised trip equivalency table, which indicates that the increased school square footage is equivalent to approximately 98,000 square feet of Research and Development land use (Attachment #2, page 5). The second amendment to the DO (Attachment #1), if approved, would remove that amount of square footage allocated within the MUI-1, MUI-2, and MUI-3 portions of the master development plan.

The highlights of the proposed amendment are:

- Amend Exhibit B-1 of the DO to increase the educational/facilities square footage to 316,000 square feet; and
- Decrease the allowable amount of industrial square footage within Phase 2a of the Southwood DRI Integrated DO to 2,630,381.

Section 10-6.697 of the Leon County Land Development Code required the proposed Amendment to the Southwood Integrated DO to undergo a consistency review by the Planning Commission. The amendment was found consistent with the Comprehensive Plan by the Planning Commission at their February 5, 2019 Public Hearing. In addition, the City of Tallahassee will hold a Public Hearing on the proposed amendment, which is tentatively scheduled for March 27, 2019.

If the proposed change to the DO is approved, the City's Growth Management Department can finalize the proposed PUD amendment to the Southwood Concept Plan, which is currently in process. The applicant will be required to apply for a final site and development plan for the school expansion if both the proposed amendment to the DRI DO and the PUD amendment are approved.

Public Notification:

Notice of the Public Hearing on the proposed amendment was advertised consistent with all legal requirements (Attachment #3).

**Options:**

1. Conduct the first and only Public Hearing and approve the second amendment to the Southwood Development of Regional Impact Integrated Development Order (Attachment #1).
2. Conduct the first and only Public Hearing and do not approve the second amendment to the Southwood Development of Regional Impact Integrated Development Order.
3. Board direction.

**Recommendation:**

Option #1

**Attachments:**

1. Proposed 2<sup>nd</sup> Amendment to Southwood DRI Integrated Development Order
2. Application to amend Southwood DRI Development Order
3. Legal Ad

SECOND AMENDMENT TO THE INTEGRATED DEVELOPMENT ORDER  
FOR THE SOUTHWOOD DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, the Southwood Development of Regional Impact (DRI) is a mixed-use development on approximately 3,322 acres located in the City of Tallahassee and in unincorporated Leon County, Florida; and

WHEREAS, the original development order for the Southwood DRI was issued in 1999; and

WHEREAS, the original development order was amended by the Integrated Development Order, 1999-2017 (the "Integrated Development Order"), approved by the Tallahassee City Commission on October 25, 2017 and the Leon County Board of County Commissioners on November 14, 2017; and

WHEREAS, the first amendment to the Integrated Development Order was approved by the Tallahassee City Commission on October 17, 2018 and the Leon County Board of County Commissioners on October 23, 2018 which approved the Independence Landing project; and

WHEREAS, the St. Joe Company and the Florida State University School (FSUS) on December 11, 2018 submitted a joint application to amend the Integrated Development Order (the "Amendment") to convert 98,000 square feet of industrial development to 82,000 square feet of education space for FSUS and to amend Exhibit B-1 and Exhibit F of the DRI Development Order to reflect this conversion; and

WHEREAS, the conversion of 98,000 GSF of industrial use to 82,000 GSF of education/institutional use for the FSUS expansion is reflected in the amended development entitlements shown herein; and

WHEREAS, the Leon County Board of County Commissioners held a public hearing on March 12, 2019, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and the land development regulations; and

WHEREAS, the Tallahassee City Commission held a public hearing on March 27, 2019, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and land development regulations.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA AND THE LEON COUNTY, BOARD OF COUNTY COMMISSIONERS:

Section 1. Section 2.E. to the Integrated Development Order is amended to read as follows:

E. The Southwood DRI shall consist of 3,322 acres as follows:

[1. and 2. no changes]

3. 2,630,381 GSF of industrial uses;

[4. no change]

5. 485,000 GSF of educational/institutional uses; and

[6. no change]

Section 2. Section 3.A.14.k to the Integrated Development Order is amended to read as follows:

Development of the Florida State University Developmental Research Charter School on MUEI 2 shall not exceed 316,200 GSF. Development of John Paul II Catholic High School on MUEI 3 shall not exceed 79,000 GSF. Development of the K-8 public school on MUEI 3 shall not exceed 90,000 GSF. Ancillary athletic fields may be developed on both sides.

Section 3. Exhibit B-1 to the Integrated Development Order is deleted and replaced with amended Exhibit B-1, attached hereto.

Section 4. Exhibit F to the Integrated Development Order is deleted and replaced with amended Exhibit F, attached hereto.

Section 5. Except as amended herein, the terms and provisions of the Integrated Development Order, as amended, shall remain in full force and effect.

Section 6. This Amendment shall take effect upon approval by the Tallahassee City Commission and the Leon County Board of County Commissioners.

DULY PASSED AND APPROVED by the Leon County, Florida, Board of County Commissioners this DATE day of March 12, 2019.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTESTED BY:

By: \_\_\_\_\_  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida

APPROVED AS TO FORM:  
Leon County Attorney's Office

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



Passed and Approved by the City of Tallahassee City Commission on March 27, 2019.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John Dailey  
Mayor

ATTESTED BY:

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

APPROVED AS TO FORM:  
Tallahassee City Attorney's Office

By: \_\_\_\_\_  
Cassandra K. Jackson, Esq.  
City Attorney

EXHIBIT B-1  
SOUTHWOOD DRI DEVELOPMENT PROGRAM

DRI LAND USES	Phase 1 (1999-2010)		Phase 2a (2005-2027)		Phase 2b (2020-2027)		PROJECT TOTAL	
	Acres	BU/GSF	Acres	BU/GSF	Acres	BU/GSF	Acres	BU/GSF
Residential 1)								
Single Family	455	1,048 DU	489	1,026 DU			944	2,074 DU
Multi-Family	96	777 DU	294	2,319 DU			390	3,096 DU
SUBTOTAL	551	1,825 DU	783	3,345 DU			1,334	5,170 DU
Commercial (Wholesale, Retail & Service) (2)	149	287,000 GSF	191	500,000 GSF	197	12,502 GFS	537	799,502 GSF
Office (2)	130	500,000 GSF	191	150,000 gfs	197	1,544,117 GSF	508	2,194,117 GSF
Hotel (2)			191	170 rooms	197		388	170
Industrial			55	<del>402,000</del> 500,000 GFS	138	2,328,381 GSF	193	<del>2,630</del> 728,381 GSF
Educational/Institutional								
Educational Institutional (3)	148	230,000 GFS		<del>255,000</del> 173,000 GFS	29		177	<del>485</del> 03,000 GSF
SUBTOTAL		230,000 GFS						<del>485</del> 03,000 GFS
Recreation & Open Space								
Central Park (4)	125						125	
Community Park (5)	195						195	
North Park			36				36	
Golf Course/Clubhouse	214						214	
Other Open Space & Buffers (6)	772		25				797	
SUBTOTAL	1306		61				1,367	
TOTALS (7)	2,125		1,003		194		3,322	

Notes:

1. Single family and multi-family residential acreages include 59 acres of Town Center. The remaining 32 acres of Town Center is included in both the Commercial and Office category.
2. Acreage identified for Office and Commercial in the original development order did not reflect the land necessary to support Office or Commercial. The mixed-use pods were always intended to be the location for Office and Commercial uses. In addition, 17,000 GSF of Commercial may be located at the Historic House overlay as a sales center.
3. Up to 31,000\_GSF of Phase 1 Commercial may be converted into Phase 1 Institutional to be located in all pods except areas designated for Recreation and Open Space at a rate of 203 GSF Institutional for 100 GSF Commercial. Any conversion of Commercial to Institutional must be reported in the next required Annual Report.
4. Central Park includes 22 acres of active recreation uses and 103 acres of passive recreation/open space uses. Refer to ADA Figure 26.1.
5. Community Park includes 42 acres of active recreation uses and 153 acres of passive recreation/open space/conservation uses. Refer to ADA Figure 26.2.
6. Other Open Space and Buffers includes open space corridors throughout the project (see ADA Figure 26.1) as well as the 86 acre stormwater management facility site south of Tram Road.
7. Commercial, Office, Hotel and Industrial Acreages may include the same pods in multiple categories to reflect the wide range of allowable uses within various land uses. Refer to exhibit B-2 for specific pod acreages.

**EXHIBIT F**

**SouthWood Phase 2a - Cumulative Trip generation Summary**

Land Use	Pod Code	Units/Square Feet	Total Trips	5% TDM Trips	Enter Trips	Exit Trips
Single-Family Housing	LSF	491 units	545	518	326	192
Single-Family Housing	LDR	1,585 units	1,675	1,591	1,002	589
Multi-Family Housing	MDR	2,694 units	1,672	1,588	1,032	556
Office	MUOC/TC	650,000 gsf	1,043	991	168	823
Retail/Commercial	MUOC/TC	770,000 gsf	3,999	3,800	1,824	1,976
Southwood House	HHO	17,000 gsf	25	23	10	13
Catholic School	MUEI-3	79,000 gsf	149	141	52	89
FSU High School	MUEI-2	234,000 gsf	606	576	357	219
Public K-8 School	MUEI-3	90,000 gsf	72	68	31	37
Research & Development	MUI	500,000 gsf	502	477	72	405
Hotel	MUOC/TC/HHO	170 rooms	90	85	42	43
Community Center		12,800 gsf	22	21	7	14
Central Park		123 acres	5	5	2	3
Community Park		215 acres	13	12	5	7
Golf Course		18 holes	49	47	21	26
<b>TOTAL</b>			<b>10,468</b>	<b>9,943</b>	<b>4,953</b>	<b>4,990</b>

**TRIP GENERATION ASSUMPTIONS**

Land Use and Trip Assumptions based on ITE Trip Generation Manual, 7<sup>th</sup> Edition with the exception of the schools, which are based on local survey data. The Trip Rate applied to each land use is derived from ITE trip equations (if available) or average trip rates. The office uses may include typical accessory uses as provided for in the MUOC and TC zoning districts of the Southwood PUD. Trips reduced by 5% to reflect higher than average bicycle and pedestrian use.

**Independence Landing** - The Independence Landing amendment added 400 units to the Southwood DRI that are not shown in the DRI entitlements above. Those units were analyzed separately for impacts and will not be required for mitigation by St. Joe pursuant to the DRI development order.

**LAND USE CONVERSION HISTORY (SINCE 2019)**

1. FSUS amendment – Developer converted 98,000 SF of industrial to create 82,000 SF of education/institutional.



ATTORNEYS AT LAW

215 S. Monroe Street | Suite 500  
Tallahassee, Florida 32301-1866  
P.O. Drawer 190 | Tallahassee, Florida 32302-0190  
850.224.1585 | fax 850.222.0398  
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Atlanta  
Hartford  
Los Angeles  
Miami  
New York  
Orlando  
**Tallahassee**  
Tampa  
Washington, DC  
West Palm Beach

Darrin Taylor  
(850) 425-3398 (Direct Dial)  
[dtaylor@carltonfields.com](mailto:dtaylor@carltonfields.com)

February 14, 2019

Dave McDevitt, Director  
Development Support and Environmental Management  
Renaissance Center  
435 North Macomb, Second Floor  
Tallahassee, Florida 32301

Dave:

On behalf of the Florida State University School (FSUS) and the St. Joe Company, we are re-submitting our application to amend the Southwood Development of Regional Impact (DRI). This resubmittal is needed to address staff comments raised in their review of the DRI application. The amendment will allow FSUS to expand with an additional 82,000 square feet of education space. St. Joe, the DRI master developer, is agreeing to reduce its industrial development entitlements by 98,000 square feet to ensure that this amendment creates no additional impacts. FSUS is located at the intersection of Four Oaks Boulevard and School House Road in Southwood (Parcel Identification # 31223 A0010). A location map of the impacted DRI parcels is included as **Exhibit 1**.

This analysis is supported by the following documentation:

1. **Conversion Analysis** – Kimley Horn has provided an analysis demonstrating that 98,000 square feet of industrial is equivalent to the requested 82,000 square feet of education space for FSUS. The School has a specific DRI traffic generation rate and Kimley's analysis is based on that specific trip generation rate (see **Exhibit 2**).
2. **Project Summary** – George and Associates (FSUS's Engineer) has provided a listing of what improvements are proposed by the School. Based on the summary, FSUS is planning additional classroom space, an athletic field house and gymnasium/cafeteria hardening so they can better serve the community as a special needs hurricane evacuation shelter (see **Exhibit 3**). Dr. Chambers with FSUS has also included a letter explaining the purpose of the amendment (see **Exhibit 4**).
3. **Revised DRI Table** – Attached is the proposed revision to Exhibit B-1 in the Southwood DRI Development Order to reflect the reduction in Industrial Square footage in MUI 1, 2 and 3 and the addition of 82,000 square feet of education square footage for FSUS (see **Exhibit 5**).

Carlton Fields Jordan Burt, P.A.

- 4. Application, Fees and Support Material** - All required applications and support material are provided again and updated where necessary. The fees were previously submitted and accepted by staff.

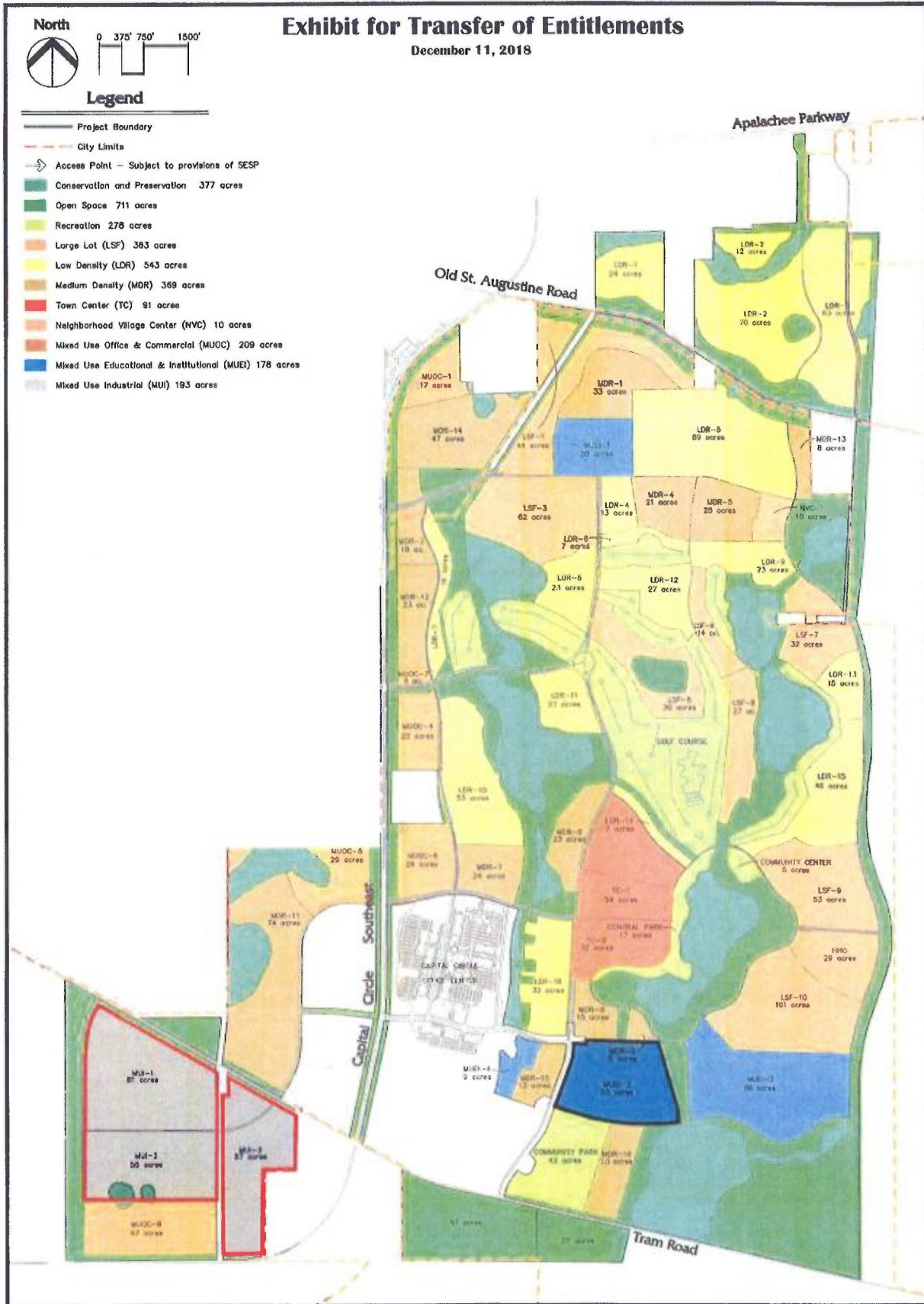
A revised application is also being submitted to the City of Tallahassee since both jurisdictions must approve this amendment. These improvements are tied to grant funding so we are requesting that this amendment be heard as soon as possible.

If you have any questions please contact me at [dtaylor@carltonfields.com](mailto:dtaylor@carltonfields.com). My direct line is 850-425-3398.

Sincerely,



Darrin F. Taylor





January 21, 2019

Mr. John Curtis  
Director of Development  
The St. Joe Company  
3251 Hemingway Blvd  
Tallahassee, FL 32311

**RE: *Southwood DRI Memo — Proposed Land Use Conversion Revised***

Dear Mr. Curtis:

The Florida State University (FSU) School, within the Southwood Development of Regional Impact (DRI), is planning an expansion of 82,000 square feet. In order to accommodate this expansion, some of the approved land use within the DRI can be converted such that the traffic impacts to the surrounding transportation network are trip neutral. The approved DRI utilized trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7<sup>th</sup> Edition* and local survey data. These trip generation rates were summarized in a Cumulative Trip Generation Summary table in the DRI, from which land use conversion rates can be implied. For example, the table indicated that 500,000 gross square feet of Research and Development land use would result in 502 PM peak hour trips, for an effective trip rate of approximately one (1.00) trip per thousand square feet of gross floor area.

In discussions with the City of Tallahassee, the trip rate associated with the FSU School at the time of the DRI is applicable only for a smaller school footprint which would not include an auditorium and other ancillary uses. It is understood that this proposed expansion will include an auditorium, classrooms and other ancillary uses. According to FSU School administration, this requested expansion to the FSU School has an increase in population by 500 students. However, it is preferred by City and County Growth Management staff to use 1,000 square feet as the independent variable to estimate trips for the school instead of using the number of students.

Our previous December 11, 2019 analysis and memo was based on the latest ITE trip data for a private school to account for possible anomalies in trip characteristics compared to a public school, such as bus trips. Since 1,000 square feet is not an independent variable for a Private School for the 4 to 6 PM period in the *ITE Trip Generation Manual 10<sup>th</sup> Edition*, an alternative land use/method is needed. ITE has trip rates for the 4 to 6 PM period for elementary, middle and high schools. It is logical to assume that the buses to/from schools do not operate after 4 PM, and so it is reasonable to assume that travel to/from the FSU School should operate like a public school after 4 PM. To further justify this assumption, the ITE trip rate (0.17) using students as the independent variable during the 4 to 6 PM period for both an elementary school and for a middle school are the same as the Private K-12 school. The ITE rates per 1,000 square feet for the 4 to 6 PM period for elementary schools, middle schools, and high schools are 1.37, 1.19, and 0.97 respectively. The middle school trip generation rate of 1.19 per 1,000 square feet was used to convert the industrial land use for the FSU School expansion.

The requested expansion of the FSU School of 82,000 square feet will generate approximately 98 PM peak hour trips, based on the updated trip rate previously discussed. The additional 98 trips for the FSU School land use expansion will require the conversion of approximately 98,000 square feet of Research and Development land use to remain trip neutral and avoid new traffic impacts on the surrounding transportation network. See attached map for the locations of the land uses being converted to (FSU School) and from (Mixed Use Industrial). We have also updated the Cumulative Trip Generation Summary from the DRI as requested.

If you have any questions regarding these conversion calculations, please feel free to contact me.

Sincerely,

Richard R. Barr, AICP  
Senior Vice President

Attachment: Updated Cumulative Trip Generation Summary & Land Use Map



**SouthWood Phase 2a**  
**Cumulative Trip Generation Summary**

Updated Cumulative Trip Generation Summary- SouthWood Phase 2a						
Land Use	Pod Code	Units/ Square Feet	Total Trips	5% TDM Trips	Enter Trips	Exit Trips
Single-Family Housing	LSF	491 units	545	518	326	192
Single-Family Housing	LDR	1,585 units	1,675	1,591	1,002	589
Multi-Family Housing	MDR	2,694 units	1,672	1,588	1,032	556
Office	MUOC/TC	650,000 gsf	1,043	991	168	823
Retail/Commercial	MUOC/TC	770,000 gsf	3,999	3,800	1,824	1,976
Southwood House	HHO	17,000 gsf	25	23	10	13
Catholic School	MUEI-3	79,000 gsf	149	141	52	89
FSU School	MUEI-2	316,000 gsf	704	669	405	264
Public K-8 School	MUEI-1	90,000 gsf	72	68	31	37
Research & Development	MUI	402,000 gsf	404	384	27	357
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<b>Total</b>			<b>10,468</b>	<b>9,943</b>	<b>4,955</b>	<b>4,988</b>

Updated 1/21/2019

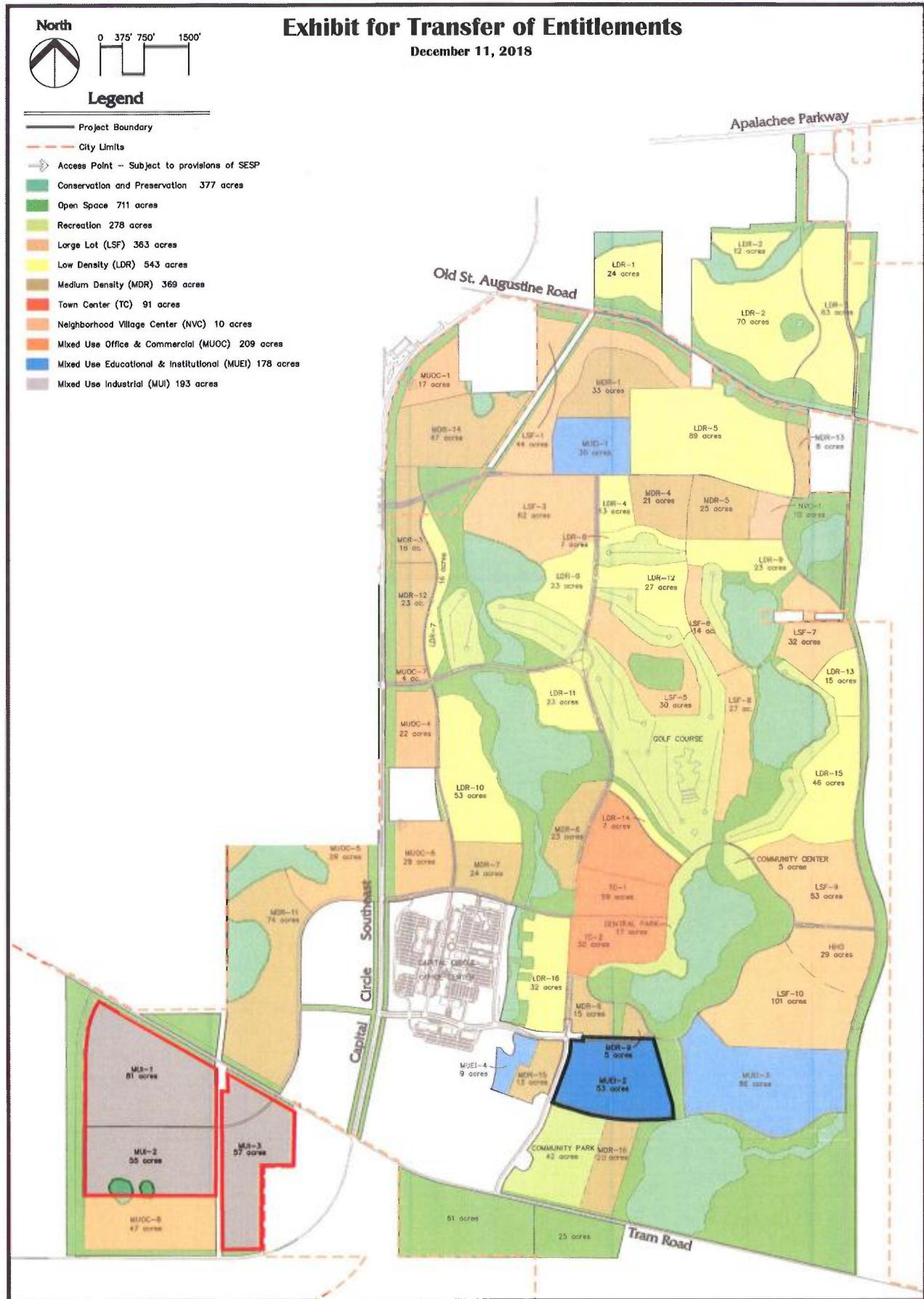
**TRIP GENERATION ASSUMPTIONS**

Land Use and Trip Assumptions based on ITE Trip Generation Manual, 7th Edition with the exception of the schools, which are based on local survey data.

The Trip Rate applied to each land use is derived from ITE trip equations (if available) or average trip rates.

The office uses may include typical accessory uses as provided for in the MUOC and TC zoning districts of the Southwood PUD.

Trips reduced by 5% to reflect higher than average bicycle and pedestrian use.





To: Darrin Taylor  
Carlton Fields  
215 S. Monroe Street, Suite 500  
Tallahassee, Florida 32301

From: Robert George  
George & Associates, Consulting Engineers, Inc.  
1967 Commonwealth Lane, Suite 200  
Tallahassee, Florida 32303

**RE: Florida State University School – Campus Entitlements**

Darrin as requested, George & Associates, Consulting Engineers, Inc. has summarized the needed entitlements for Florida State University School as part of the Southwood DRI Amendment.

Current Entitlements: 234,000 gross square feet.

Utilized to Date: 193,399 gross square feet

Future Entitlements:

FSUS STEAM Building	72,000 gross square feet*
Gymnasium/Cafeteria Hardening	2,500 gross square feet
Athletics Field House	5,000 gross square feet
Classroom Building (s)	43,101 gross square feet

Revised Entitlements 316,000 gross square feet

\* The proposed STEAM Building will include a 750-seat auditorium.



www.fsus.sc  
hool

# FLORIDA STATE UNIVERSITY SCHOOLS, INC.

3000 School House Road  
Tallahassee, FL 32311  
(850) 245-3700 FAX (850) 245-3737

Mr. Darrin Taylor  
Mr. Carlton Fields  
215 S. Monroe Street, St. 500  
Tallahassee FL 32301

Dear Mr. Taylor and Mr. Fields,

*Dr. Stacy Chambers  
Chief Operating Officer*

*Ms. Sue Weathersbee  
Chief Financial Officer*

**Board of Directors**

*Mr. Kimblin NeSmith ,Chair*

*Mr. Cheval Breggins, Vice  
Chair*

*Dr. Heather Bishop*

*Ms. Anne Blankenship*

*Dr. Allison Crume*

*Mr. John Curtis*

*Dr. Ruth Feiock*

*Ms. Abby Hostetter*

*Ms. Danielle Kerr*

*Ms. Kathy Mizereck*

*Dr. Jason Pappas*

*Dr. Sara Scott Shields*

Thank you for meeting with us regarding community planning and amending entitlements. Florida State University Schools (FSUS) is an integral part of Tallahassee, the Southwood Community, St. Joes, Florida State University and the strong educational system within the State of Florida We fully support the request made by St. Joe’s to amend the Southwood DRI in order to support long term growth, future needs and development of a well planned community. Our goal is to we continue to add value to the community through our collaborations. Outlined below is a brief description of need and purpose of each area of the proposed entitlement amendment area.

**STEAM Building:**

A new STEAM building will create a multi-functional, flexible, and collaborative learning environment for students, faculty with 10-12 additional classrooms. New learning space will provide teaching laboratories, unique instructional spaces classrooms in the disciplines of Science, Technology, Engineering, Art, Mathematics and Media Production. A 750 seat auditorium will provide a unique opportunity for community collaboration with Southwood, partnerships with Arts entities and potentially serve as the community “heartbeat” for Tallahassee and beyond. Our intent is to increase community partnership, community offerings conferences arts and sciences while having also having the potential to increase enrollment. Additional entitlement of square footage is needed to support this work. With this project in the design phase, expedited additional square footage entitlement is needed.

**Hardening of Gymnasium and Cafeteria:**

FSUS is the dedicated special needs shelter for the region and has been activated for the state, most recently for Hurricane Irma (9/27/17) and Hurricane Michael Activation. the scope of needed services has increased over the last three years.

Approximately 300 patients/clients were served during the Hurricane Irma activation. Hardening our cafeteria building and adjoining gym classrooms and locker rooms will double capacity to serve a maximum 600 clients. Because much of the hurricane season encompasses the first semester of the academic year (August-November), there is impact on the school schedule. This work improves/expands cafeteria and gym space to improve the quality and efficacy of services for special needs patients who have been evacuated due to an approaching hurricane. Specialized storage space to allows for more efficient set up and breakdown of the shelter. This minimizes the impact on the school’s schedule; allowing for faster activation/deactivation of the shelter. With this project in the design phase, expedited additional square footage entitlement is needed.

**FSU College of Education**

*Dr. Damon Andrew, Dean*

**FSUS Mission**

*Educational Research*

*Innovative Instruction*

*Professional Service*



## FLORIDA STATE UNIVERSITY SCHOOLS, INC.

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*Professional Service*

### **Hardening of Gymnasium and Cafeteria:**

FSUS is the dedicated Special Needs Shelter for the region. The shelter has been activated for the state, most recently for Hurricane Irma (2017) and Hurricane Michael (2018). With multiple activations, the scope of needed services has increased over the last four years. FSUS faculty work directly with the Department of Health and Emergency Management Services on shelter operations. Approximately 300 patients/clients were served during the Hurricane Irma activation. Hardening our cafeteria building and adjoining gym classrooms and locker rooms will double capacity to serve a maximum 600 clients. Because much of the hurricane season encompasses the first semester of the academic year (August-November), the impact on school academic function will be reduced by re-working dedicated cafeteria space. FSUS is connecting additional buildings to existing generator and having dedicated setup/breakdown storage space for emergency services on campus.

The additional square footage is need to improve/expand current cafeteria and gym space to improve the quality and efficacy of services for special needs patients who have been evacuated due to an approaching hurricane. The goal is to minimize the impact on the school's schedule and allow for faster activation/deactivation of the shelter. Project is already fully funded.

### **Classroom Building:**

FSUS currently serves 1700 students. Students are enrolled from Southwood and 8 surrounding communities. Our community is both diverse and successful. Close to 35% of our students qualify for free and reduced lunch. FSUS is diverse with a population comprised of 49% white students and 51% minority students. As an "A" school that serves students from all walks of life, we would like to have the ability to expand in the future. FSUS would like to Provide for increasing enrollment for students.

FSUS is currently working on long range planning for additional enrollment of students from surrounding communities including Southwood. Additional square footage through Southwook DRI Amendment of Campus Entitlements would be necessary for any additional enrollment. As shared during our meeting, FSUS does not have the ability to expand as our current facilities are at capacity. In addition to being at capacity, FSUS is unable to meet current demand. Each year, we are unable to enroll hundreds of students that apply due to space limitations..

### **Athletics/Sports Sciences Building:**

Part of FSUS' long range planning is to look at both educational and community needs. Knowing that there is a continued need for graduates prepared to work in the medical/health fields, our vision is to increase offerings in both areas. Additional entitlement allotment would provide space to increase educational offerings in health sciences, career/technical education and sports medicine. FSUS would also have the ability to then offer educational health related events, host conferences, collaborate with agencies and provide additional learning/meeting/collaboration space to the community



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**FSU College of Education**

**Dr. Damon Andrew**, Dean

**FSUS Mission**

**Educational Research**

**Innovative Instruction**

**Professional Service**

In closing, Florida State University Schools strives to be both an asset and a support to Tallahassee and the State of Florida. We are proud of our ability to close the achievement gap by providing a rich educational experience. We also pride ourselves in working to provide strong achievement in academic, extracurricular, leadership and sports for *all* students. Our hope is that you will support the requested entitlement amendments for short term and long range planning.

Should you require any additional information or clarification, please do not hesitate to contact me. I appreciate your time and consideration.

Sincerely,

Dr. Stacy Chambers  
Executive Director  
Florida State University Schools

**AMENDMENT TO THE DEVELOPMENT ORDER  
FOR THE SOUTHWOOD DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, the Southwood Development of Regional Impact (DRI) is a mixed use development on approximately 3,322 acres located in the City of Tallahassee and in unincorporated Leon County, Florida; and

WHEREAS, the original development order for the Southwood DRI was issued in 1999; and

WHEREAS, the development order was amended by the Integrated Development Order, 1999-2017 (the "Integrated Development Order"), approved by the Tallahassee City Commission on October 25, 2017 and the Leon County Board of County Commissioners on November 14, 2017; and

WHEREAS, the first amendment to the Integrated Development Order was approved by the Tallahassee City Commission on October 17, 2018 and the Leon County Board of County Commissioners on October 28, 2018 which approved the Independence Landing project; and

WHEREAS, the St. Joe Company and the Florida State University School (FSUS) on December 11, 2018 submitted a joint application to amend the Integrated Development Order (the "Amendment") to convert 98,000 square feet of industrial development to 82,000 square feet of education space for FSUS and to amend Exhibit B-1 of the DRI Development Order to reflect this conversion; and

WHEREAS, the Tallahassee City Commission held a public hearing on March 27, 2019, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and land development regulations; and

WHEREAS, the Leon County Board of County Commissioners held a public hearing on March 12, 2019, considered the Amendment, and addressed the criteria set forth in the Comprehensive Plan and the land development regulations.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA AND THE LEON COUNTY, BOARD OF COUNTY COMMISSIONERS:

Section 1. The FSUS property is described on Exhibit A, attached hereto.

Section 2. Section 2.E. to the Integrated Development Order is unchanged with the exception of those revisions shown below:

- 2,630,381 ~~2,728,384~~ square feet of industrial uses;
- 485,000 ~~403,000~~ GSF of educational/institutional uses; and

The Developer has converted 98,000 SF of industrial in order to create 82,000 GSF of education/institutional use for the FSUS expansion. This conversion is already reflected in the amended development entitlements shown above.

Section 3. Section 3.A.14.k to the Integrated Development Order is unchanged with the exception of the revision shown below:

- Development of the Florida State University Developmental Research Charter School on MUE12 shall not exceed 316,200 ~~234,200~~ GSF.

Section 4. Exhibit B-1 to the Integrated Development Order is deleted and replaced with Amended Exhibit B-1, attached hereto.

Section 5. Exhibit F to the Integrated Development Order is deleted and replaced with Amended Exhibit F, attached hereto.

Section 6. Except as amended herein, the terms and provisions of the Integrated Development Order shall remain in full force and effect.

Section 7. This Amendment shall take effect upon approval by the Tallahassee City Commission and the Leon County Board of County Commissioners.

Passed and Approved by the City of Tallahassee City Commission on March 27, 2019.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John Dailey  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Cassandra K. Jackson  
City Attorney



DULY PASSED AND APPROVED by the Leon County, Florida, Board of County Commissioners this DATE day of March 12, 2019.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Jimbo Jackson, Chairman  
Board of County Commissioners

ATTESTED BY:  
Gwendolyn Marshall, Clerk of Court  
& Comptroller, Leon County, Florida

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

APPROVED AS TO FORM:  
Leon County Attorney's Office

By: \_\_\_\_\_  
Herb W.A. Thiele, Esq.  
County Attorney

EXHIBIT B-1  
SOUTHWOOD DRI DEVELOPMENT PROGRAM

DRI LAND USES	Phase 1 (1999-2010)		Phase 2a (2005-2027)		Phase 2b (2020-2027)		PROJECT TOTAL	
	Acres	BU/GSF	Acres	BU/GSF	Acres	BU/GSF	Acres	BU/GSF
Residential 1)								
Single Family	455	1,048 DU	489	1,026 DU			944	2,074 DU
Multi-Family	96	777 DU	294	2,319 DU			390	3,096 DU
SUBTOTAL	551	1,825 DU	783	3,345 DU			1,334	5,170 DU
Commercial (Wholesale, Retail & Service) (2)	149	287,000 GSF	191	500,000 GSF	197	12,502 GFS	537	799,502 GSF
Office (2)	130	500,000 GSF	191	150,000 gfs	197	1,544,117 GSF	508	2,194,117 GSF
Hotel (2)			191	170 rooms	197		388	170
Industrial			55	<del>402,000</del> 500,000 GFS	138	2,328,381 GSF	193	<del>2,630</del> 728,381 GSF
Educational/Institutional								
Educational Institutional (3)	148	230,000 GFS		<del>255,000</del> 173,000 GFS	29		177	<del>485</del> 03,000 GSF
SUBTOTAL		230,000 GFS						<del>485</del> 03,000 GFS
Recreation & Open Space								
Central Park (4)	125						125	
Community Park (5)	195						195	
North Park			36				36	
Golf Course/Clubhouse	214						214	
Other Open Space & Buffers (6)	772		25				797	
SUBTOTAL	1306		61				1,367	
TOTALS (7)	2,125		1,003		194		3,322	

Notes:

1. Single family and multi-family residential acreages include 59 acres of Town Center. The remaining 32 acres of Town Center is included in both the Commercial and Office category.
2. Acreage identified for Office and Commercial in the original development order did not reflect the land necessary to support Office or Commercial. The mixed-use pods were always intended to be the location for Office and Commercial uses. In addition, 17,000 GSF of Commercial may be located at the Historic House overlay as a sales center.
3. Up to 31,000\_GSF of Phase 1 Commercial may be converted into Phase 1 Institutional to be located in all pods except areas designated for Recreation and Open Space at a rate of 203 GSF Institutional for 100 GSF Commercial. Any conversion of Commercial to Institutional must be reported in the next required Annual Report.
4. Central Park includes 22 acres of active recreation uses and 103 acres of passive recreation/open space uses. Refer to ADA Figure 26.1.
5. Community Park includes 42 acres of active recreation uses and 153 acres of passive recreation/open space/conservation uses. Refer to ADA Figure 26.2.
6. Other Open Space and Buffers includes open space corridors throughout the project (see ADA Figure 26.1) as well as the 86 acre stormwater management facility site south of Tram Road.
7. Commercial, Office, Hotel and Industrial Acreages may include the same pods in multiple categories to reflect the wide range of allowable uses within various land uses. Refer to exhibit B-2 for specific pod acreages.

**EXHIBIT F**

**SouthWood Phase 2a - Cumulative Trip generation Summary**

Land Use	Pod Code	Units/Square Feet	Total Trips	5% TDM Trips	Enter Trips	Exit Trips
Single-Family Housing	LSF	491 units	545	518	326	192
Single-Family Housing	LDR	1,585 units	1,675	1,591	1,002	589
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**LAND USE CONVERSION HISTORY (SINCE 2019)**

1. FSUS amendment – Developer converted 98,000 SF of industrial to create 82,000 SF of education/institutional.

EXHIBIT "A-1"

LEGAL DESCRIPTION  
SOUTHWOOD DRI BOUNDARY

PARCEL "A"

A 38.37 Acre Parcel in Section 3 and 10, Township 1 South, range 1 East, Leon County Florida, more particularly described as follows:

Commence at a found  $\frac{1}{4}$ " iron pipe marking the Southwest corner of Section 3, Township 1 South, Range 1 East, Leon County, Florida; thence along the Westerly boundary of Section 3 run North  $00^{\circ}27'17''$  West, a distance of 177.44 feet to the approximate centerline of Old St. Augustine Road (a Leon County, Florida maintained right of way); thence along said centerline run South  $79^{\circ}50'29''$  East, a distance of 994.58 feet, thence leaving said centerline run North  $00^{\circ}12'53''$  West, a distance of 17.95 feet to a point on the maintained right of way of said Old St Augustine Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the easterly boundary of a 100 foot City of Tallahassee Utility Right of Way run North  $00^{\circ}12'53''$  West, a distance of 1,316.49 feet to a point on the southerly boundary of Paradise Village East, Unit 2 (a subdivision as per map or plat recorded in Plat Book 6, Page 1 of the Public Records of Leon County, Florida); thence along said southerly boundary run North  $89^{\circ}14'24''$  East, a distance of 821.87 feet to a found 4"x 4" concrete monument, flat top; thence North  $89^{\circ}26'38''$  East, a distance of 200.27 feet to a found iron pipe; thence North  $89^{\circ}21'13''$  East, a distance of 131.76 feet to a found  $\frac{1}{4}$ " iron pipe and SJPC guard monument; thence along the westerly boundary of that property recorded in Official Records Book 1528, page 1751 run South  $00^{\circ}13'43''$  West, a distance of 1,687.99 feet to a point on the northerly right of way boundary of said Old St Augustine Road; thence along said maintained right of way run North  $58^{\circ}29'23''$  West, a distance of 193.63 feet; thence North  $60^{\circ}47'12''$  West, a distance of 103.39 feet; thence North  $67^{\circ}03'52''$  West, a distance of 103.19 feet; thence North  $72^{\circ}58'14''$  West, a distance of 99.98 feet; thence North  $77^{\circ}44'32''$  West, a distance of 111.58 feet; thence North  $79^{\circ}39'27''$  West, a distance of 217.22 feet; thence North  $78^{\circ}24'57''$  West, a distance of 213.86 feet; thence North  $81^{\circ}19'22''$  West, a distance of 98.63 feet; thence North  $76^{\circ}55'43''$  West, a distance of 68.24 feet to the POINT OF BEGINNING. The above described parcel contains 1,671,449.70 square feet or 38.37 acres, more or less.

AND ALSO

PARCEL "B"

A 176.80 Acre Parcel in Sections 3, 10 and 11, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found pinched iron pipe marking the Southwest corner of the Southeast Quarter of Section 3, Township 1 South, Range 1 East, Leon County, Florida, thence along the easterly boundary of that property recorded in Official Records Book 1528, Page 1751 run North  $00^{\circ}11'54''$  East, a distance of 864.83 feet to a found iron pipe and SJPC guard monument; thence along the southerly boundary of that property recorded in Official Records Book 845, Page 729 run South  $39^{\circ}20'40''$  East, a

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distance of 323.66 feet to a found pinched iron pipe; thence along the easterly boundary of said property run North 00°14'32" East, a distance of 537.65 feet to a found 1" iron pipe; thence South 89°29'00" East, a distance of 322.81 feet to a found 6"x 6" SJPC concrete monument; thence South 00°48'39" West, a distance of 13.55 feet to a found 6"x 6" SJPC concrete monument; thence South 89°20'53" East, a distance of 167.41 feet to a found iron rod and cap, LB#6745; thence along the southerly boundary of the Wal-Mart SuperCenter (a subdivision as per map or plat recorded in Plat Book 12, Page 8 of the Public Records of Leon County, Florida) run South 89°28'59" East, a distance of 168.17 feet to a found iron rod and cap, LB#6246; thence North 00°38'19" East, a distance of 71.43 feet to a found iron rod and cap, LB#6246; thence North 87°50'52" East, a distance of 778.25 feet to a found iron rod and cap, LB#6246; thence along the easterly boundary of said Wal-Mart SuperCenter run North 00°31'30" East, a distance of 1,171.19 feet to a found iron rod and cap, LB# 6745; thence North 32°56'29" West, a distance of 121.96 feet to a found iron rod and cap, LB#6745; thence North 00°45'41" East, a distance of 218.75 feet to the southerly right of way boundary of Appalachee Parkway (State Road 20); thence along said southerly right of way boundary run North 85°34'35" East, a distance of 200.77 feet; thence leaving said southerly right of way boundary along the westerly boundary of that property recorded in Official Records Book 2317, Page 788 run South 00°36'45" West, a distance of 322.86 feet; thence along the southerly boundary of said property run South 89°41'02" East, a distance of 66.54 feet to a found pinched iron pipe; thence along the westerly boundary of those properties recorded in Official Records Book 1623, Page 739 and Official Records Book 133, Page 389 run South 00°33'01" West, a distance of 1,157.48 feet to a found 1-1/4" iron rod; thence along the southerly boundary of said property recorded in Official Records Book 133, Page 389 run South 89°25'54" East, a distance of 646.13 feet to a point on the westerly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said westerly maintained right of way run South 00°16'14" West, a distance of 5.39 feet; thence South 01°14'59" West, a distance of 377.99 feet; thence South 00°17'47" West, a distance of 485.66 feet; thence South 01°05'15" West, a distance of 307.47 feet; thence South 00°08'19" East, a distance of 105.02 feet; thence South 00°41'21" East, a distance of 67.66 feet; thence South 03°46'52" East, a distance of 72.89 feet; thence South 01°56'57" East, a distance of 62.01 feet; thence South 04°25'57" East, a distance of 63.83 feet; thence South 04°10'13" East, a distance of 61.89 feet; thence South 07°47'37" East, a distance of 62.60 feet; thence South 10°47'55" East, a distance of 61.46 feet; thence South 17°02'15" East, a distance of 64.74 feet; thence South 16°47'27" East, a distance of 59.13 feet; thence South 21°33'22" East, a distance of 62.50 feet; thence South 19°35'59" East, a distance of 108.30 feet; thence South 15°31'45" East, a distance of 66.10 feet; thence South 14°48'33" East, a distance of 61.60 feet; thence South 12°18'18" East, a distance of 58.84 feet; thence South 05°59'07" East, a distance of 58.06 feet; thence South 03°04'19" East, a distance of 60.47 feet; thence South 03°09'07" West, a distance of 60.44 feet; thence South 03°32'44" West, a distance of 68.32 feet; thence South 01°17'33" West, a distance of 151.12 feet; thence South 04°16'10" West, a distance of 153.69 feet; thence South 02°47'24" West, a distance of 220.92 feet; thence South 03°07'53" West, a distance of 305.65 feet; thence South 42°22'36" West, a distance of 36.68 feet to a point on the northerly maintained right of way boundary of Old St Augustine Road (a

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Leon County, Florida, maintained right of way); thence along said northerly maintained right of way boundary run North 87°25'23" West, a distance of 101.08 feet; thence North 77°26'22" West, a distance of 151.23 feet; thence North 78°16'36" West, a distance of 137.90 feet; thence North 78°31'10" West, a distance of 325.77 feet; thence North 77°40'43" West, a distance of 151.37 feet; thence North 78°04'42" West, a distance of 130.55 feet; thence North 78°22'42" West, a distance of 264.02 feet; thence North 74°13'57" West, a distance of 135.72 feet; thence North 68°20'13" West, a distance of 172.86 feet; thence North 58°57'37" West, a distance of 51.13 feet; thence North 57°18'14" West, a distance of 298.31 feet; thence North 55°53'57" West, a distance of 149.20 feet; thence North 56°56'17" West, a distance of 150.16 feet; thence North 57°34'22" West, a distance of 305.49 feet; thence North 57°11'09" West, a distance of 254.03 feet; thence North 56°33'32" West, a distance of 195.77 feet; thence leaving said northerly maintained right of way boundary run North 00°03'21" West along the easterly boundary of said property recorded in Official Records Book 1528, Page 1751, a distance of 688.72 feet to the POINT OF BEGINNING. The above described parcel contains 7,701,214.91 square feet or 176.80 acres, more or less.

The above described parcel being subject to a City of Tallahassee Utility Easement as recorded in Official Records Book 1511, Page 109 and also a City of Tallahassee Utility Easement as recorded in Official Records Book 1951, Page 801 of the Public Records of Leon County, Florida.

**AND ALSO**

**PARCEL "C"**

A 26.59 Acre Parcel in Sections 2 and 11, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a concrete monument, LB#3293 marking the Southwest corner of Section 2, Township 1 South, Range 1 East, Leon County, Florida, thence along the South boundary of said Section 2 run South 89°33'23" East, a distance of 401.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 03°00'57" West, a distance of 1,884.82 feet to a point on the northerly maintained right of way boundary of Old St Augustine Road (a Leon County, Florida maintained right of way); thence along said northerly maintained right of way run North 77°20'37" West, a distance of 23.36 feet; thence North 78°59'50" West, a distance of 97.61 feet; thence North 75°10'21" West, a distance of 40.67 feet; thence North 75°09'17" West, a distance of 76.34 feet to a point on the easterly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said easterly maintained right of way boundary run North 02°19'12" East, a distance of 46.74 feet; thence North 03°36'00" East, a distance of 305.64 feet; thence North 03°39'29" East, a distance of 220.91 feet; thence North 03°57'13" East, a distance of 153.68 feet; thence North 03°14'09" East, a distance of 151.00 feet; thence North 03°27'10" East, a distance of 68.32 feet; thence North 01°43'15" East, a distance of 63.49 feet; thence North 00°47'36" West, a distance of 64.38 feet; thence North 06°56'30" West, a distance of 61.87 feet; thence North 10°08'20" West, a distance of 62.73 feet; thence North 15°03'48" West, a distance of 65.77 feet; thence North 17°45'08" West, a distance of 68.93 feet; thence North 23°33'56" West, a distance of 108.43 feet;

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thence North 14°02'16" West, a distance of 60.34 feet; thence North 20°47'22" West, a distance of 57.40 feet; thence North 14°23'40" West, a distance of 62.12 feet; thence North 11°45'14" West, a distance of 59.01 feet; thence North 08°42'24" West, a distance of 60.96 feet; thence North 06°00'01" West, a distance of 60.08 feet; thence North 03°57'56" West, a distance of 62.18 feet; thence North 04°17'08" West, a distance of 60.83 feet; thence North 00°13'34" West, a distance of 71.97 feet; thence North 00°15'43" West, a distance of 66.90 feet; thence North 00°08'23" West, a distance of 104.57 feet; thence North 00°26'07" East, a distance of 307.44 feet; thence North 00°03'26" East, a distance of 485.08 feet; thence North 01°12'53" East, a distance of 198.13 feet; thence leaving said easterly maintained right of way run North 89°50'19" East along the southerly boundary of that property recorded in Official Records Book 1890, Page 1175, a distance of 520.78 feet; thence South 03°00'57" West, a distance of 1,305.69 feet to the POINT OF BEGINNING. The above described parcel contains 1,158,279.37 square feet or 26.59 acres, more or less.

AND ALSO

PARCEL "D"

A 2,394.74 Acre parcel in Sections 3,9,10,11,14,15,16,21,22,23,26, and 27, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found  $\frac{3}{4}$ " iron pipe marking the Southwest corner of Section 3, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 3 run North 00°27'17" West, a distance of 154.44 feet to a point on the southerly maintained right of way of Old St. Augustine Road; thence along said southerly maintained right of way run South 80°30'42" East, a distance of 105.57 feet; thence South 81°09'37" East, a distance of 199.64 feet; thence South 79°56'18" East, a distance of 188.58 feet; thence South 78°33'10" East, a distance of 73.47 feet; thence South 79°57'32" East, a distance of 147.21 feet; thence South 78°22'23" East, a distance of 100.71 feet; thence South 79°09'51" East, a distance of 77.52 feet to a point on the westerly boundary of a 100 foot City of Tallahassee utility right of way as recorded in Official Records Book 152, Page 128 of the Public records of Leon County, Florida; thence along said right of way run South 00°12'53" East, a distance of 46.15 feet; thence run South 33°37'19" West, a distance of 3144.51 feet; thence run South 89°06'28" East, a distance of 118.87 feet to a point on the easterly boundary of said 100 foot utility right of way; thence along said easterly right of way boundary run North 33° 37'19" East, a distance of 3110.66 feet; thence run North 00°12'53" West, a distance of 58.04 feet to a point on the southerly maintained right of way of said Old St. Augustine Road; thence along said southerly maintained right of way run South 81°34'29" East, a distance of 61.55 feet; thence South 79°29'20" East, a distance of 527.69 feet; thence South 76°49'05" East, a distance of 108.23 feet; thence South 73°20'10" East, a distance of 97.35 feet; thence South 66°37'08" East, a distance of 101.55 feet; thence South 61°33'30" East, a distance of 104.58 feet; thence South 56°53'17" East, a distance of 232.32 feet; thence South 57°14'20" East, a distance of 202.97 feet; thence South 57°03'35" East, a distance of 227.63 feet; thence South 56°14'10" East, a distance of 99.46 feet; thence South 57°41'48" East, a distance of 48.03 feet; thence leaving said southerly maintained right of way boundary run South 00°45'50"



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West, a distance of 591.82 feet to a found 1" iron pipe; thence South 88°44'41" East, a distance of 361.06 feet to a found 1" iron pipe; thence North 00°50'42" East, a distance of 372.43 feet to a point on the southerly maintained right of way boundary of said Old St Augustine Road; thence along said southerly maintained right of way run South 56°45'39" East, a distance of 161.73 feet; thence South 57°45'47" East, a distance of 148.31 feet; thence South 56°43'39" East, a distance of 154.67 feet; thence South 58°02'32" East, a distance of 167.40 feet; thence South 56°36'42" East, a distance of 228.78 feet; thence South 58°11'05" East, a distance of 101.62 feet; thence South 64°07'41" East, a distance of 181.67 feet; thence South 76°10'54" East, a distance of 137.29 feet; thence South 78°18'21" East, a distance of 134.58 feet; thence South 77°17'09" East, a distance of 133.90 feet; thence South 78°18'16" East, a distance of 124.13 feet; thence South 77°28'58" East, a distance of 145.86 feet; thence leaving said southerly maintained right of way boundary run South 00°40'55" East, a distance of 1,396.29 feet to a found 6" round terra-cotta monument; thence South 89°21'19" East, a distance of 650.26 feet to the westerly maintained right of way boundary of Southwood Plantation Road (a Leon County, Florida maintained right of way); thence along said westerly maintained right of way run South 03°27'00" West, a distance of 2,055.74 feet; thence leaving said westerly maintained right of way boundary run South 89°53'09" West, a distance of 433.91 feet to a found SJPC concrete monument; thence South 02°53'38" West, a distance of 99.81 feet to a found SJPC concrete monument; thence North 89°53'09" East, a distance of 433.49 feet to a point on the westerly maintained right of way boundary of said Southwood Plantation Road; thence along said westerly maintained right of way boundary run South 00°44'23" East, a distance of 25.46 feet; thence leaving said westerly maintained right of way boundary run South 89°39'35" West, a distance of 630.68 feet; thence North 00°20'25" West, a distance of 185.00 feet; thence South 89°39'35" West, a distance of 500.00 feet; thence South 00°20'25" East, a distance of 200.00 feet to a found 6" round terra-cotta monument; thence North 89°39'35" East, a distance of 1,131.40 feet to a found SJPC concrete monument; thence continue easterly along said line North 89°39'35" East, a distance of 38.08 feet to a point on the easterly maintained right of way boundary of said Southwood Plantation Road; thence along said easterly maintained right of way boundary run North 07°04'29" East, a distance of 61.33 feet; thence North 05°43'01" East, a distance of 75.84 feet; thence North 03°33'16" East, a distance of 123.04 feet; thence North 03°33'11" East, a distance of 414.42 feet; thence North 00°58'27" East, a distance of 71.59 feet; thence North 08°20'06" West, a distance of 29.91 feet; thence North 03°26'50" East, a distance of 53.09 feet; thence North 03°29'10" East, a distance of 271.66 feet; thence North 03°27'09" East, a distance of 554.25 feet; thence North 03°26'40" East, a distance of 538.52 feet; thence North 02°33'12" East, a distance of 128.63 feet; thence North 04°25'53" East, a distance of 58.06 feet; thence North 03°33'19" East, a distance of 172.58 feet; thence North 03°29'20" East, a distance of 146.13 feet; thence North 03°23'09" East, a distance of 292.88 feet; thence North 03°41'47" East, a distance of 250.34 feet; thence North 03°00'17" East, a distance of 112.07 feet; thence North 03°18'24" East, a distance of 73.28 feet; thence North 55°51'48" East, a distance of 15.18 feet to a point on the southerly maintained right of way boundary of said Old St Augustine Road; thence along said southerly maintained right of way boundary run South 83°43'49" East, a distance of 56.95 feet; thence South 80°39'06" East, a distance of 54.68 feet; thence South 77°29'03"

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East, a distance of 98.39 feet; thence South 77°34'21" East, a distance of 15.69 feet; thence leaving said southerly maintained right of way boundary run South 03°00'57" West, a distance of 2,197.60 feet to a point of curve to the right; thence run southerly along said curve with a radius of 2,700.39 feet through a central angle of 03°50'50" for an arc distance of 181.32 feet (chord of 181.29 feet bears South 04°56'22" West); thence South 06°51'48" West, a distance of 945.08 feet to a point on a non tangent curve concave west; thence run southerly along said curve with a radius of 3,342.64 feet through a central angle of 08°34'15" for an arc distance of 500.02 feet (chord of 499.56 feet bears South 16°40'37" East); thence South 12°23'29" East, a distance of 425.28 feet to a point on a non tangent curve concave west; thence run southerly along said curve with a radius of 10,852.98 feet through a central angle of 04°30'46" for an arc distance of 854.81 feet (chord of 854.59 feet bears South 01°29'56" East); thence South 00°09'48" West, a distance of 556.82 feet to a point on a non tangent curve concave east; thence run southerly along said curve with a radius of 4,983.90 feet through a central angle of 12°57'37" for an arc distance of 1,127.36 feet (chord of 1,124.95 feet bears South 04°27'45" West) to a point of compound curve to the left; thence run southerly along said curve with a radius of 3,144.08 feet through a central angle of 21°38'15" for an arc distance of 1,187.35 feet (chord of 1,180.30 feet bears South 12°50'11" East) to a point of reverse curve to the right; thence run southerly along said curve with a radius of 1,956.02 feet through a central angle of 43°41'55" for an arc distance of 1,491.83 feet (chord of 1,455.93 feet bears South 01°48'21" East); thence South 20°02'36" West, a distance of 635.00 feet to a point on a non tangent curve concave east; thence run southerly along said curve with a radius of 3,444.00 feet through a central angle of 20°02'36" for an arc distance of 1,204.78 feet (chord of 1,198.65 feet bears South 11°31'27" West); thence South, a distance of 2,866.91 feet; thence South, a distance of 507.73 feet to a point on the northerly right of way boundary of Tram Road (County Road 259, a 66 foot right of way); thence along said northerly right of way boundary run North 76°58'41" West, a distance of 6,176.72 feet to a point on the easterly right of way boundary of Four Oaks Boulevard a 120 foot right of way); thence along said easterly right of way boundary run North 13°01'22" East, a distance of 53.22 feet to a point of curve to the right; thence run northeasterly along said right of way curve with a radius of 690.00 feet through a central angle of 23°16'48" for an arc distance of 280.36 feet (chord of 278.43 feet bears North 24°39'46" East); thence North 36°18'10" East, a distance of 182.52 feet; thence leaving said easterly right of way boundary run South 53°41'50" East, a distance of 82.27 feet to a point of curve to the left; thence run easterly along said curve with a radius of 125.00 feet through a central angle of 103°42'45" for an arc distance of 226.27 feet (chord of 196.62 feet bears North 74°26'47" East); thence North 22°35'25" East, a distance of 140.69 feet; thence North 24°35'19" West, a distance of 102.95 feet; thence North 53°41'50" West, a distance of 80.41 feet to a point on said easterly right of way boundary of said Tram Road Connector; thence North 36°18'10" East, a distance of 349.31 feet to a point of curve to the left; thence run northeasterly along said curve with a radius of 810.00 feet through a central angle of 16°01'06" for an arc distance of 226.45 feet (chord of 225.72 feet bears North 28°17'37" East); thence North 20°17'04" East, a distance of 1,027.50 feet to a point of curve to the left; thence run northerly along said curve with a radius of 1,288.00 feet through a central angle of 17°33'58" for an arc distance of 394.88 feet (chord of

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393.34 feet bears North 11°30'05" East) to a point of reverse curve to the right; thence run northeasterly along said curve with a radius of 30.00 feet through a central angle of 89°12'47" for an arc distance of 46.71 feet (chord of 42.13 feet bears North 47°19'29" East) to a point on the southerly right of way boundary of Shumard Oak Boulevard (a 140-foot right of way) ; thence along said southerly right of way boundary run South 88°04'07" East, a distance of 170.11 feet; thence North 01°55'53" East, a distance of 140.00 feet to a point on the Northerly right of way boundary of said Shumard Oak Boulevard; thence along said northerly right of way boundary run North 88°04'07" West, a distance of 170.01 feet to a point of curve to the right; thence run northwesterly along said curve with a radius of 30.00 feet through a central angle of 89°59'30" for an arc distance of 47.12 feet (chord of 42.42 feet bears North 43°04'22" West) to a point on the easterly right of way boundary of said Four Oaks Boulevard; thence along said easterly right of way boundary run North 01°55'23" East, a distance of 200.02 feet; thence North 88°04'37" West, a distance of 120.00 feet to a point on the westerly right of way boundary of said Four Oaks Boulevard; thence along said westerly right of way boundary run South 01°55'23" West, a distance of 199.99 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 30.00 feet through a central angle of 90°00'30" for an arc distance of 47.13 feet (chord of 42.43 feet bears South 46°55'38" West) to a point on the northerly right of way boundary of said Shumard Oak Boulevard; thence along said northerly right of way boundary run North 88°04'07" West, a distance of 297.19 feet to a point of curve to the right; thence run northwesterly along said right of way curve with a radius of 1153.00 feet through a central angle of 23°25'16" for an arc distance of 471.32 feet (chord of 468.04 feet bears North 76°21'29" West) to a point of reverse curve to the left; thence run northwesterly along said right of way curve with a radius of 806.68 feet through a central angle of 21°29'44" for an arc distance of 302.64 feet (chord of 300.87 feet bears North 75°23'43" West); thence run North 45°02'49" West, a distance of 16.88 feet; thence along the easterly boundary of that property recorded in Official Records Book 1432, Page 1260 run North 12°57'04" East, a distance of 425.57 feet to a found concrete monument; thence run North 06°56'31" East, a distance of 313.58 feet to a found concrete monument; thence run North 00°03'25" West, a distance of 403.16 feet to a found concrete monument; thence run North 03°44'41" East, a distance of 288.47 feet; thence run North 11°09'38" East 286.37 feet to a found concrete monument; thence run North 16°57'18" East, a distance of 242.82 feet to a point on the Southerly right of way boundary of Merchants Row Boulevard (right of way varies); thence along said southerly right of way boundary run North 73°00'38" West, a distance of 648.97 feet to a point of curve to the left; thence run westerly along said curve with a radius of 1,495.50 feet through a central angle of 28°41'51" for an arc distance of 749.04 feet (chord of 741.24 feet bears North 87°21'33" West); thence South 78°17'32" West, a distance of 534.04 feet to a point of curve to the right; thence run westerly along said curve with a radius of 1,145.90 feet through a central angle of 13°38'10" for an arc distance of 272.72 feet (chord of 272.08 feet bears South 85°06'37" West) to a point on the westerly boundary of said property recorded in Official Records Book 1432, Page 1260; thence along said westerly boundary run South 00°18'28" West, a distance of 1,438.81 feet to a point of curve to the right; thence run southerly along said curve with a radius of 3,944.69 feet through a central angle of 06°05'13" for an arc distance of 419.08 feet (chord of 418.88 feet bears South

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03°21'05" West) to a point on a curve concave northeasterly and the Northerly right of way boundary of Shumard Oak Boulevard (a 120 foot right of way); thence run northwesterly along said right of way curve with a radius of 1577.00 feet through a central angle of 0°10'36" for an arc distance of 4.86 feet (chord of 4.86 feet bears North 81°49'31" West), thence North 81°44'13" West, a distance of 70.18 feet to a point on a non tangent curve concave west and the easterly right of way boundary of Capital Circle SE (State Road 261); thence run northerly along said right of way curve with a radius of 3,869.69 feet through a central angle of 06°03'03" for an arc distance of 408.66 feet (chord of 408.47 feet bears North 03°19'59" East); thence North 00°18'28" East, a distance of 1,113.72 feet; thence South 89°41'32" East, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 2,449.91 feet; thence North 89°41'32" West, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 799.97 feet; thence South 89°41'32" East, a distance of 5.00 feet; thence North 00°18'28" East, a distance of 382.89 feet; thence North 00°01'41" East, a distance of 417.36 feet; thence North 89°58'19" West, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 1,699.95 feet; thence South 89°58'19" East, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 749.98 feet; thence North 89°58'19" West, a distance of 5.00 feet; thence North 00°01'41" East, a distance of 854.62 feet; thence North 00°53'29" East, a distance of 444.58 feet; thence South 89°06'31" East, a distance of 15.00 feet; thence North 00°53'29" East, a distance of 533.70 feet to a point of curve to the right; thence run northerly along said curve with a radius of 1,844.78 feet through a central angle of 26°00'07" for an arc distance of 837.19 feet (chord of 830.03 feet bears North 13°53'32" East); thence North 63°06'25" West, a distance of 15.00 feet to a point on a non tangent curve concave southeast; thence run northeasterly along said curve with a radius of 1,859.78 feet through a central angle of 26°57'30" for an arc distance of 875.05 feet (chord of 867.00 feet bears North 40°22'20" East); thence North 53°51'06" East, a distance of 577.38 feet; thence leaving said easterly right of way boundary run South 00°09'17" West along the westerly boundary of the Plat of Alice Hill Property (unrecorded), a distance of 992.07 feet a found 1" iron pipe; thence North 87°42'40" East, a distance of 209.98 feet to a found iron rod and cap, LB#3732, and SJPC guard monument; thence South 00°20'38" West, a distance of 209.74 feet to a found 1" pinched iron pipe and SJPC guard monument; thence along the southerly boundary of said Plat of Alice Hill Property run North 87°47'14" East, a distance of 1,111.11 feet a SJPC concrete monument; thence along the easterly boundary of said Plat of Alice Hill Property run North 00°01'12" East, a distance of 1,356.16 feet to the POINT OF BEGINNING. The above described parcel contains 105,047,993.29 square feet or 2,411.57 acres, more or less.

The above described parcel being subject to an Easement for Access and Utilities as recorded in Official Records Book 1432, Page 1260, a City of Tallahassee Utility right of way recorded in Official Records Book 2350, Page 1159 and Official Records Book 2529, Page 1656, a Subsurface Utility Easement as recorded in Official Records Book 2486, Page 529, an Alternative Vehicular Access Easement as recorded in Official Records Book 2245, Page 53, and a Sewer Easement as recorded in Official Records Book 2529, Page 1661 of the Public Records of Leon County, Florida.

LESS AND EXCEPT

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PARCEL "D1"

A 16.92 Acre parcel in Section 16, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 040 of the Public records of Leon County, Florida and being more particularly described as follows:

Commence at found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary of said Section 16 run South 89 degrees 56 minutes 26 seconds East, a distance of 2751.34 feet to a point on the easterly right of way boundary of Capital Circle SE (State Road 261); thence along said easterly right of way boundary run South 00 degrees 01 minutes 41 seconds West, a distance of 1003.03; thence South 89 degrees 58 minutes 19 seconds East, a distance of 5.00 feet; thence South 00 degrees 01 minutes 41 seconds West, a distance of 417.36 feet; thence South 00 degrees 18 minutes 28 seconds West, a distance of 382.89 feet; thence North 89 degrees 41 minutes 32 seconds West, a distance of 5.00 feet, thence South 00 degrees 18 minutes 28 seconds West, a distance of 647.46 feet, thence leaving said easterly right of way boundary run South 89 degrees 41 minutes 32 seconds East, a distance of 75.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 89 degrees 41 minutes 32 seconds East, a distance of 778.83 feet; thence South, a distance of 176.05 feet to a point of curve to the left; thence run southerly along said curve with a radius of 2,550.00 feet through a central angle of 13 degrees 38 minutes 58 seconds for an arc distance of 607.48 feet (chord of 606.04 feet bears South 06 degrees 49 minutes 29 seconds East); thence South 13 degrees 38 minutes 58 seconds East, a distance of 31.63 feet; thence continue southerly along said line, a distance of 102.93 feet; thence North 89 degrees 57 minutes 06 seconds West, a distance of 887.48 feet; thence North 00 degrees 18 minutes 28 seconds East, a distance of 100.00 feet; thence North 00 degrees 18 minutes 27 seconds East, a distance of 812.00 feet to the POINT OF BEGINNING. The above described parcel contains 736,985.40 square feet or 16.92 acres, more or less.

AND ALSO

PARCEL "E"

A 21.16 Acre Parcel in Sections 21 and 22, Township 1 South, Range 1 East, Leon County, Florida being more particularly describes as follows:

Commence at a concrete monument marking the Southeast Corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida and run thence North 00°13'37" East along the East line of said Section 21 a distance of 937.73 feet to a point at the intersection of said East line with the centerline of Tram Road (66' Right of Way), thence departing said East line of Section 21 run North 76°58'41" West along said centerline of Tram Road a distance of 642.68 feet to a point marking the intersection of Tram Road and the centerline of Four Oaks Boulevard, thence departing said centerline of Tram Road run North 13°01'22" East along said centerline of Four Oaks Boulevard a distance of 86.22 feet to a point on a curve concave southeasterly, thence along said curve with a radius of 750.00 feet through a central angle of 23°16'48" for an arc length of 304.74 feet (chord bears North 24°39'46" East 302.64 feet), thence leaving said curve run North 36°18'10" East a distance of

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873.23 feet to a point on a curve concave northwesterly, thence along said curve with a radius of 750.00 feet through a central angle of 16°01'06" for an arc length of 209.68 feet (chord bears North 28°17'37" East 209.00 feet), thence leaving said curve run North 20°17'04" East a distance of 459.89 feet, thence leaving said centerline run North 69°42'56" West 60.00 feet to a point on the westerly right of way boundary of said Four Oaks Boulevard and the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 69°42'56" West 113.74 feet, thence run South 58°25'35" West 108.90 feet to a point of curve to the left, thence run southwesterly along said curve with a radius of 150.00 feet through a central angle of 65°22'28" for an arc distance of 171.15 feet (chord of 162.02 feet bears South 25°44'21" West), thence run South 06°30'28" East 2.15 feet, thence along the northerly boundary of that property recorded in Official Records Book 2245, Page 40 run North 69°42'56" West 739.36 feet, thence along easterly boundary of that property recorded in Official Records Book 1432, Page 1260 run North 21°57'48" East 95.89 feet to a found concrete monument, thence run North 10°53'34" East 219.79 feet to a found concrete monument, thence run North 02°57'51" East 403.14 feet, thence leaving said easterly boundary run South 87°02'09" East 71.22 feet to a point on a curve concave northeasterly, thence run southeasterly along said curve with a radius of 320.00 feet through a central angle of 33°52'30" for an arc distance of 189.19 feet (chord of 186.45 feet bears South 43°49'36" East), thence run North 76°05'38" East 73.52 feet, thence run North 13°42'13" East 101.60 feet to a point of curve to the left, thence run northwesterly along said curve with a radius of 140.00 feet through a central angle of 42°21'33" for an arc distance 103.50 feet (chord of 101.16 feet bears North 07°28'34" West) to a point of reverse curve to the right, thence run northwesterly along said curve with a radius of 140.00 feet through a central angle of 52°35'40" for an arc distance of 128.51 feet (chord of 124.05 feet bears North 02°21'30" West), thence run North 23°56'20" East 48.26 feet to a point on a curve concave northeasterly and the southerly right of way boundary of Shumard Oak Boulevard, thence run southeasterly along said right of way curve with a radius of 1293.00 feet through a central angle of 23°25'16" for an arc distance of 528.55 feet (chord of 524.87 feet bears South 76°21'29" East), thence run South 88°04'07" East 297.07 feet to a point on a curve to the right, thence run southeasterly along said right of way curve with a radius of 30.00 feet through a central angle of 90°54'41" for an arc distance of 47.60 feet (chord of 42.76 feet bears South 42°36'47" East) to a point on a compound curve to the right and the westerly right of way boundary of said Four Oaks Boulevard, thence run southwesterly along said right of way curve with a radius of 1168.00 feet through a central angle of 17°26'30" for an arc distance of 355.56 feet (chord of 354.19 feet bears South 11°33'49" West), thence run South 20°17'04" West 567.062 feet to the POINT OF BEGINNING. The above described parcel contains 965,102.13 square feet or 22.16 acres more or less.

AND ALSO

PARCEL "F"

A 3.62 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly describes as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida,

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thence run North  $00^{\circ}13'37''$  East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North  $76^{\circ}58'41''$  West along said centerline, a distance of 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet through a central angle of  $17^{\circ}06'44''$  for an arc length of 957.24 feet (chord of 953.69 feet bears North  $68^{\circ}25'19''$  West), thence North  $59^{\circ}51'57''$  West, a distance of 725.66 feet, thence leaving said centerline run North  $30^{\circ}08'03''$  East 33.00 feet to a point on the northerly right of way boundary of said Tram Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the northerly right of way boundary of said Tram Road run North  $59^{\circ}51'57''$  West, a distance of 78.92 feet to a point on the easterly right of way boundary of Capital Circle SE (State Road 261); thence along the easterly right of way boundary of said Capital Circle Se run North  $12^{\circ}00'27''$  East, a distance of 1,828.42 feet to a point of curve to the left; thence run northerly along said curve with a radius of 3,869.69 feet through a central angle of  $03^{\circ}52'18''$  for an arc distance of 261.49 feet (chord of 261.44 feet bears North  $10^{\circ}04'18''$  East) to a point on the southerly right of way boundary of Shumard Oak Boulevard (a 120 foot right of way); thence along said southerly right of way boundary run South  $81^{\circ}44'13''$  East, a distance of 68.05 feet to a point of curve to the left; thence run easterly along said curve with a radius of 1,697.00 feet through a central angle of  $00^{\circ}14'05''$  for an arc distance of 6.95 feet (chord of 6.95 feet bears South  $81^{\circ}51'15''$  East) to a point on a non tangent curve concave west; thence leaving said southerly right of way boundary run southerly along the westerly boundary of that property recorded in Official Records Book 1432, Page 1260 and said curve with a radius of 3,944.69 feet through a central angle of  $03^{\circ}52'10''$  for an arc distance of 266.41 feet (chord of 266.36 feet bears South  $10^{\circ}04'21''$  West); thence South  $12^{\circ}00'27''$  West, a distance of 1,852.97 feet to the POINT OF BEGINNING. The above described parcel contains 157,851.57 square feet or 3.62 acres, more or less.

AND ALSO

PARCEL "G"

A 39.74 Acre Parcel in Sections 9 and 16, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary line of said Section 16 run South  $89^{\circ}56'26''$  East 1326.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South  $89^{\circ}56'26''$  East 664.44 feet, thence run North  $00^{\circ}02'33''$  West 649.06 feet to a found concrete monument marking the southerly boundary line of Debko Subdivision as per Plat Book 8, Page 53 of the public records of Leon County, Florida, thence along said southerly boundary run South  $89^{\circ}55'43''$  East 661.54 feet to a point on the westerly right of way boundary of Capital Circle (State Road 261), thence along said westerly right of way boundary run South  $00^{\circ}01'41''$  West 648.92 feet to a point of intersection with the northerly boundary line of said Section 16, thence continue along said westerly right of way South  $00^{\circ}01'41''$  West 970.45 feet to a point of intersection with the northerly right of way boundary of Blair Stone Road Extension, thence along said northerly right run North  $89^{\circ}54'00''$  West 36.00 feet to a point of curve to the left, thence run southwesterly along said right of way curve with a radius of 2930.00

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feet through a central angle of  $03^{\circ}23'59''$  for an arc distance of 173.86 feet (chord of 173.83 feet bears South  $88^{\circ}24'00''$  West) to a point of reverse curve, thence run southwesterly along said curve with a radius of 2800.00 feet through a central angle of  $03^{\circ}23'59''$  for an arc distance of 166.14 feet (chord of 166.12 feet bears South  $88^{\circ}24'00''$  West); thence run North  $89^{\circ}54'00''$  West 960.49 feet, thence run North  $00^{\circ}40'40''$  East 979.55 feet to the POINT OF BEGINNING. The above-described parcel contains 1,731,197.74 square feet or 39.74 acres more or less.

The above described parcel being subject to a City of Tallahassee Utility right of way recorded in Official Records Book 2529, Page 1656 of the Public Records of Leon County, Florida.

AND ALSO

ORB 2529, PAGE 1656

PARCEL "H"

A 34.16 Acre Parcel in Section 16, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at a found terra-cotta monument marking the Northwest corner of Section 16, Township 1 South, Range 1 East, Leon County, Florida, thence along the northerly boundary line of said Section 16 run South  $89^{\circ}56'26''$  East, a distance of 1044.65 feet to a point on the centerline of Blair Stone Road (right of way varies); thence along said centerline run South  $89^{\circ}54'00''$  East, a distance of 93.91 feet, thence leaving said centerline run South  $00^{\circ}38'35''$  West, a distance of 65.00 feet to a point on the southerly right of way boundary of said Blair Stone Road and the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the southerly right of way boundary of said Blair Stone Road run South  $89^{\circ}54'00''$  East, a distance of 1,243.82 feet to a point on the westerly right of way boundary of Capital Circle SE (State Road 261); thence along said westerly right of way boundary run South  $00^{\circ}01'41''$  West, a distance of 309.78 feet; thence South  $00^{\circ}18'28''$  West, a distance of 879.59 feet; thence leaving said westerly right of way boundary run South  $89^{\circ}52'19''$  West along the northerly boundary of that property recorded in Official Records Book 654, Page 621, a distance of 1,252.35 feet to a point on the easterly right of way boundary of a City of Tallahassee 100 foot Utility Right of Way; thence along said easterly right of way boundary run North  $00^{\circ}38'35''$  East, a distance of 1,194.41 feet to the POINT OF BEGINNING. The above described parcel contains 1,488,179.85 square feet or 34.16 acres, more or less.

AND ALSO

PARCEL "I"

A 192.97 Acre Parcel in Sections 16 and 21, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North  $00^{\circ}13'37''$  East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North  $76^{\circ}58'41''$  West along said centerline 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet



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through a central angle of 17°06'44" for an arc length of 957.24 feet (chord of 953.69 feet bears North 68°25'19" West), thence North 59°51'57" West 846.38 feet to the intersection of the centerline of Tram Road with the centerline of Capital Circle SE ( State Road No. 261); thence along said centerline of Capital Circle SE run South 12°00'01" West, a distance of 1.03 feet to the centerline of said Tram Road; thence along said centerline run North 59°57'12" West, a distance of 52.58 feet; thence leaving said centerline run North 12°00'27" East, a distance of 34.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along the northerly right of way boundary of said Tram Road run North 59°57'12" West, a distance of 2,531.91 feet to a point on the easterly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said easterly right of way boundary run North 06°43'29" East, a distance of 789.11 feet; thence North 00°06'20" East, a distance of 1,270.65 feet; thence North 00°05'50" East, a distance of 2,692.10 feet to a point on the southerly right of way said City of Tallahassee 100 foot Utility Right of Way; thence along said southerly right of way boundary run North 89°58'58" East, a distance of 1,205.92 feet; thence along the westerly boundary of that property recorded in Official Records Book 654, Page 621 run South 00°18'28" West, a distance of 838.75 feet; thence along the southerly boundary of said property run North 89°52'19" East, a distance of 1,361.45 feet to a point on the westerly right of way boundary of Capital Circle SE (State Road 261); thence along said westerly right of way boundary run South 00°18'28" West, a distance of 2,657.37 feet to a point of curve to the right; thence run southerly along said curve with a radius of 3,769.69 feet through a central angle of 11°41'59" for an arc distance of 769.76 feet (chord of 768.42 feet bears South 06°09'27" West); thence South 12°00'27" West, a distance of 1,796.82 feet to the POINT OF BEGINNING. The above described parcel contains 12,518,245.93 square feet or 287.38 acres, more or less.

The above described parcel being subject to a Federal Aviation Administration lease parcel, recording information not provided.

LESS AND EXCEPT

PARCEL "I1"

A 47.84 Acre Parcel in Sections 16 and 21, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 40 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North 00°13'37" East 937.73 feet to the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North 76°58'41" West along said centerline 1469.04 feet to a point of curve to the right, thence along said curve with a radius of 3205.07 feet through a central angle of 17°06'44" for an arc length of 957.24 feet (chord of 953.69 feet bears North 68°25'19" West), thence North 59°51'57" West 846.38 feet to the intersection of the centerline of Tram Road with the centerline of Capital Circle Southeast ( State Road No. 261), thence North 12°00'01" East along said centerline 1.97 feet, thence North 12°00'27" East along said centerline 1844.79 feet to a

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point of curve to the left, thence along said curve with a radius of 3819.66 feet through a central angle of  $05^{\circ}31'26''$  for an arc length of 368.25 feet (chord of 368.10 feet bears North  $09^{\circ}14'44''$  East), thence leaving said centerline run North  $82^{\circ}45'59''$  West 125.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North  $82^{\circ}45'59''$  West along the northerly right of way of a proposed road (100 foot right of way) a distance of 407.94 feet to set iron rebar and cap marking a point of curve to the left, thence along said curve with a radius of 4425.00 feet through a central angle of  $06^{\circ}47'31''$  for an arc length of 524.55 feet (chord of 524.25 feet bears North  $86^{\circ}09'44''$  West) to a set iron rebar and cap, thence North  $89^{\circ}33'30''$  West 254.27 feet to a set iron rebar and cap marking a point of curve to the right, thence along said curve with a radius of 30.00 feet through a central angle of  $90^{\circ}00'00''$  for an arc length of 47.12 feet (chord of 42.43 feet bears North  $44^{\circ}33'30''$  West) to a set iron rebar and cap on the easterly right of way of a proposed roadway (100 foot right of way), thence North  $00^{\circ}26'30''$  East along said right of way 992.45 feet to a set iron rebar and cap marking a point of curve to the right, thence along said right of way curve with a radius of 750.00 feet through a central angle of  $92^{\circ}45'19''$  for an arc length of 1214.16 feet (chord of 1085.85 feet bears North  $46^{\circ}49'10''$  East) to a set iron rebar and cap thence South  $86^{\circ}48'11''$  East along said right of way 444.13 feet to a set iron rebar and cap, thence leaving said right of way run South  $00^{\circ}18'28''$  West 1433.65 feet to a set iron rebar and cap marking a point of curve to the right, thence along said curve with a radius of 3694.66 feet through a central angle of  $06^{\circ}09'02''$  for an arc length of 396.61 feet (chord of 396.42 feet bears South  $03^{\circ}22'59''$  West) to the POINT OF BEGINNING, containing 47.84 acres more or less.

ALSO LESS AND EXCEPT

PARCEL "I2"

A 46.57 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, recorded in Official Records Book 2245, Page 40 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commencing at a concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North 00 degrees 13 minutes 37 seconds East 937.73 feet to a nail and cap marking the centerline of the 66 foot right-of-way of Tram Road (County Road No. 259); thence run North 76 degrees 58 minutes 41 seconds West along said centerline 1101.78 feet to a nail and cap marking a point of curve to the right having a radius of 3205.07 feet; thence continue along said centerline curve 957.24 feet (chord bears North 68 degrees 25 minutes 19 seconds West 953.69 feet) to a nail and cap; thence run North 59 degrees 51 minutes 57 seconds West along said centerline 1469.04 feet to the centerline of Capital Circle (State Road No. 261); thence continue along the centerline of said Tram Road, North 59 degrees 59 minutes 41 seconds West 131.43 feet; thence leaving said centerline run North 12 degrees 00 minutes 27 seconds East 34.47 feet to a concrete monument on the northerly right-of-way of said Tram Road marking the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 59 degrees 59 minutes 41 seconds West along the right-of-way boundary of Tram Road 1302.84 feet to a concrete monument marking the easterly right-of-way boundary of a proposed 120 foot roadway; thence run North 30 degrees 00 minutes 19 seconds East along

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said easterly right-of-way 253.21 feet to a point of curve to the left having a radius of 1575.00 feet; thence run northeasterly along said right-of-way curve 812.67 feet (chord bears North 15 degrees 13 minutes 25 seconds East 803.69 feet); thence run North 00 degrees 26 minutes 30 seconds East 396.20 feet to a point of curve to the right having a radius of 30.00 feet; thence run northeasterly along said curve 47.12 feet (chord bears North 58 degrees 20 minutes 27 seconds East 68.51 feet) to the southerly right-of-way boundary of Shumard Oak Blvd.; thence run South 89 degrees 33 minutes 30 seconds East along said south right-of-way 254.27 feet to a point of curve to the right having a radius of 4325.00 feet; thence run southeasterly along said curve 512.70 feet (chord bears South 86 degrees 09 minutes 44 seconds East 512.40 feet); thence run South 82 degrees 45 minutes 59 seconds East 407.94 feet to a point lying 150 feet west of the centerline of said Capital Circle; thence run southerly along a line lying 150 feet west of and parallel to the centerline of said Capital Circle along a curve to the right having a radius of 3694.66 feet for an arc distance of 257.83 feet (chord bears South 10 degrees 00 minutes 30 seconds West 257.78 feet); thence run South 12 degrees 00 minutes 27 seconds West along said parallel line 1769.49 feet to the POINT OF BEGINNING; containing 46.57 acres, more or less.

AND ALSO

PARCEL "J"

An 11.54 Acre Parcel in Section 20, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 2691.63 feet; thence North 00°05'26" East 565.83 feet to point on the southerly right of way boundary of Tram Road (a 66 foot right of way); thence continue North 00°05'26" East 76.17 feet to a point on the northerly right of way boundary of said Tram Road; thence along said northerly right of way run North 59°57'12" West, a distance of 99.08 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along said northerly right of way of said Tram Road run North 59°57'12" West, a distance of 1,479.48 feet; thence leaving said northerly right of way run South 89°45'46" East along the southerly boundary of that property recorded in Official Records Book 2519, Page 1091, a distance of 1,367.35 feet to a found 1" iron pipe and the westerly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said westerly right of way boundary run South 06°43'29" West, a distance of 740.21 feet to the POINT OF BEGINNING. The above described parcel contains 502,823.93 square feet or 11.54 acres, more or less.

AND ALSO

PARCEL "K"

A 234.78 Acre Parcel in Section 20, Township 1 South, Range 1 South, Leon County, Florida, more particularly described as follows:

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Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 0.62 feet to the northerly right of way boundary of Capital Circle SE (State Road 263); thence along said northerly right of way boundary run North 89°40'47" West, a distance of 100.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence along said northerly right of way boundary of said Capital Circle SE run North 89°40'47" West, a distance of 2,542.61 feet; thence leaving said northerly right of way boundary run North 00°02'23" West, a distance of 4,762.80 feet to a point on the southerly right of way boundary of Tram Road; thence along the southerly right of way boundary of said Tram Road run South 59°57'12" East, a distance of 2,928.63 feet to a point on the westerly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida; thence along said westerly right of way run South 06°43'29" West, a distance of 50.63 feet; thence South 00°05'26" West, a distance of 570.21 feet; thence South 00°22'32" East, a distance of 2,690.20 feet to the POINT OF BEGINNING. The above described property contains 10,226,967.87 square feet or 234.78 acres, more or less.

AND ALSO

PARCEL "L"

A 60.44 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a found 2" iron pipe marking the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida; thence along the westerly boundary of said Section 21 run North 00°22'32" West, a distance of 0.62 feet to a point on the northerly right of way boundary of Capital Circle SE (State Road 263); thence leaving said northerly right of way boundary along the easterly boundary of a City of Tallahassee 100 foot Utility Right of Way as recorded in Official Records Book 152, Page 128 of the Public Records of Leon County, Florida, run North 00°22'32" West, a distance of 2,691.01 feet; thence North 00°05'26" East, a distance of 130.42 feet to a found pinched iron pipe; thence along the southerly boundary of that property recorded in Deed Book 151, Page 143 run South 89°52'45" East, a distance of 100.06 feet to a found pinched iron pipe; thence along the easterly boundary of said property run North 00°07'00" East, a distance of 377.70 feet to a point on the southerly right of way boundary of Tram Road; thence along said southerly right of way boundary run South 59°57'12" East, a distance of 1,291.69 feet; thence leaving said southerly right of way boundary run South 00°01'40" West, a distance of 1,010.97 feet to a found 1" iron pipe; thence South 89°52'21" West, a distance of 540.47 feet to found 6"x 6" concrete monument; thence South 00°01'05" West, a distance of 1,476.83 feet to a point on a non tangent curve concave north and the northerly right of way boundary of Capital Circle SE; thence run westerly along said right of way curve with a radius of 1,956.71 feet through a central angle of 15°19'34" for an arc distance of 523.41 feet (chord of 521.85 feet bears South 82°54'03" West); thence North 89°26'10" West, a distance of 142.25 feet to the POINT OF BEGINNING. The above described parcel contains 2,632,770.78 square feet or 60.44 acres, more or less.

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AND ALSO

PARCEL "M"

A 61.62 Acre Parcel in Section 21, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found concrete monument marking the Southeast corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence along the southerly boundary of said Section 21 and the northerly boundary of that property recorded in Official Records Book 1111, Page 850 run North 89°34'16" West, a distance of 2,279.65 feet to a found concrete monument; thence along the easterly boundary of said property run North 00°07'13" West, a distance of 1,546.64 feet to found concrete monument on a non tangent curve concave north and the southerly right of way boundary of Tram Road (County Road 259) a 66 foot right of way; thence run easterly along said right of way curve with a radius of 3,238.07 feet through a central angle of 16°07'57" for an arc distance of 911.72 feet (chord of 908.71 feet bears South 68°54'44" East); thence South 76°58'41" East, a distance of 1,476.69 feet; thence leaving said southerly right of way boundary run South 00°14'14" West, a distance of 904.01 feet to the POINT OF BEGINNING. The above described parcel contains 2,684,023.55 square feet or 61.62 acres, more or less.

The above described parcel being subject to a utility easements recorded in Official Records Book 2393, Page 206 and Official Records Book 2598, Page 1083 of the Public Records of Leon County, Florida.

AND ALSO

PARCEL "N"

A 25.26 Acre Parcel in Section 22, Township 1 South, Range 1 East, Leon County, Florida, more particularly described as follows:

BEGIN at a found concrete monument marking the Southwest corner of Section 22, Township 1 South, Range 1 East, Leon County, Florida, thence along the westerly boundary of said Section 22 run North 00°14'14" East, a distance of 904.01 feet to a point on the southerly right of way boundary of Tram Road (County Road 259); thence along said southerly right of way boundary run South 76°58'41" East, a distance of 1594.81 feet; thence leaving said southerly right of way boundary run South 13°01'12" West, a distance of 570.01 feet; thence run North 89°34'16" West, a distance of 1429.16 feet to the POINT OF BEGINNING. The above described parcel contains 25.26 acres more or less.

The above described parcel being subject to a utility easements recorded in Official Records Book 2393, Page 206 and Official Records Book 2598, Page 1083 of the Public Records of Leon County, Florida.

The above described parcels containing an aggregate area of 3,322.77 acres more or less.

**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, March 12, 2019, 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 request for approval of a proposed amendment to the Southwood Development of Regional Impact (DRI) Integrated Development Order (DO), pursuant to Section 380.06(7), Florida Statutes (2018).

The applicant seeks approval to amend Exhibit B-1 of the DO to increase allowable educational/institutional land use square footage by 82,000 square feet, from 173,000 square feet to 255,000 square feet, and to reduce industrial land use square footage by 98,000 square feet, from 500,000 square feet to 402,000 square feet. The purpose of the proposed amendment is to expand the Florida State University School (FSUS) by approximately 82,000 square feet in order to increase classroom space, construct an athletic field house, and harden the existing gymnasium/cafeteria to better serve as a special needs shelter during a hurricane. The proposed project is expected to increase the maximum capacity of the FSUS by 500 students. The subject property is located at the intersection of Four Oaks Boulevard and School House Road in Southwood (Parcel Identification No. 312223 A0010).

All interested parties are invited to present their comments at the public hearing at the time and place set out above. Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the proposed amendment to the Southwood Development of Regional Impact Integrated Development Order may be inspected at the following locations during regular business hours:

Leon County Courthouse  
301 S. Monroe Street  
5th Floor Reception Desk  
Tallahassee, Florida 32301

and

Leon County Department of Development Support  
and Environmental Management  
435 N. Macomb Street  
Renaissance Center, 2nd Floor  
Tallahassee, Florida 32301

Advertise: February 25, 2019